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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th September 2026



GLEN GROVE, RIBBLETON, PRESTON, PR2

Roberts & Co

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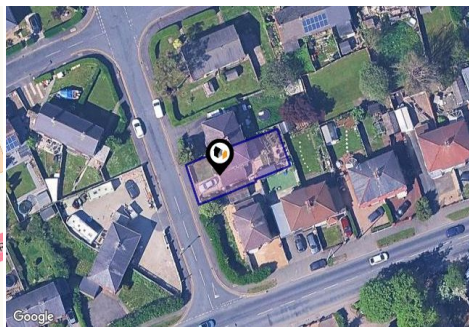
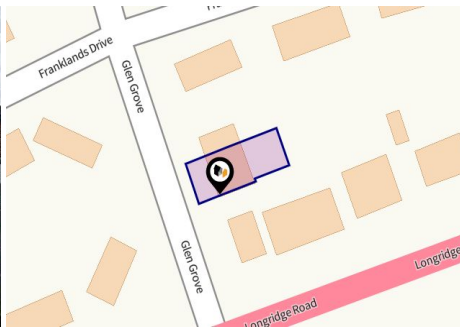
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* Well-Presented 3-Bedroom Semi-Detached Home * Great Location * Driveway Parking and Garage

This beautifully presented three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, combining modern interiors with practical family living. The property is ideally suited to a range of buyers, including families, couples and those looking for a spacious home in a well-connected residential location. Externally, the property benefits from driveway parking for one vehicle, together with an integral garage providing useful additional storage or parking. Gated access leads through to the rear garden, offering a secure and practical connection between the front and rear of the property. The welcoming entrance hall provides access to the principal ground-floor accommodation and leads into the spacious living room. The living room is a particularly attractive space, featuring a bay window which allows plenty of natural light to flow into the room, together with a feature wall-mounted gas fire creating an appealing focal point. Double doors open directly into the impressive open-plan dining kitchen, creating an excellent flow between the living and entertaining spaces. The modern fitted kitchen is finished with stylish white gloss wall and base cabinets, complemented by contrasting black worktops. A central island incorporates the electric hob and provides additional preparation space, while there is also an electric oven and provision for a tall freestanding fridge freezer, together with space and plumbing for a washing machine. The adjoining dining area offers ample room for a family dining table and chairs, while patio doors open directly onto the rear garden, making this a bright and sociable space and providing a lovely connection with the outside. An inner hallway leads to a convenient downstairs WC and provides access to the integral garage. To the first floor are three generous-sized bedrooms, comprising two well-proportioned double bedrooms and a good-sized single bedroom. The principal bedroom benefits from fitted wardrobes, providing useful built-in storage, while the second bedroom enjoys the attractive addition of a bay window, creating a bright and characterful space. Completing the accommodation is the modern fitted family bathroom, which features a corner bath with overhead shower, WC and contemporary vanity wash hand basin. The property continues to impress externally, with a generous rear garden providing an excellent space for outdoor relaxation and entertaining. The garden is predominantly laid to lawn and incorporates two patio areas, offering plenty of opportunity for outdoor seating, dining and enjoying the garden throughout the warmer months. The property is ideally positioned for access to a range of local amenities, schools and transport links. Families will appreciate the proximity to Highfield Priory School and Nursery, St Maria Goretti Catholic Primary School and Preston Grange Primary School, while Boilton Wood Local Nature Reserve provides an attractive nearby green space for walks and enjoying the outdoors. Excellent transport links provide convenient access into Preston city centre and the surrounding areas, making this an appealing location for commuters and families alike. This is a fantastic opportunity to acquire a stylish and well-maintained family home offering generous accommodation, modern living space, off-road parking, an integral garage and a good-sized rear garden. Early viewing is highly recommended.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£2,003		
Title Number:	LA401772		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	33 mb/s	1800 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

