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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th October 2026



FAIRHAVEN ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

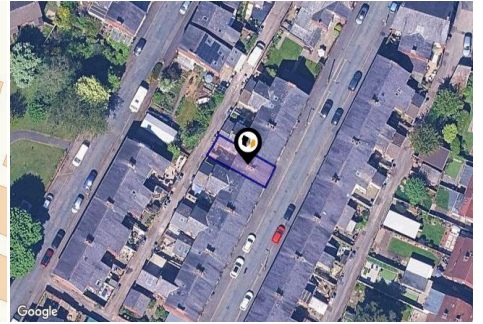
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* Spacious 2-Bedroom Mid-Terrace * Ideal First Time Buy | Great Location

Situated in a popular and well-established residential location, this spacious mid-terrace home offers well-proportioned accommodation, a number of attractive recent improvements and excellent potential for further enhancement. With two reception rooms, two double bedrooms, a breakfast kitchen and a four-piece bathroom, the property provides a versatile layout that is ideal for first-time buyers, couples or growing families. On entering the property, a vestibule leads into the welcoming entrance hallway, providing access to the principal living accommodation. There are two separate reception rooms, both benefiting from feature fireplaces which add character and create versatile spaces for relaxing, dining, entertaining or working from home. The second reception room has the added benefit of new patio doors opening onto the rear yard, creating a lovely connection between the indoor and outdoor spaces. A newly installed wood-burning stove also provides a cosy focal point and adds further appeal to the home. The breakfast kitchen has been updated with a stylish range of white Shaker-style cabinetry, complemented by coordinating worktops. Integrated appliances include an electric oven and gas hob, while the layout provides a practical space for everyday cooking and informal dining. To the first floor, the property offers two double bedrooms. The principal bedroom is particularly impressive in size and offers excellent versatility, with the potential for a buyer to consider reconfiguring the space to create an additional bedroom, subject to the necessary consents and requirements. Bedrooms one and two also benefit from fitted storage cupboards, helping to keep the rooms practical and well organised. The accommodation is completed by a four-piece bathroom, comprising a walk-in shower, double-ended bath, wash hand basin and WC. The combination of a separate shower and bath makes this a particularly practical family bathroom. The loft is a particularly useful additional space and has been fully boarded, carpeted and fitted with lighting, as well as benefiting from a velux window. Externally, the rear yard has recently been resurfaced with attractive resin, creating a low-maintenance outdoor space which is ideal for sitting out, entertaining or enjoying a morning coffee. There is also a useful outdoor storage room, providing valuable additional space for bikes, gardening equipment and household storage. There is also potential to explore a loft conversion, subject to the relevant permissions, regulations and feasibility, which could provide an exciting opportunity to further increase the property's accommodation and add value in the future. The location is another major attraction. The property is ideally positioned for enjoying the River Ribble and surrounding riverside walks, while the much-loved Avenham and Miller Parks are also within easy reach, providing beautiful green spaces for walking, exercising and enjoying the outdoors. Preston city centre and Preston Train Station are conveniently accessible, making the property particularly well placed for commuters and those wanting easy access to the city's shops, restaurants, bars and wider amenities.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,628		
Title Number:	LA893181		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:

