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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th August 2026



GREENCROFT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

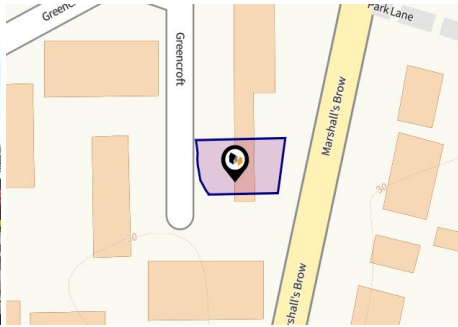
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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Offered with no onward chain, this spacious link- detached bungalow occupies a lovely plot in a highly convenient Penwortham location, ideally placed for bus routes, local amenities, and nearby walks. Offering generous proportions throughout, a garage, and driveway parking, this is an excellent opportunity for buyers seeking single-storey living without compromising on space. The property sits within a nice, well-proportioned plot, offering a good degree of privacy and outdoor space to enjoy. A driveway provides parking for vehicles, leading to a garage, offering further parking or valuable storage space. Inside, the bungalow is spacious throughout, with well-proportioned rooms offering flexibility to suit a range of buyers, whether downsizing, purchasing a first home, or looking for single-level living. The living room is open to the dining area, creating a light and sociable space that's ideal for everyday living and entertaining alike, and there's a separate kitchen. The two bedrooms are generously sized, and the property benefits from a modern shower room, fitted to a contemporary standard. A conservatory provides further versatile living space, perfect as a sitting room, home office, or garden room, with lovely views out over the plot. The location is a particular highlight, being within easy reach of local bus routes for convenient onward travel, a good range of everyday amenities, and pleasant nearby walks, making this an ideal setting for a range of lifestyles. In summary, this is a spacious, detached bungalow offering excellent proportions, and a superb location, all offered with the added benefit of no chain. Early viewing is highly recommended to appreciate everything this property has to offer.



Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA414714

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	60 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