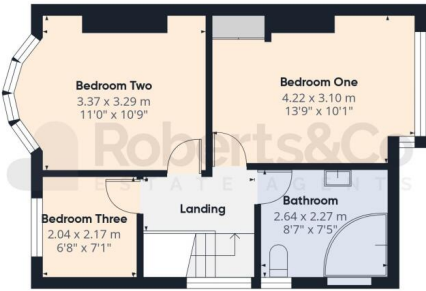




GLEN GROVE, RIBBLETON, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾

95.5 m²
1026 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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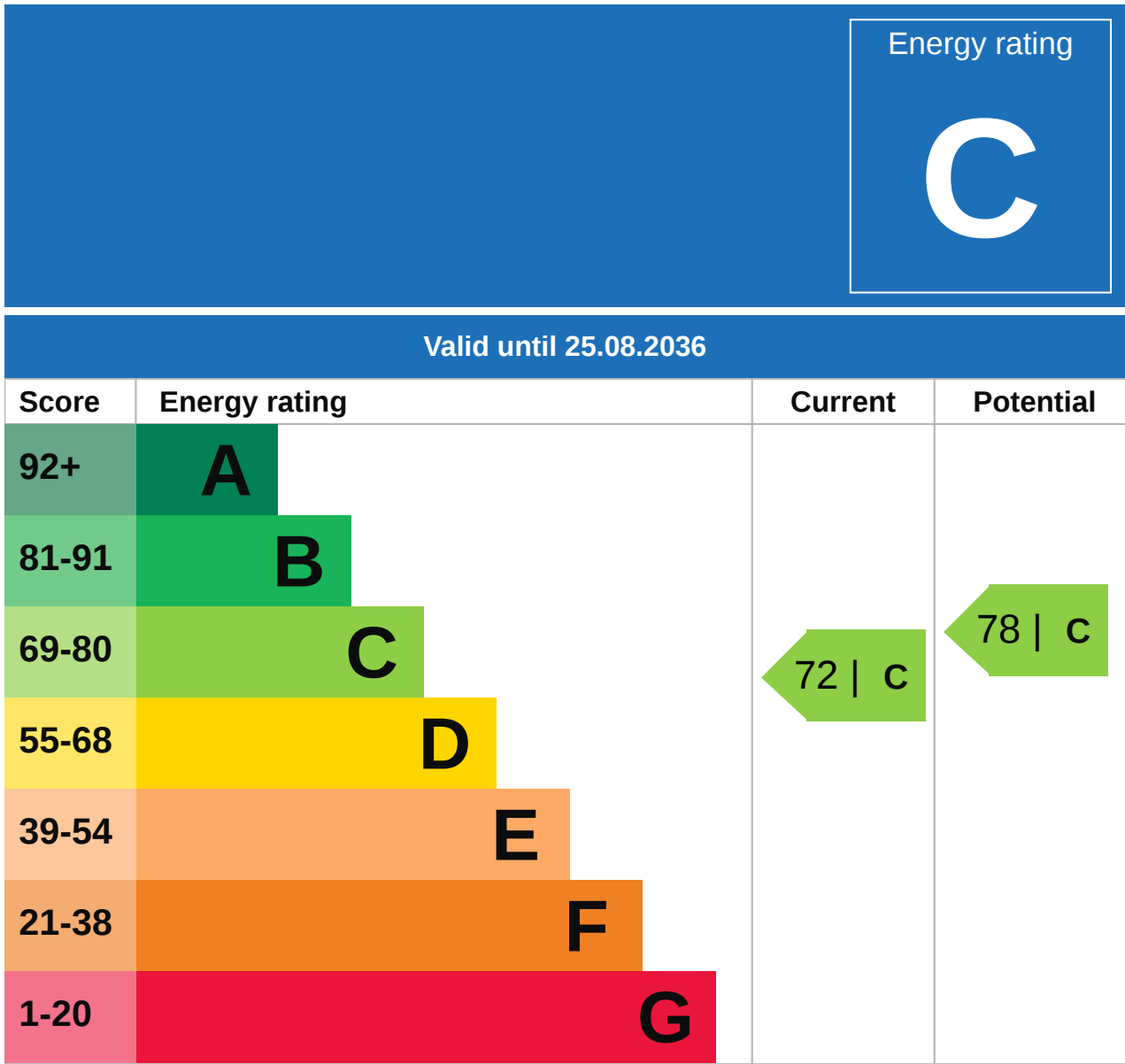