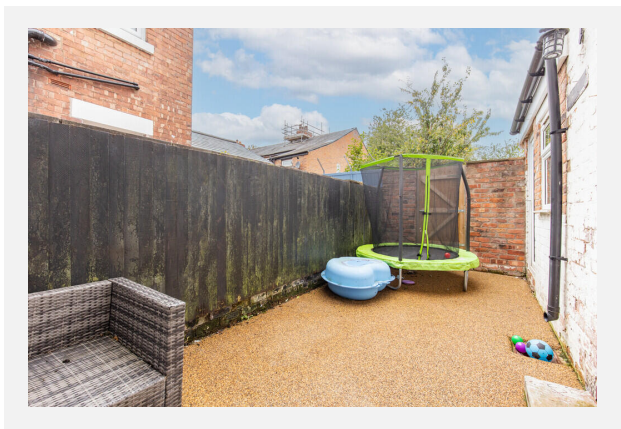
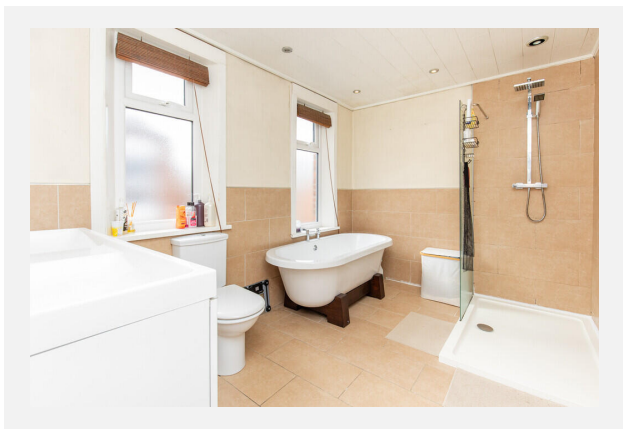
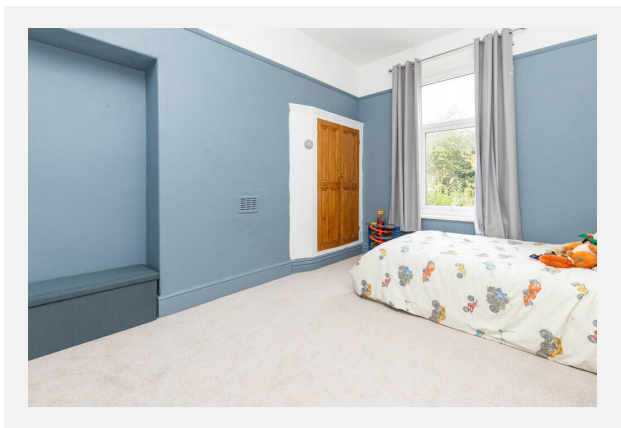
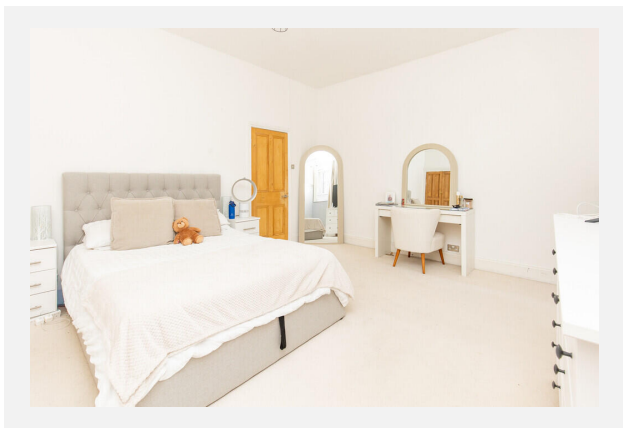
(based on calls indoors)



Satellite/Fibre TV Availability:







FAIRHAVEN ROAD, PENWORTHAM, PRESTON, PR1

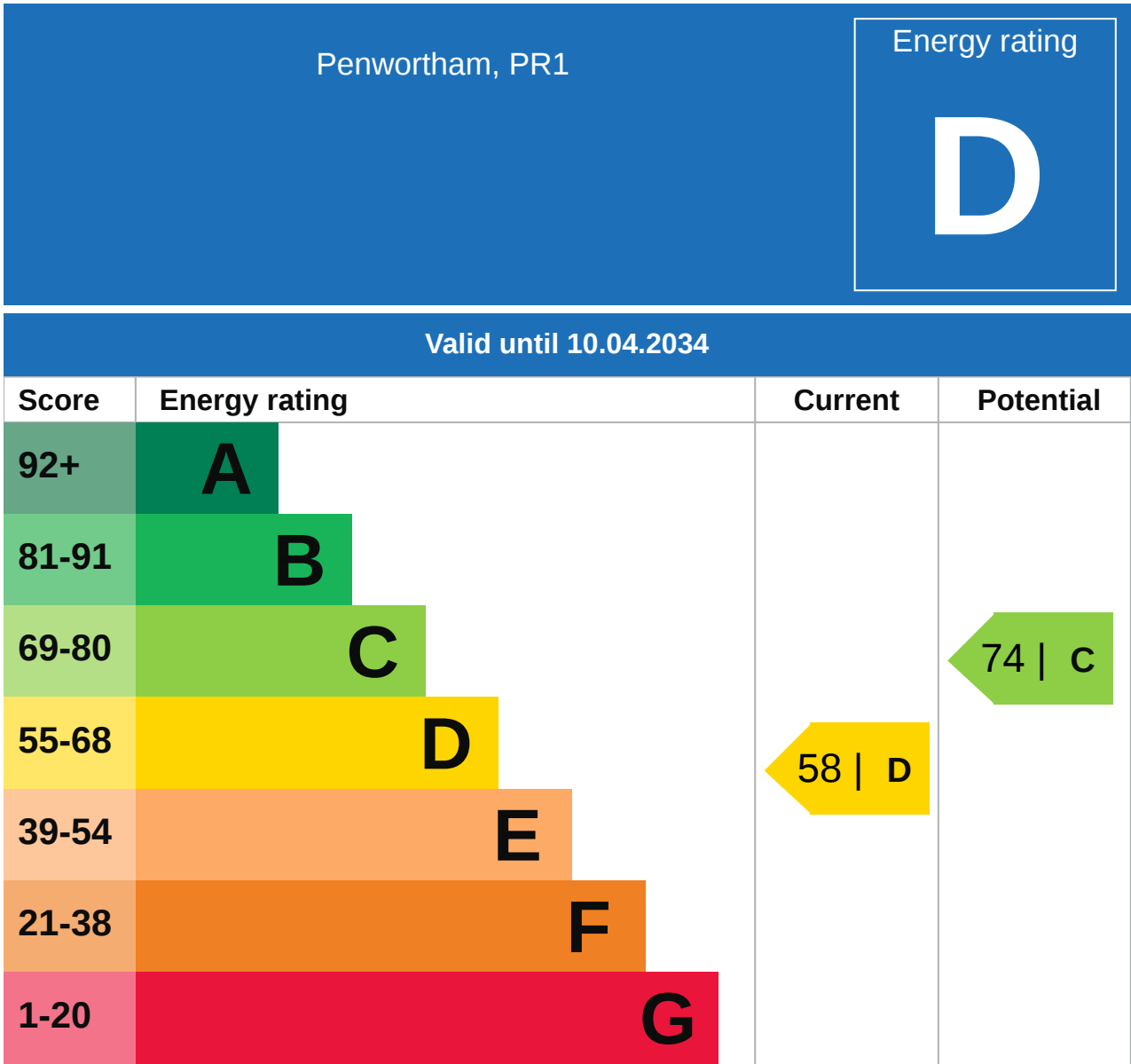


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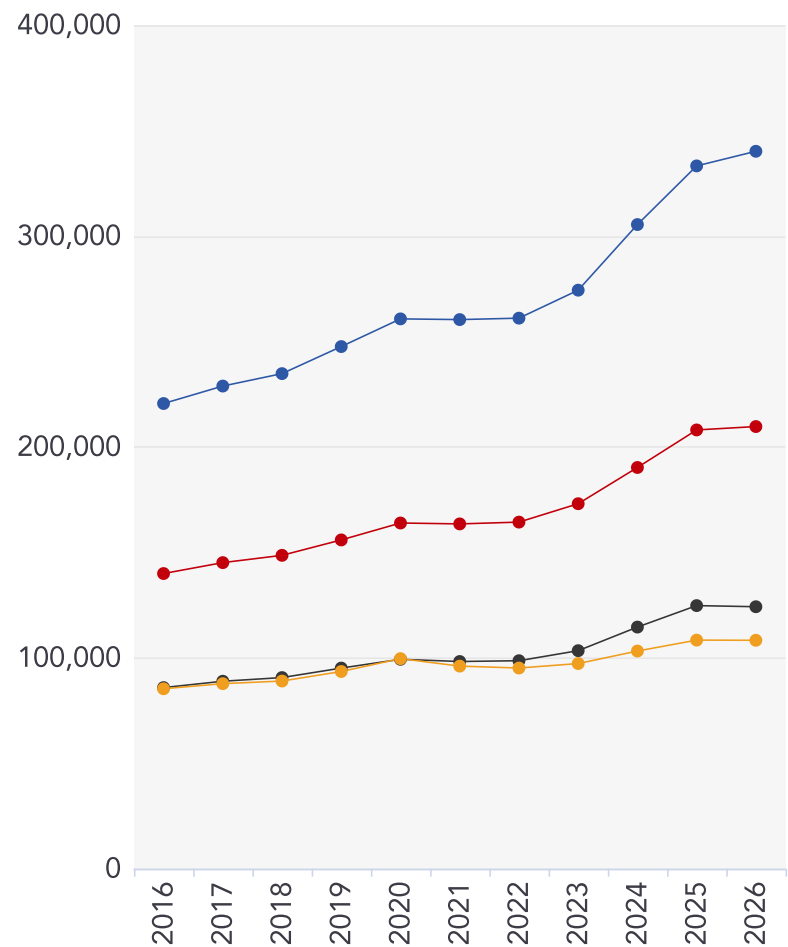
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	102 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

