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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th June 2026



CHARNOCK AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

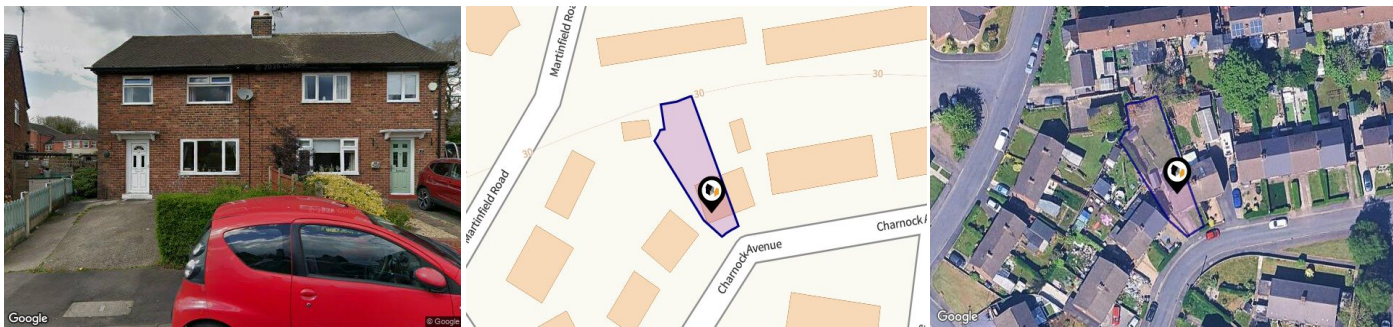
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www.roberts-estates.co.uk



* 3 Bedroom Semi Detached in Penwortham * Offered With No Chain * Ideal Project

This three-bedroom property presents an excellent opportunity for buyers looking to put their own stamp on a home. Offering generous living accommodation throughout, the property would make an ideal project for first-time buyers, families, or investors seeking a property with great potential. The accommodation begins with an entrance hall providing access to the main living areas and a convenient ground-floor WC. To the front of the property is a spacious living room with a fireplace serving as an attractive focal point to the room. To the rear, the kitchen offers ample storage and worktop space, with room for a small dining table and chairs, making it a practical space for everyday family life. To the first floor, there are three well-proportioned bedrooms comprising two generous double bedrooms and a comfortable single bedroom, ideal for a child's room, home office, or guest accommodation. The family bathroom is fitted with a four-piece suite, providing both practicality and comfort. Externally, the property benefits from driveway parking to the front, while to the rear is a spacious garden offering plenty of potential for landscaping, outdoor entertaining, or creating a family-friendly outdoor space. Ideally situated close to a range of local amenities, reputable schools, and excellent transport links, this property combines convenience with opportunity, making it an attractive choice for a wide variety of buyers looking to create a home tailored to their own tastes and requirements.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,173 ft ² / 109 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LA751440

Tenure: Freehold

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	75	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