GLEN GROVE, RIBBLETON, PRESTON, PR2



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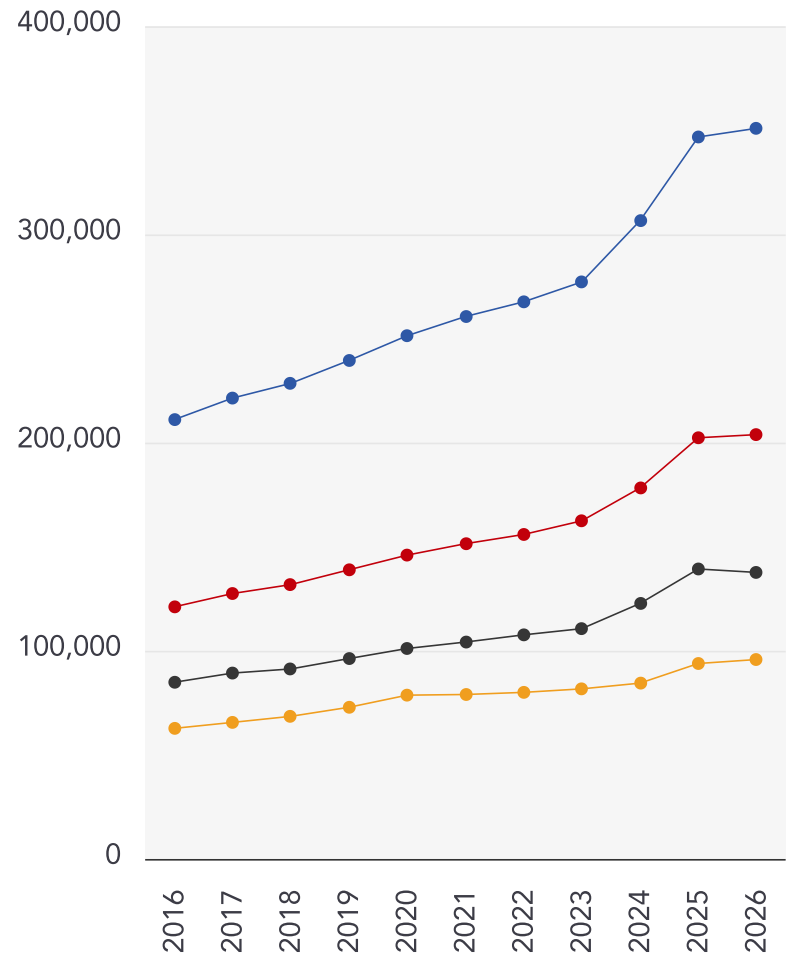




Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+66.29%

Semi-Detached

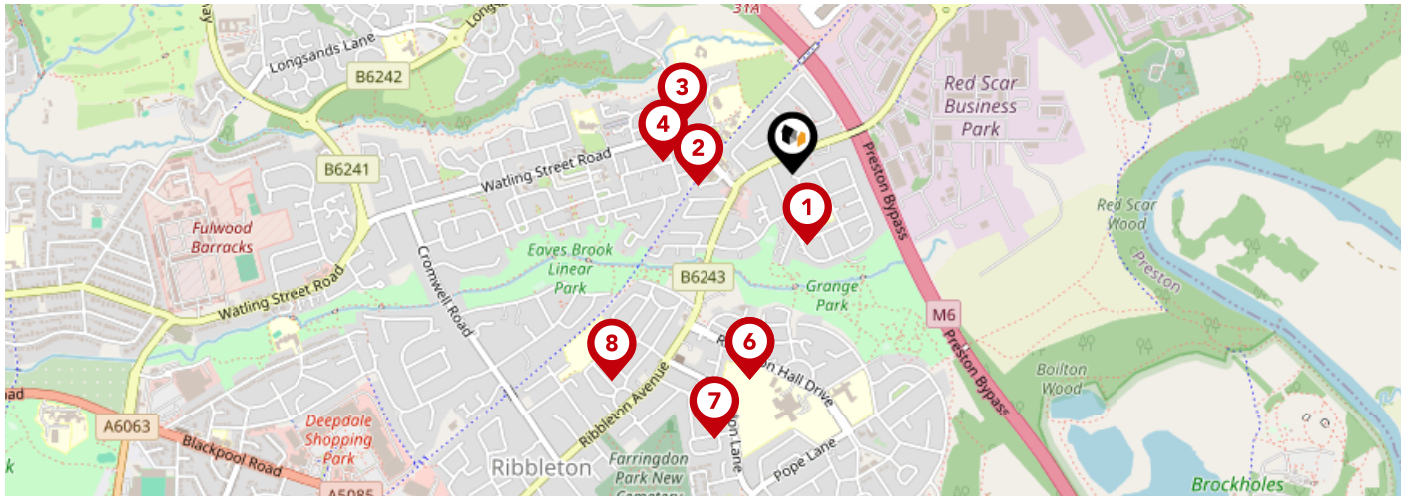
+68.31%

Terraced

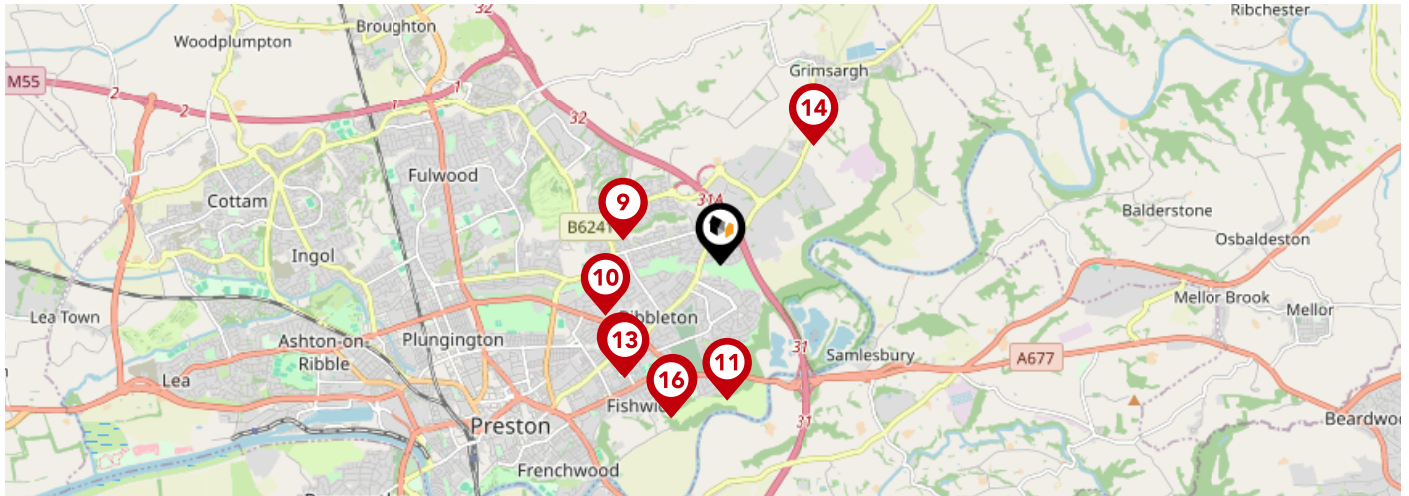
+62.15%

Flat

+52.7%



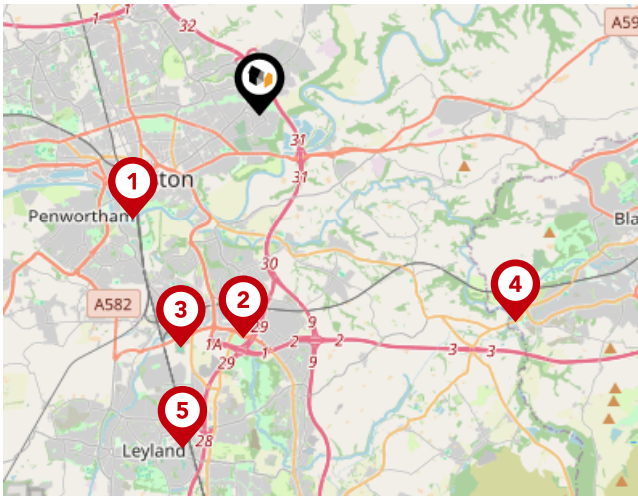
		Nursery	Primary	Secondary	College	Private
1	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:0.16	☐	☒	☐	☐	☐
2	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:0.21	☐	☒	☐	☐	☐
3	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:0.27	☐	☒	☐	☐	☐
4	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:0.29	☐	☒	☐	☐	☐
5	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.46	☐	☒	☐	☐	☐
6	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:0.46	☐	☐	☒	☐	☐
7	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:0.6	☐	☒	☐	☐	☐
8	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:0.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.89	☐	☒	☐	☐	☐
	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance:1.09	☐	☒	☐	☐	☐
	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 210 Distance:1.17	☐	☒	☐	☐	☐
	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:1.28	☐	☒	☐	☐	☐
	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:1.28	☐	☒	☐	☐	☐
	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.33	☐	☒	☐	☐	☐
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:1.38	☐	☒	☐	☐	☐
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:1.4	☐	☒	☐	☐	☐

Area

Transport (National)