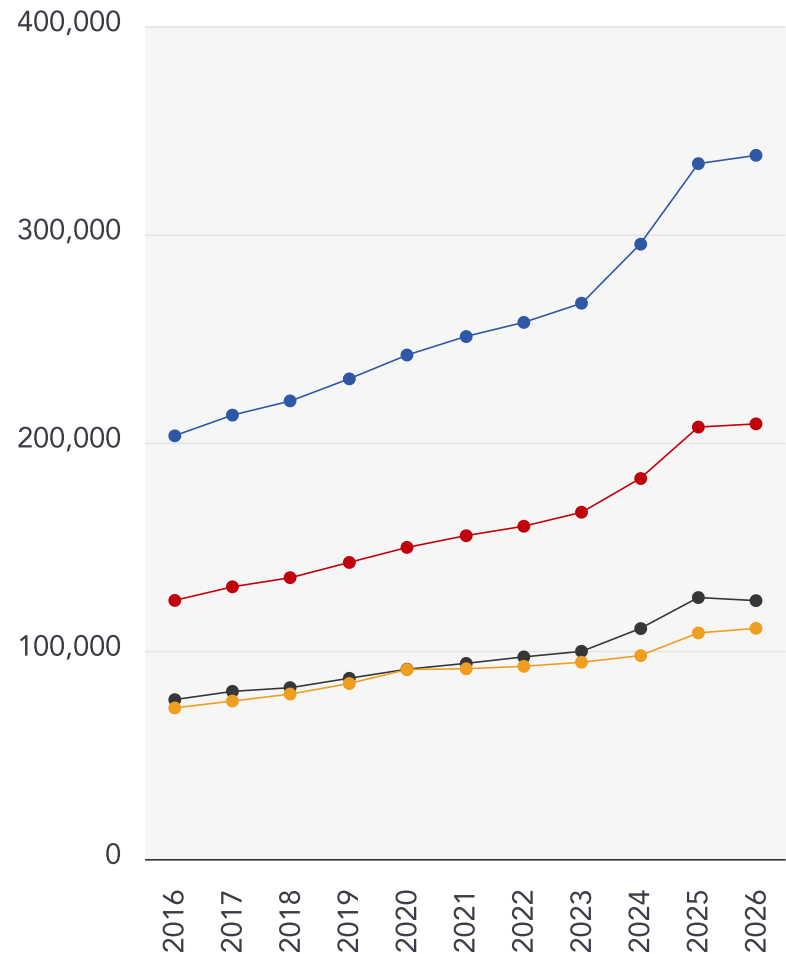
GREENCROFT, PENWORTHAM, PRESTON, PR1



Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

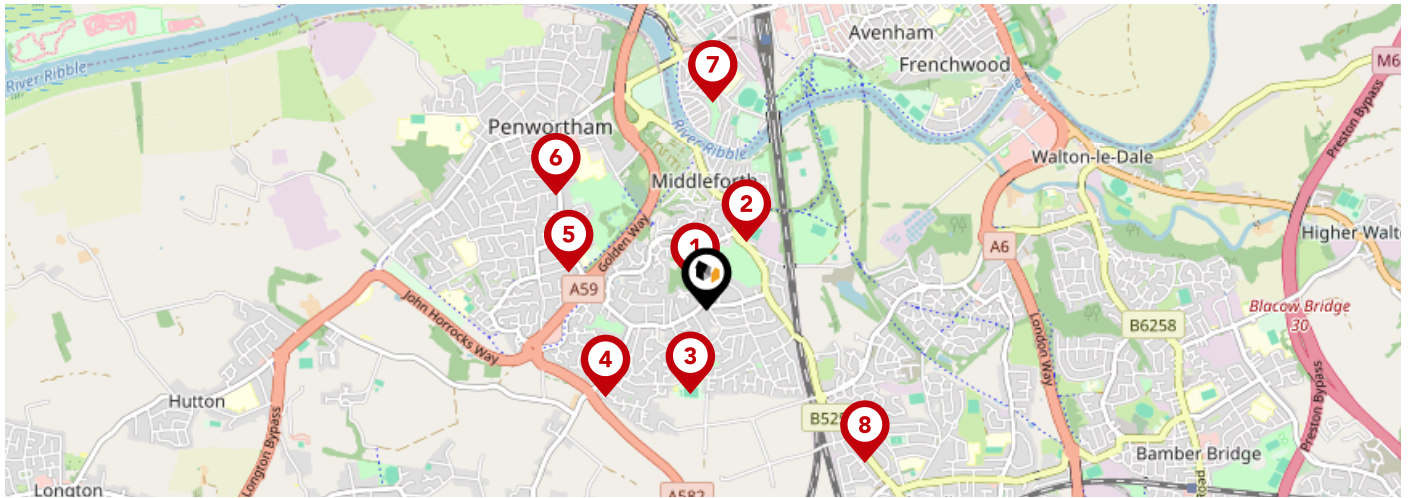
+68.31%

Terraced

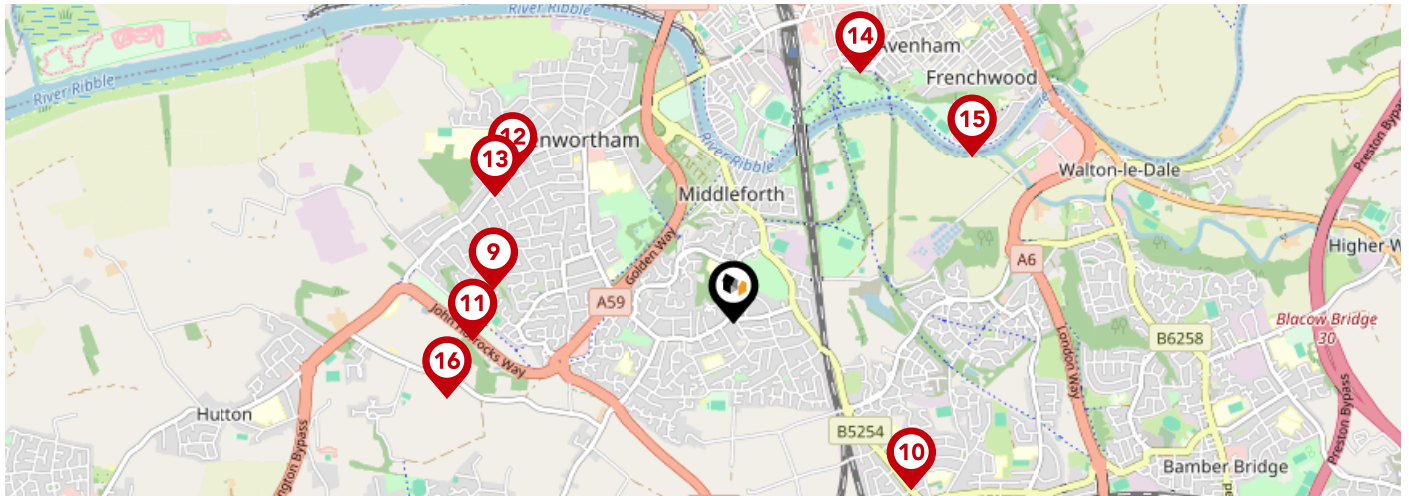
+62.15%

Flat

+52.7%



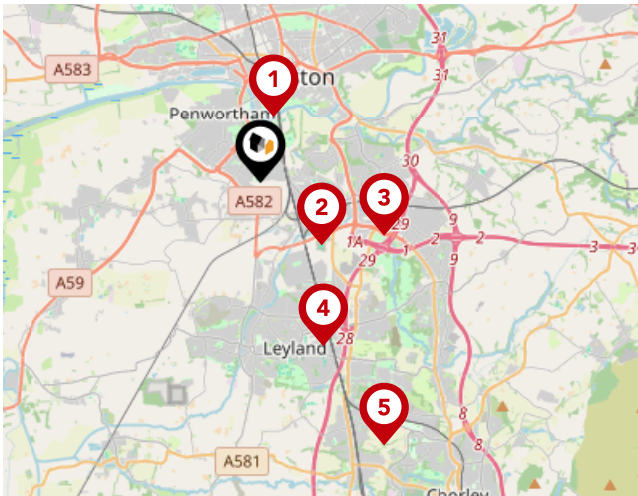
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.12	☐	☒	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.35	☐	☒	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.37	☐	☒	☐	☐	☐
4	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.58	☐	☒	☐	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.63	☐	☒	☐	☐	☐
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.83	☐	☐	☒	☐	☐