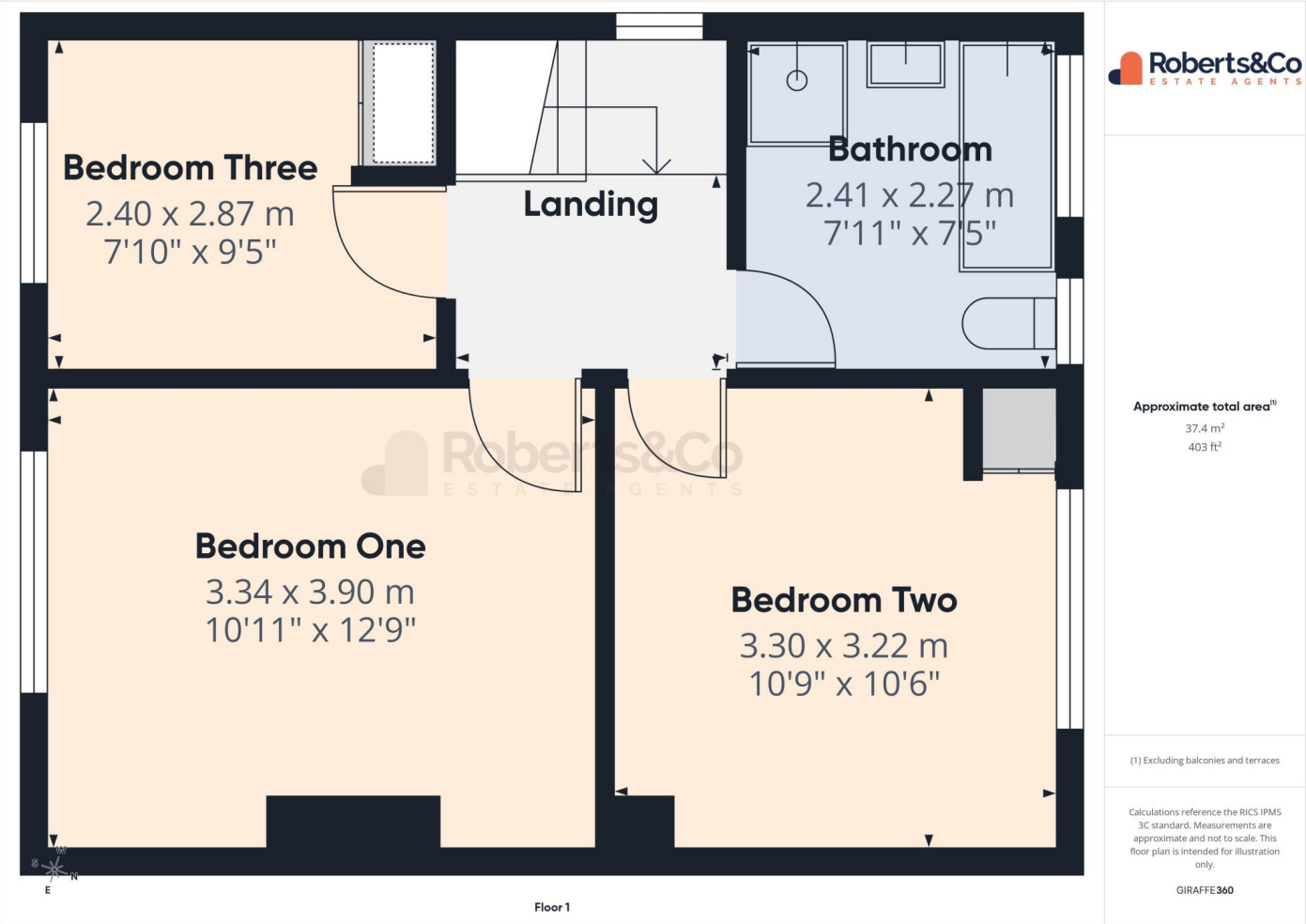
CHARNOCK AVENUE, PENWORTHAM, PRESTON, PR1