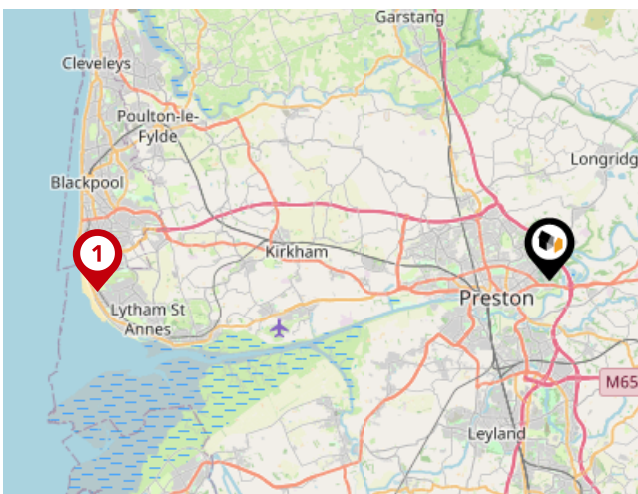
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.86 miles
2	Bamber Bridge Rail Station	3.9 miles
3	Lostock Hall Rail Station	4.3 miles
4	Pleasington Rail Station	5.76 miles
5	Leyland Rail Station	5.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	0.49 miles
2	M6 J31	1.49 miles
3	M6 J32	2.58 miles
4	M55 J1	2.81 miles
5	M6 J30	3.03 miles

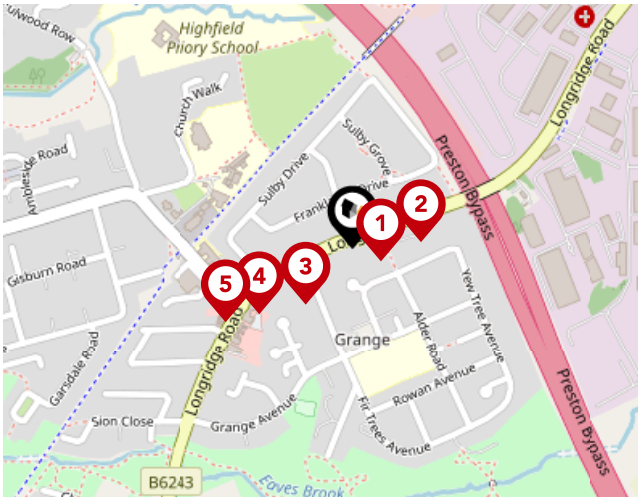


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.82 miles

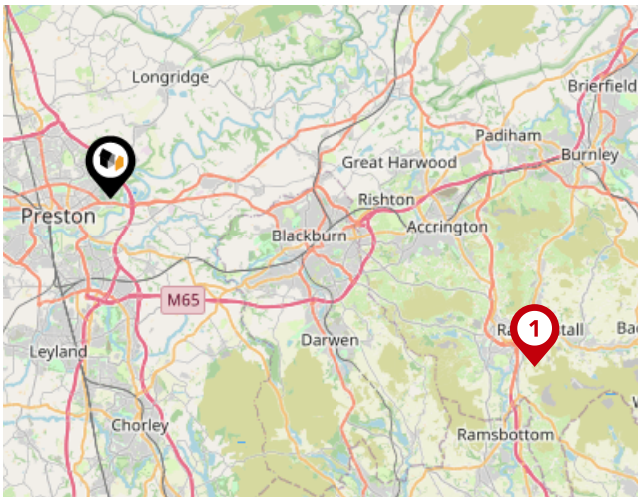
Area

Transport (Local)



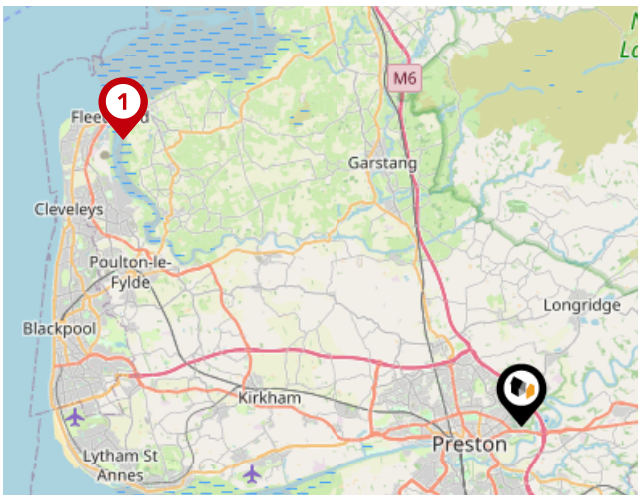
Bus Stops/Stations

Pin	Name	Distance
1	Motorway Bridge	0.03 miles
2	Motorway Bridge	0.07 miles
3	Fir Trees Avenue	0.07 miles
4	Clock Garage	0.12 miles
5	Rothwell Crescent	0.16 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.96 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.19 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 & 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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