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.92	☐	☒	☐	☐	☐
8	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.96	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.06	☐	☒	☐	☐	☐
10	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.07	☐	☒	☐	☐	☐
11	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.15	☐	☐	☒	☐	☐
12	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.17	☐	☒	☐	☐	☐
13	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.18	☐	☒	☐	☐	☐
14	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.23	☐	☒	☐	☐	☐
15	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.27	☐	☐	☒	☐	☐
16	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.3	☐	☒	☐	☐	☐

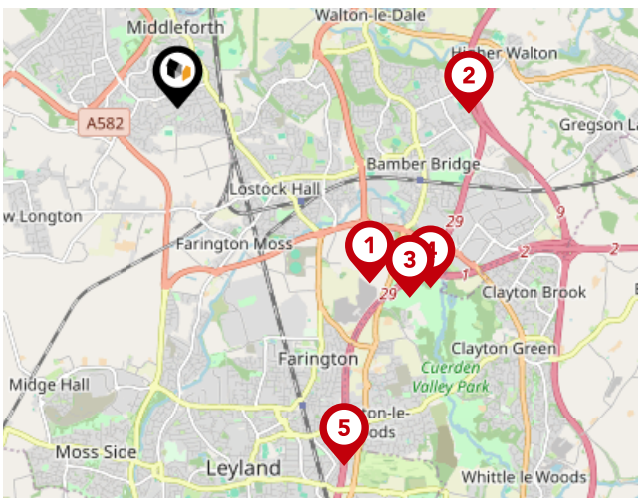
Area

Transport (National)