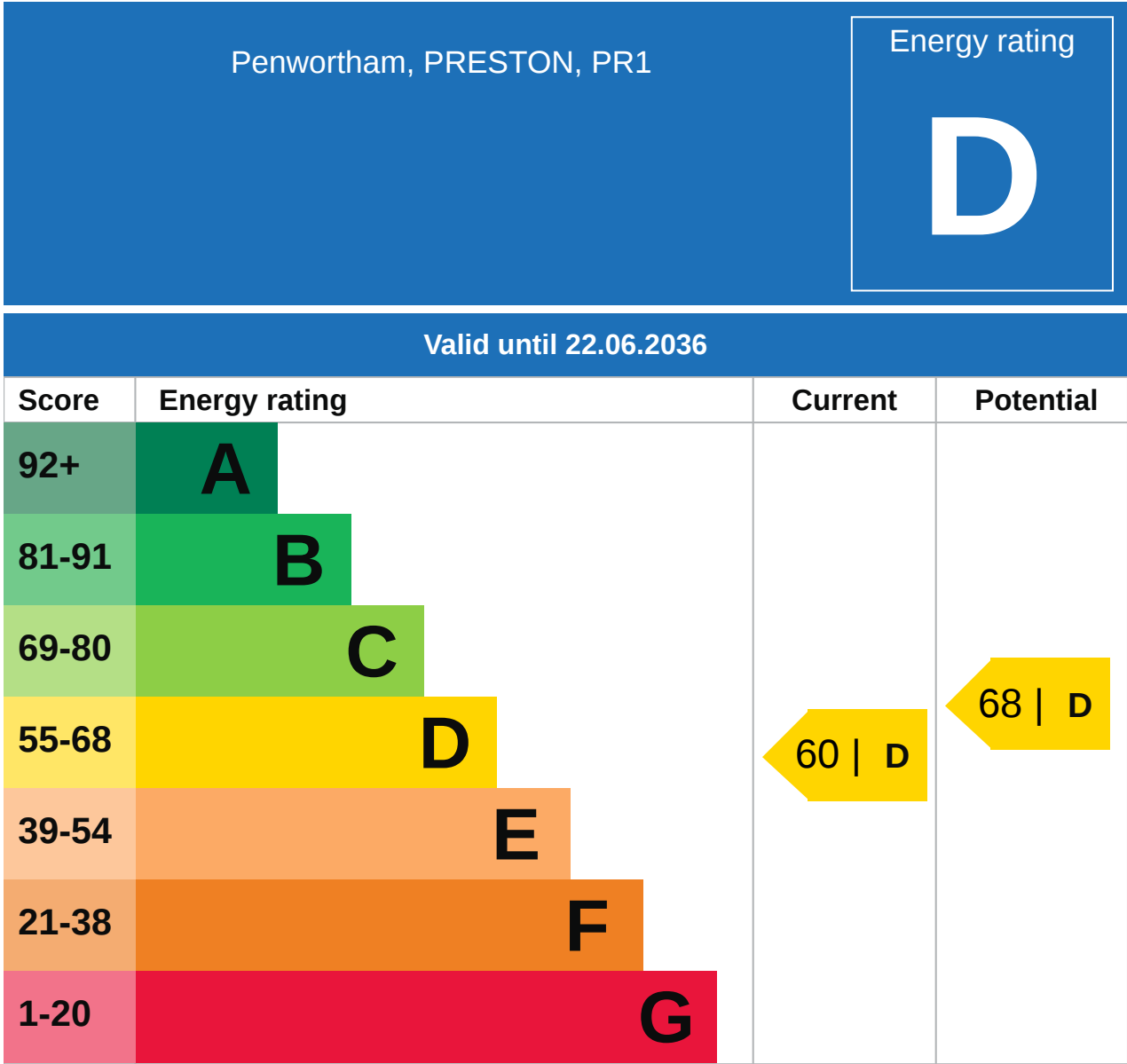


CHARNOCK AVENUE, PENWORTHAM, PRESTON, PR1



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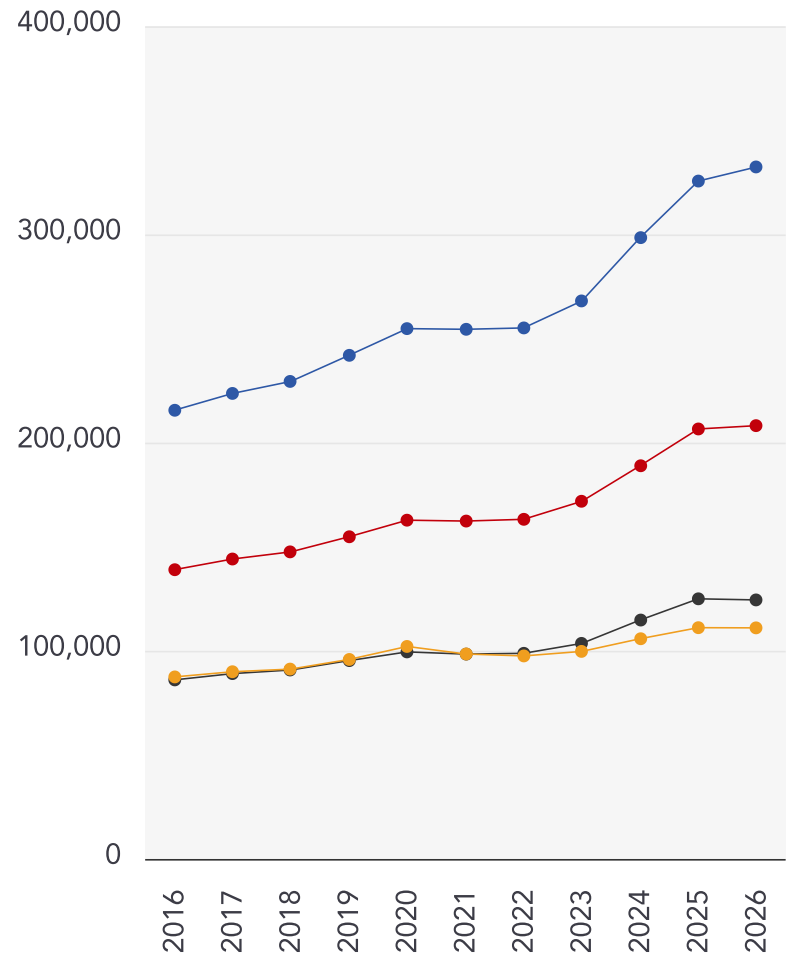
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	89 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

