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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd October 2026



MEADWAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction
Our Comments

* Three Bedrooms | Two Reception Areas | Conservatory
* Large Plot | Driveway & Garage | Cul-de-Sac Location
* Close to Schools

Roberts & Co are delighted to bring to the market this well-maintained three-bedroom home, occupying a generous plot in a pleasant cul-de-sac location in the heart of popular Penwortham. Offering spacious and versatile accommodation together with excellent gardens, driveway parking and a single garage, this property presents a wonderful opportunity for a new owner to create a home to their own taste and style.

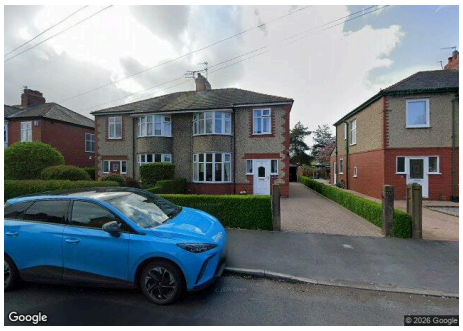
The property is ideally positioned for those looking to be close to local amenities, with Penwortham centre, local shops, schools, bus routes and excellent transport connections all within easy reach. A range of primary and secondary schools are also within walking distance, making this a particularly convenient location for families.To the front, a block-paved driveway provides off-road parking for two vehicles, with access to the single garage, which has an up-and-over door.

The property is set back nicely from the road and benefits from a particularly attractive plot.Stepping inside, the entrance hallway provides access to the main living accommodation and stairs to the first floor. The spacious open-plan living and dining room provides an excellent everyday living space, with a bay window to the front allowing plenty of natural light into the room. A feature gas fire provides a focal point, while sliding patio doors lead through into the conservatory, creating a lovely additional reception space overlooking the rear garden.There is also a useful ground floor WC, adding further practicality for modern family living.The kitchen is positioned to the rear and offers a range of fitted units together with space for a tall fridge freezer and washing machine. There is also an integrated oven and grill combination, along with an electric hob, providing everything required for day-to-day cooking. The kitchen also offers scope for a future owner to modernise and create their ideal contemporary kitchen.

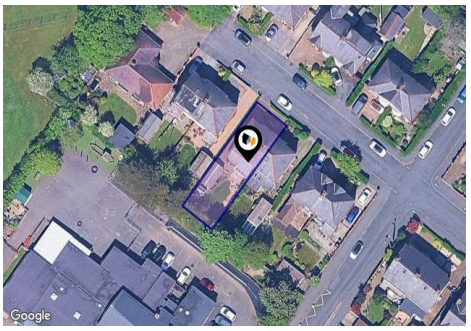
To the first floor are three generous bedrooms, with excellent proportions throughout. The principal bedroom benefits from a front-facing bay window and fitted wardrobes, while the second bedroom also has the benefit of fitted wardrobes. Bedroom three is another good-sized room, providing excellent flexibility for a child's bedroom, guest room, home office or dressing room.The large family shower room is a particular feature, fitted with a generous walk-in shower, pedestal wash hand basin, WC and useful fitted storage cupboard. The property also benefits from a modern boiler, installed approximately two to three years ago, which is located within the bathroom. Loft access is also available from the bathroom.

Externally, the property really comes into its own. To the rear is a generous and well-established garden, with a good-sized lawn complemented by mature shrub borders. There are two Indian stone-paved patio areas, providing plenty of space for outdoor seating, entertaining and enjoying the garden throughout the warmer months.The rear also benefits from a single garage with an up-and-over door, together with a greenhouse positioned behind the garage, offering useful additional space for keen gardeners or those wanting a practical outdoor area.One of the property's standout features is its excellent plot and rear aspect, backing onto St Teresa's Primary School, giving the garden a pleasant open feel.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft^2 / 103 m^2		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LAN20652		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