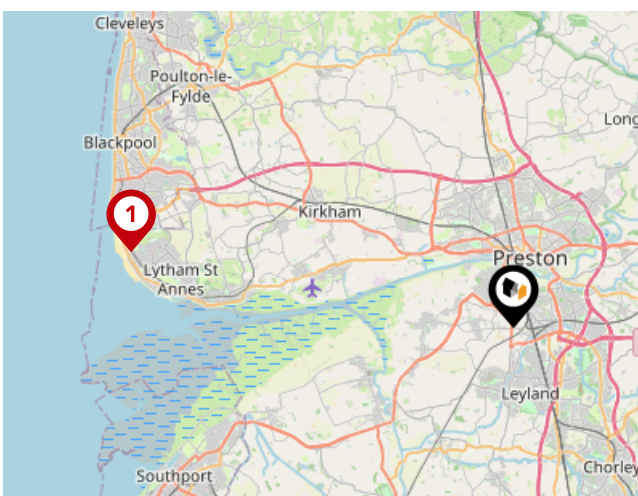
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.18 miles
2	Lostock Hall Rail Station	1.52 miles
3	Bamber Bridge Rail Station	2.33 miles
4	Leyland Rail Station	3.04 miles
5	Buckshaw Parkway Rail Station	5.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.28 miles
2	M6 J30	2.56 miles
3	M65 J1	2.62 miles
4	M6 J29	2.72 miles
5	M6 J28	3.46 miles

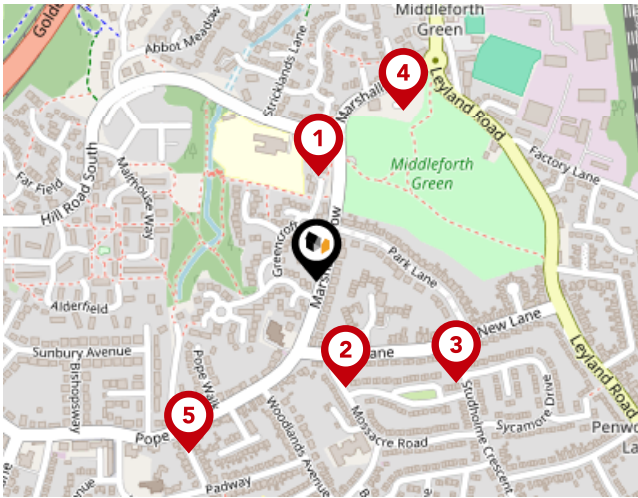


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.66 miles

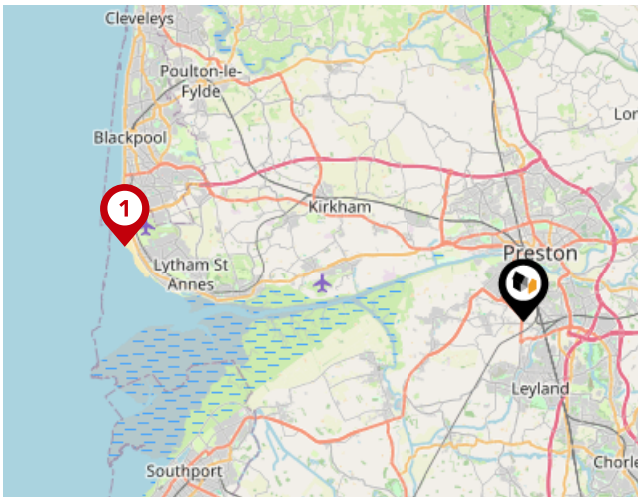
Area

Transport (Local)



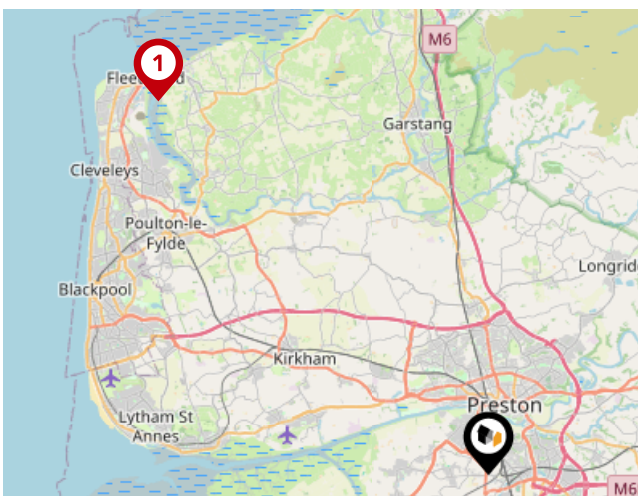
Bus Stops/Stations

Pin	Name	Distance
1	Middleforth CEPS	0.11 miles
2	Moss Acre Road	0.12 miles
3	Studholme Crescent	0.18 miles
4	Marshall's Brow	0.21 miles
5	Pope Walk	0.23 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.23 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.4 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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