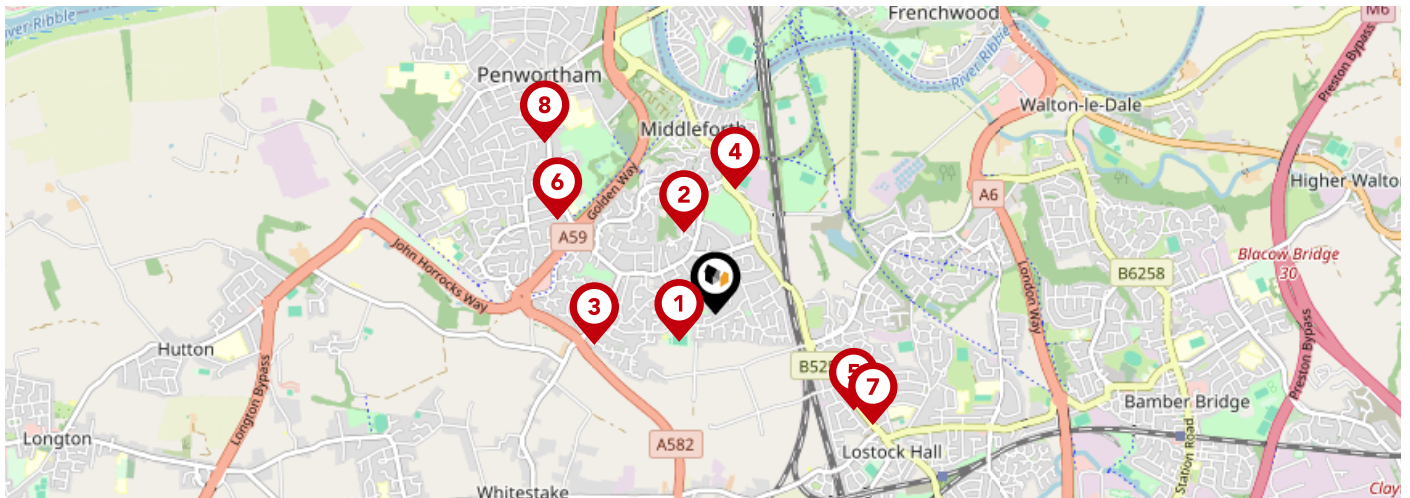
+49.8%

Terraced

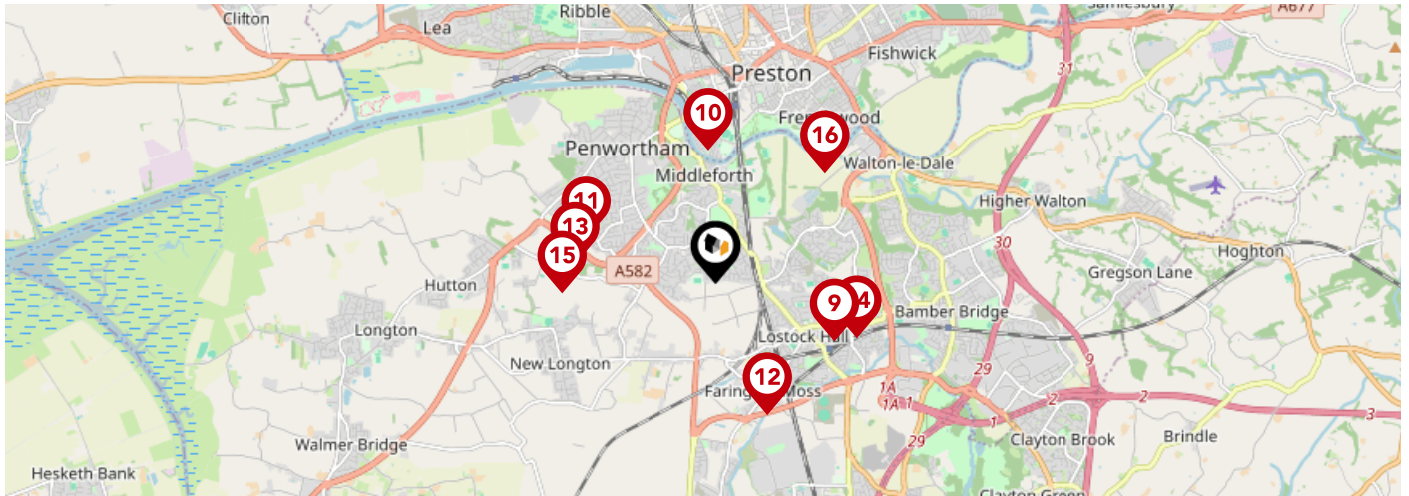
+44.66%

Flat

+26.94%



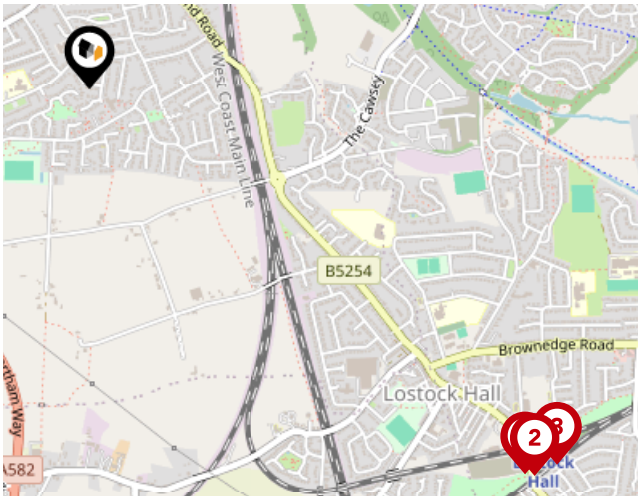
		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.2	☐	☒	☐	☐	☐
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.38	☐	☒	☐	☐	☐
3	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.54	☐	☒	☐	☐	☐
4	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.55	☐	☒	☐	☐	☐
5	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.74	☐	☐	☒	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.81	☐	☒	☐	☐	☐
7	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.84	☐	☒	☐	☐	☐