75 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















Gallery
Photos







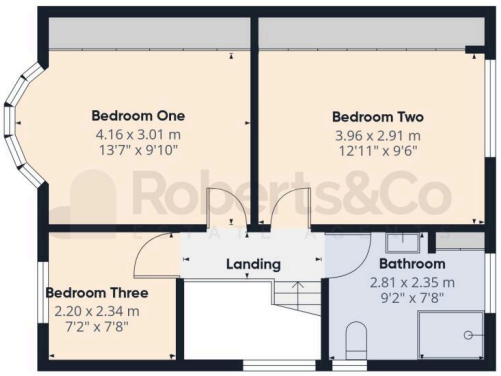


Gallery
Floorplan

MEADWAY, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area(1)

102.6 m²

1105 ft²

Reduced headroom

0.4 m²

5 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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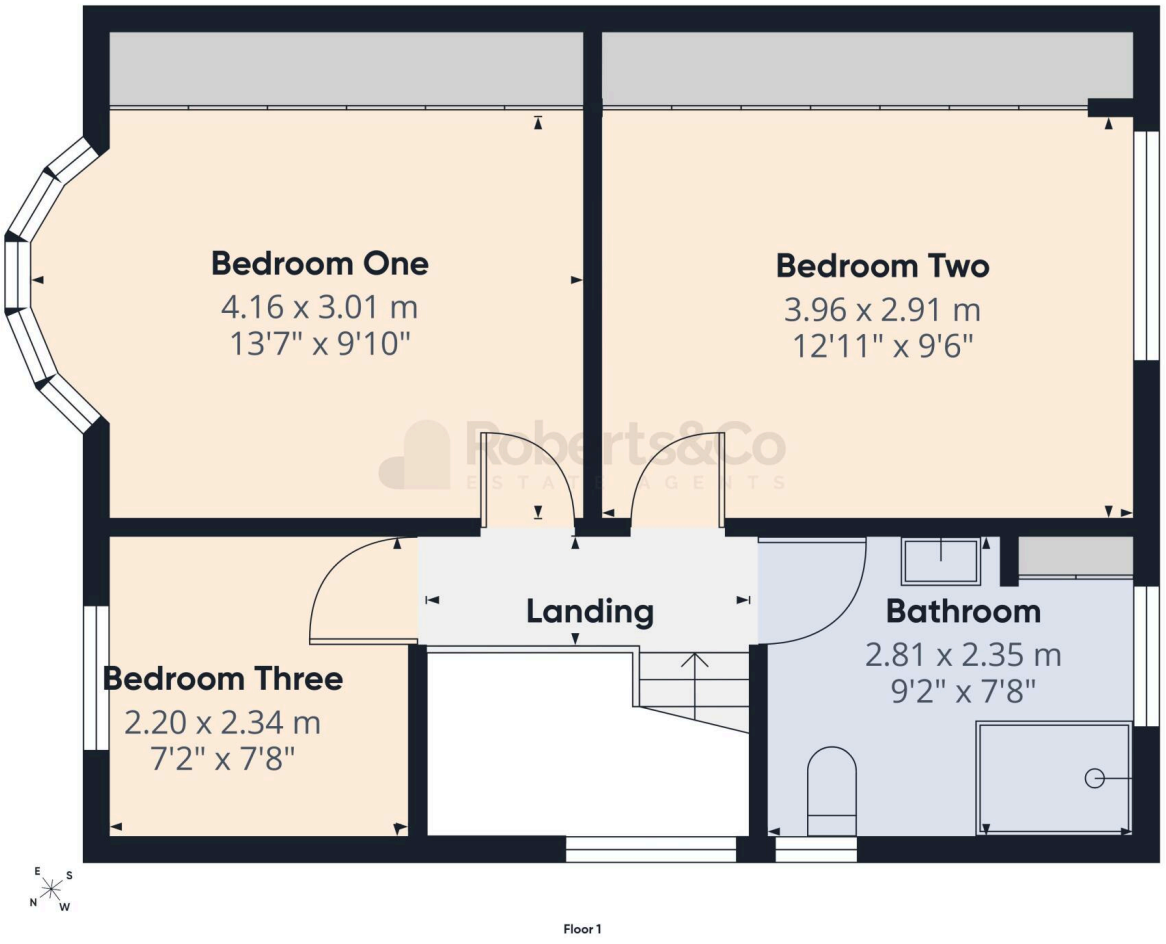
Gallery
Floorplan