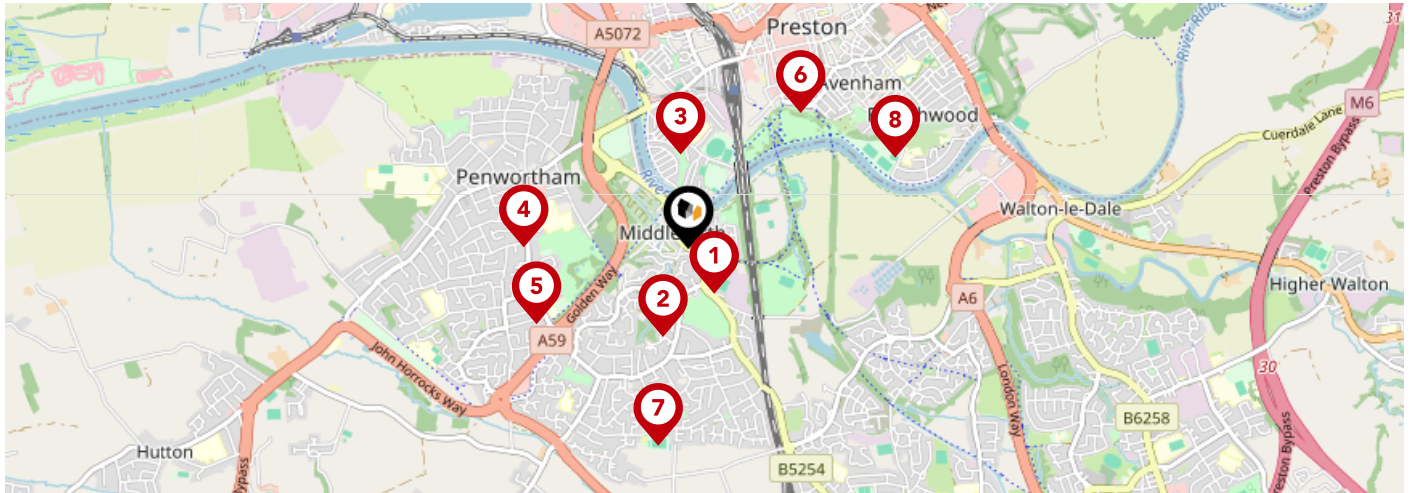
+49.8%

Terraced

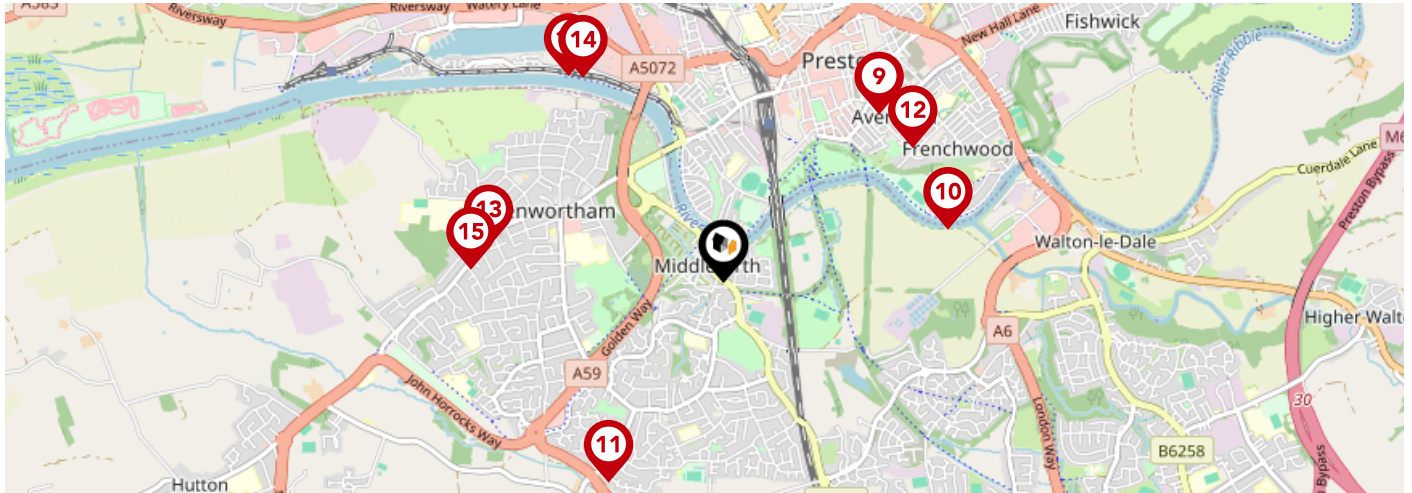
+44.66%

Flat

+26.94%



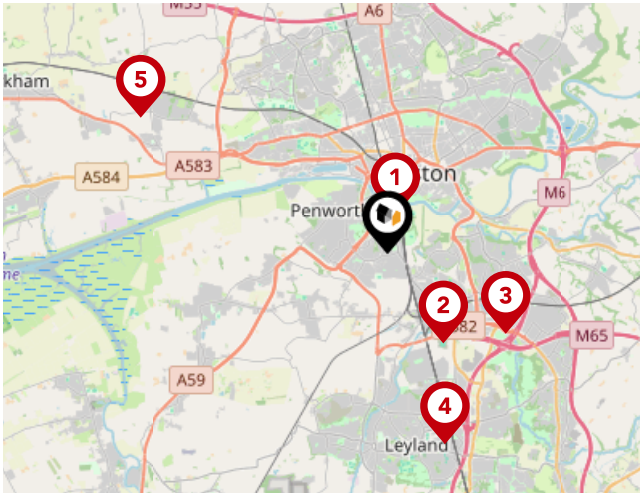
		Nursery	Primary	Secondary	College	Private
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.22	☐	☒	☐	☐	☐
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.4	☐	☒	☐	☐	☐
3	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.42	☐	☒	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.73	☐	☐	☒	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.75	☐	☒	☐	☐	☐
6	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.77	☐	☒	☐	☐	☐
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.87	☐	☒	☐	☐	☐