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.06	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.16	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.16	☐	☒	☐	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.2	☐	☒	☐	☐	☐
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance: 1.23	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance: 1.25	☐	☐	☒	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.33	☐	☐	☒	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance: 1.35	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.36	☐	☐	☒	☐	☐

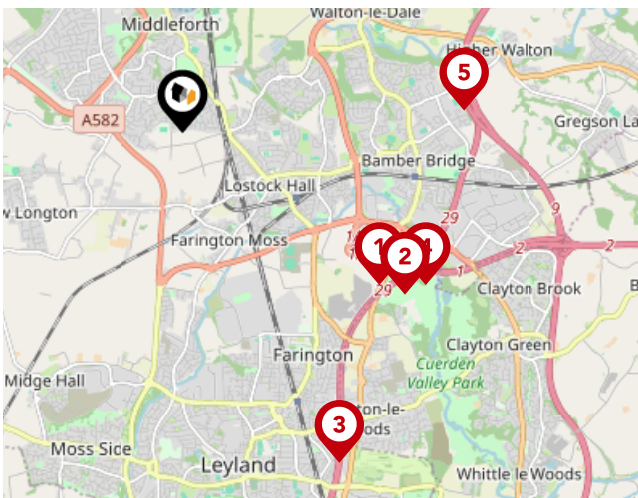
Area

Transport (National)