MEADWAY, PENWORTHAM, PRESTON, PR1



Gallery
Floorplan

MEADWAY, PENWORTHAM, PRESTON, PR1



Approximate total area(1)

43.3 m²

466 ft²

(1) Excluding balconies and terraces

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

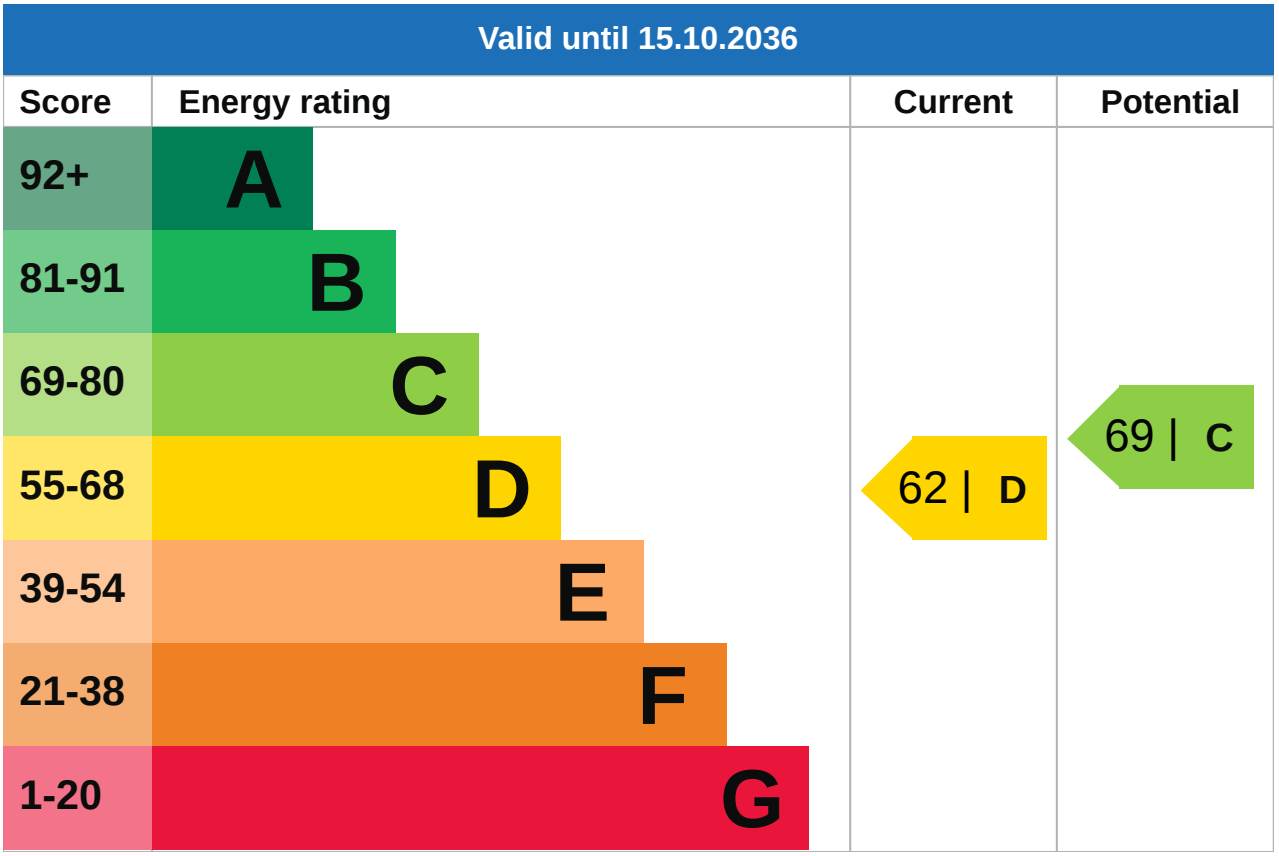
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Penwortham, PRESTON,