8	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.99	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:1	☒	☐	☐	☐	☐
10	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.01	☐	☐	☒	☐	☐
11	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.01	☐	☒	☐	☐	☐
12	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.01	☐	☒	☐	☐	☐
13	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.05	☐	☒	☐	☐	☐
14	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.09	☐	☐	☒	☐	☐
15	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.11	☐	☒	☐	☐	☐
16	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.14	☐	☐	☒	☐	☐

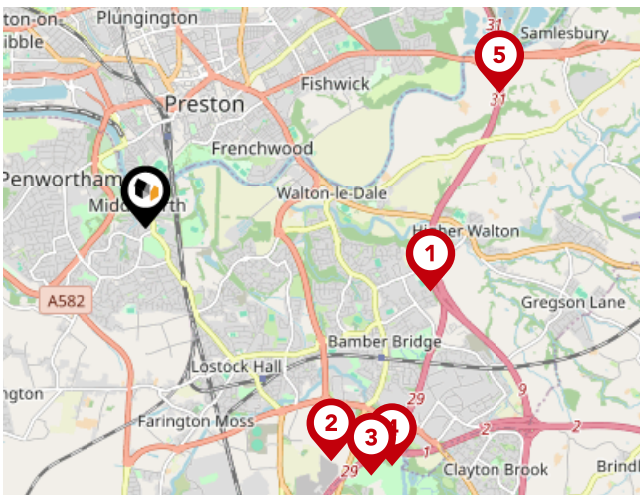
Area

Transport (National)