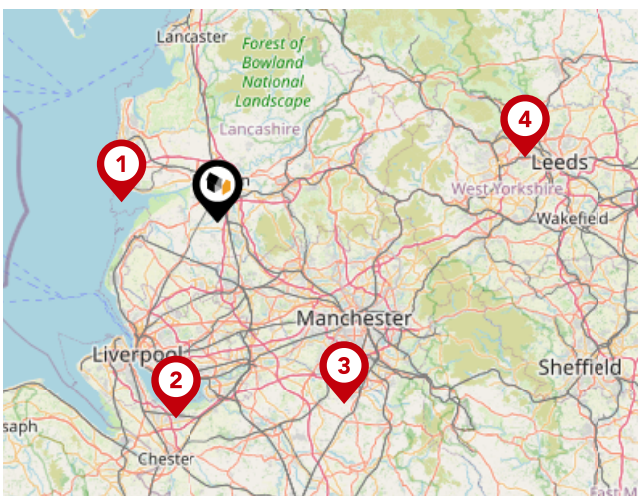
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.28 miles
2	Lostock Hall Rail Station	1.29 miles
3	Lostock Hall Rail Station	1.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.19 miles
2	M65 J1	2.41 miles
3	M6 J28	3.21 miles
4	M6 J29	2.52 miles
5	M6 J30	2.49 miles

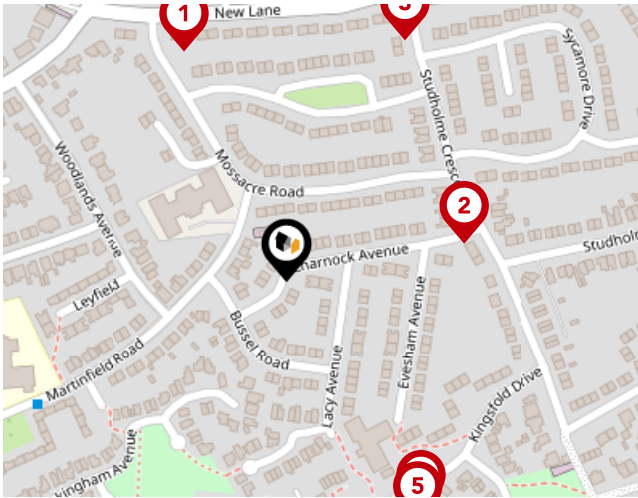


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.81 miles
2	Speke	28.22 miles
3	Manchester Airport	31.08 miles
4	Leeds Bradford Airport	43.9 miles

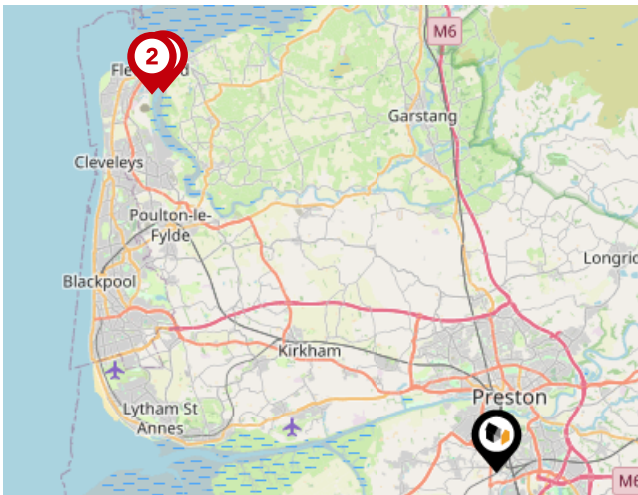
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Moss Acre Road	0.14 miles
	Charnock Avenue	0.1 miles
	Studholme Crescent	0.15 miles
	Tuson House	0.15 miles
	School Stop	0.15 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.67 miles
	Fleetwood for Knott End Ferry Landing	17.87 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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