Energy rating

D

Valid until 15.10.2036



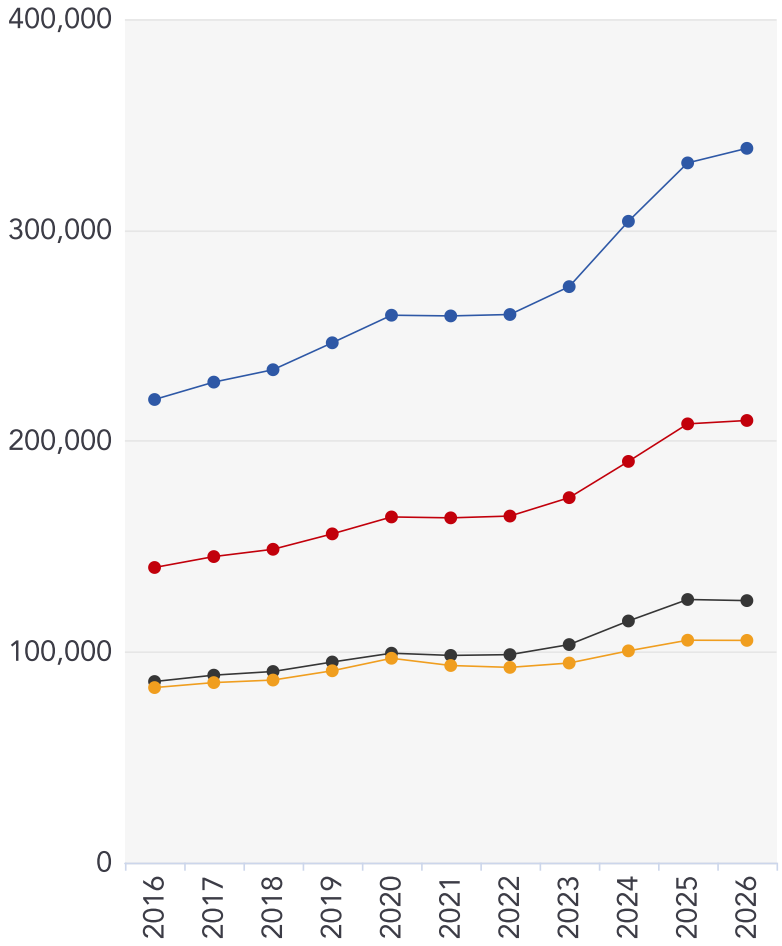
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	103 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%

Area
Schools



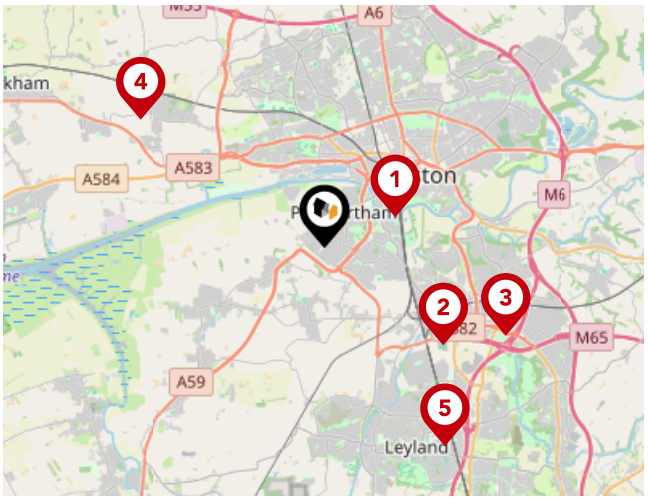
		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.06	☐	☑	☐	☐	☐
2	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.08	☐	☑	☐	☐	☐
3	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.15	☐	☐	☑	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.38	☐	☐	☑	☐	☐
5	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.49	☐	☑	☐	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.63	☐	☑	☐	☐	☐
7	All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.72	☐	☐	☑	☐	☐
8	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.87	☐	☐	☑	☐	☐