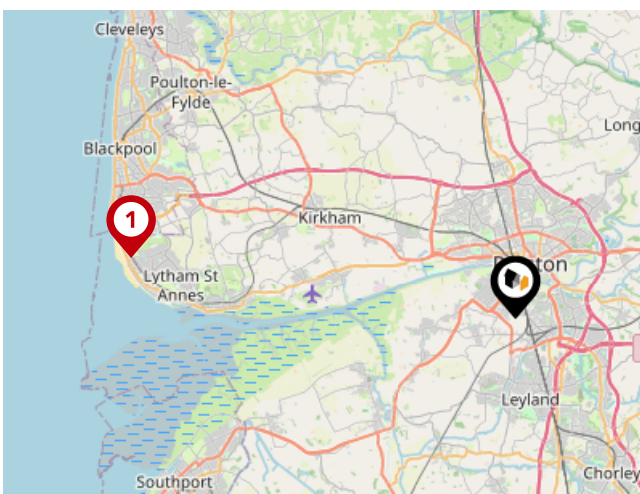
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.67 miles
2	Lostock Hall Rail Station	1.87 miles
3	Bamber Bridge Rail Station	2.51 miles
4	Leyland Rail Station	3.49 miles
5	Salwick Rail Station	4.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	2.55 miles
2	M65 J1A	2.59 miles
3	M65 J1	2.92 miles
4	M6 J29	2.99 miles
5	M6 J31	3.32 miles

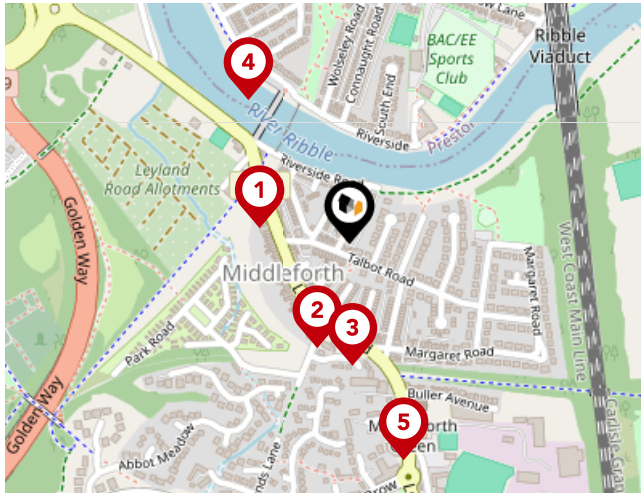


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.63 miles

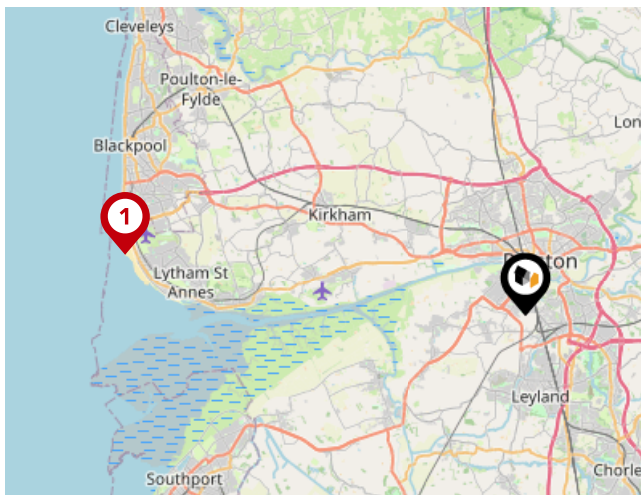
Area

Transport (Local)



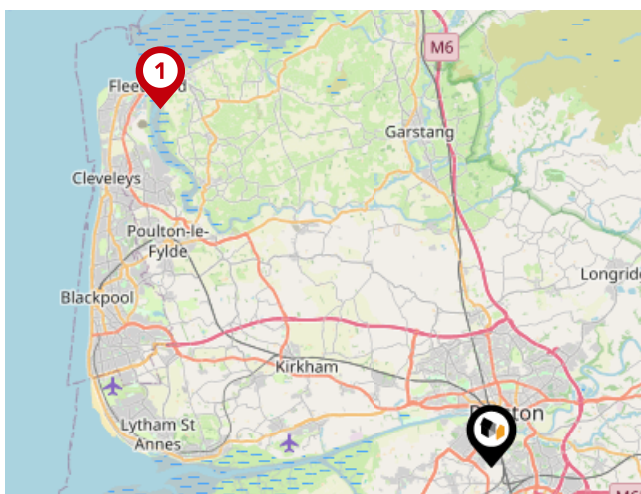
Bus Stops/Stations

Pin	Name	Distance
1	Bridge Inn	0.1 miles
2	Stricklands Lane	0.11 miles
3	Dove Avenue	0.13 miles
4	Terminus	0.19 miles
5	Middlefirth Garage	0.24 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.21 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.08 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



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/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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