Area
Schools



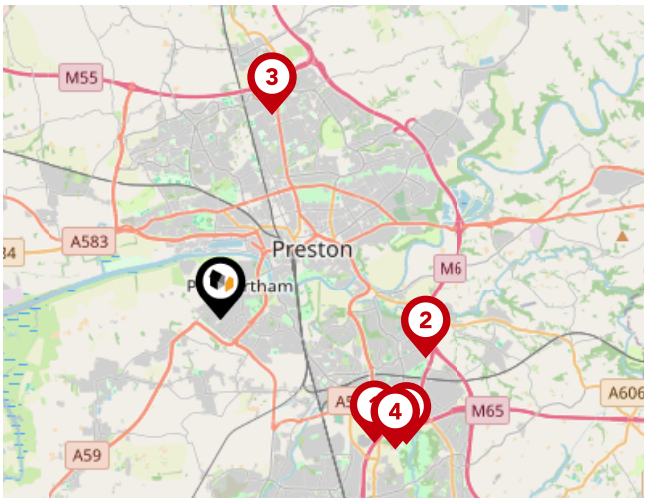
	Nursery	Primary	Secondary	College	Private
9 Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:0.88	☐	☑	☐	☐	☐
10 Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.89	☐	☐	☑	☐	☐
11 Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:0.99	☐	☑	☐	☐	☐
12 St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.09	☐	☑	☐	☐	☐
13 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:1.11	☐	☑	☐	☐	☐
14 Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.17	☐	☑	☐	☐	☐
15 St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.24	☐	☑	☐	☐	☐
16 Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:1.25	☐	☑	☐	☐	☐

Area
Transport (National)



National Rail Stations

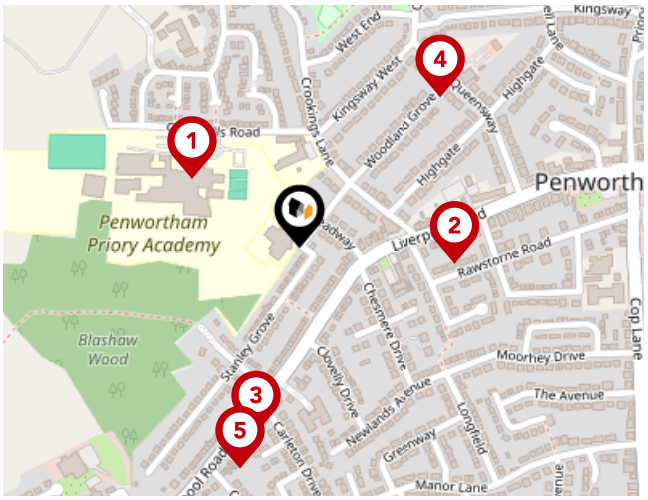
Pin	Name	Distance
1	Preston Rail Station	1.34 miles
2	Lostock Hall Rail Station	2.7 miles
3	Bamber Bridge Rail Station	3.53 miles
4	Salwick Rail Station	3.9 miles
5	Leyland Rail Station	4.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.47 miles
2	M6 J30	3.64 miles
3	M55 J1	3.68 miles
4	M65 J1	3.82 miles
5	M6 J29	3.92 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Priory Tech College	0.13 miles
2	Crookings Lane	0.17 miles
3	Blashaw Lane	0.2 miles
4	St Teresa's Church	0.22 miles
5	Carleton Drive	0.24 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.

Roberts & Co
Testimonials

Testimonial 1

Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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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