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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th October 2026



MOORHEY DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk

The Property Ombudsman

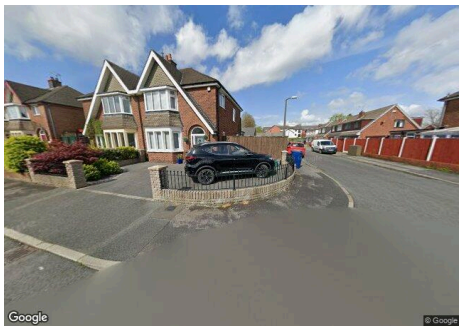
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Introduction
Our Comments

* Beautifully Presented 3-Bedroom Semi-Detached Home * Located in the Heart of Penwortham
Situated in a popular and convenient location in the heart of Penwortham, this beautifully presented three-bedroom semi-detached home occupies a fantastic corner plot and offers well-proportioned, versatile accommodation throughout. Having been thoughtfully extended to create a superb open-plan kitchen, dining and family space, this is a lovely home that is ideal for modern family living.The property is approached via a driveway providing parking for up to three cars, with an entrance leading into the welcoming hallway. From here, there is access to the principal ground floor rooms and stairs rising to the first floor.The bright and inviting living room is positioned at the front of the property and benefits from a bay window, allowing plenty of natural light to fill the room. A feature gas fire provides an attractive focal point and creates a cosy atmosphere.To the rear, the property has been extended to create a stunning open-plan kitchen, dining and family space, making this the real heart of the home. The kitchen is fitted with attractive white shaker-style cabinetry, complemented by contrasting worktops and a range of integrated appliances including a dishwasher, fridge freezer, electric oven and hob. There is plenty of space for a dining table and family seating, creating a fantastic room for everyday life as well as entertaining guests. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces.A convenient ground floor WC completes the accommodation on this level.To the first floor are three bedrooms, comprising two good-sized double bedrooms and a versatile single bedroom which would make an ideal home office, nursery or dressing room, depending on the needs of the new owner.The accommodation is completed by a modern three-piece family bathroom, fitted with a P-shaped bath with shower over, WC and stylish wall-hung vanity wash hand basin.Externally, the property benefits from its enviable wrap-around corner plot, providing a low-maintenance and family-friendly outdoor space. The garden has been thoughtfully designed with artificial lawn and raised borders, offering an attractive setting that is easy to maintain and ideal for relaxing, entertaining or enjoying family time outdoors.The location is a real highlight, being within easy walking distance of Penwortham Centre, with its excellent range of shops, cafés, bars and everyday amenities. There are also convenient bus routes nearby, providing excellent transport connections into Preston and surrounding areas. The property is also ideally positioned for access to a selection of well-regarded primary and secondary schools, making this an excellent choice for families.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft^2 / 97 m^2		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA530814		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s

80 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

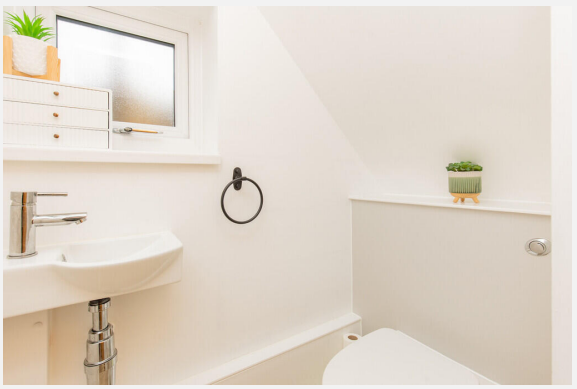














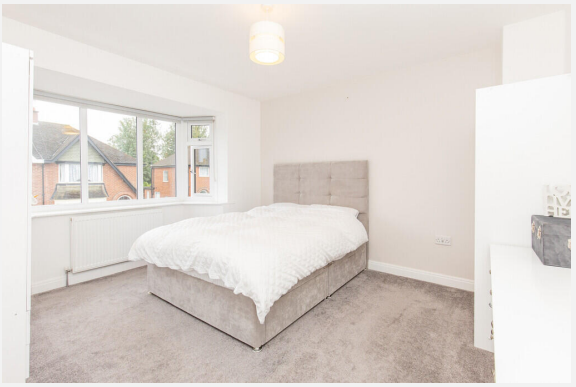


Gallery
Photos

















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Gallery
Photos







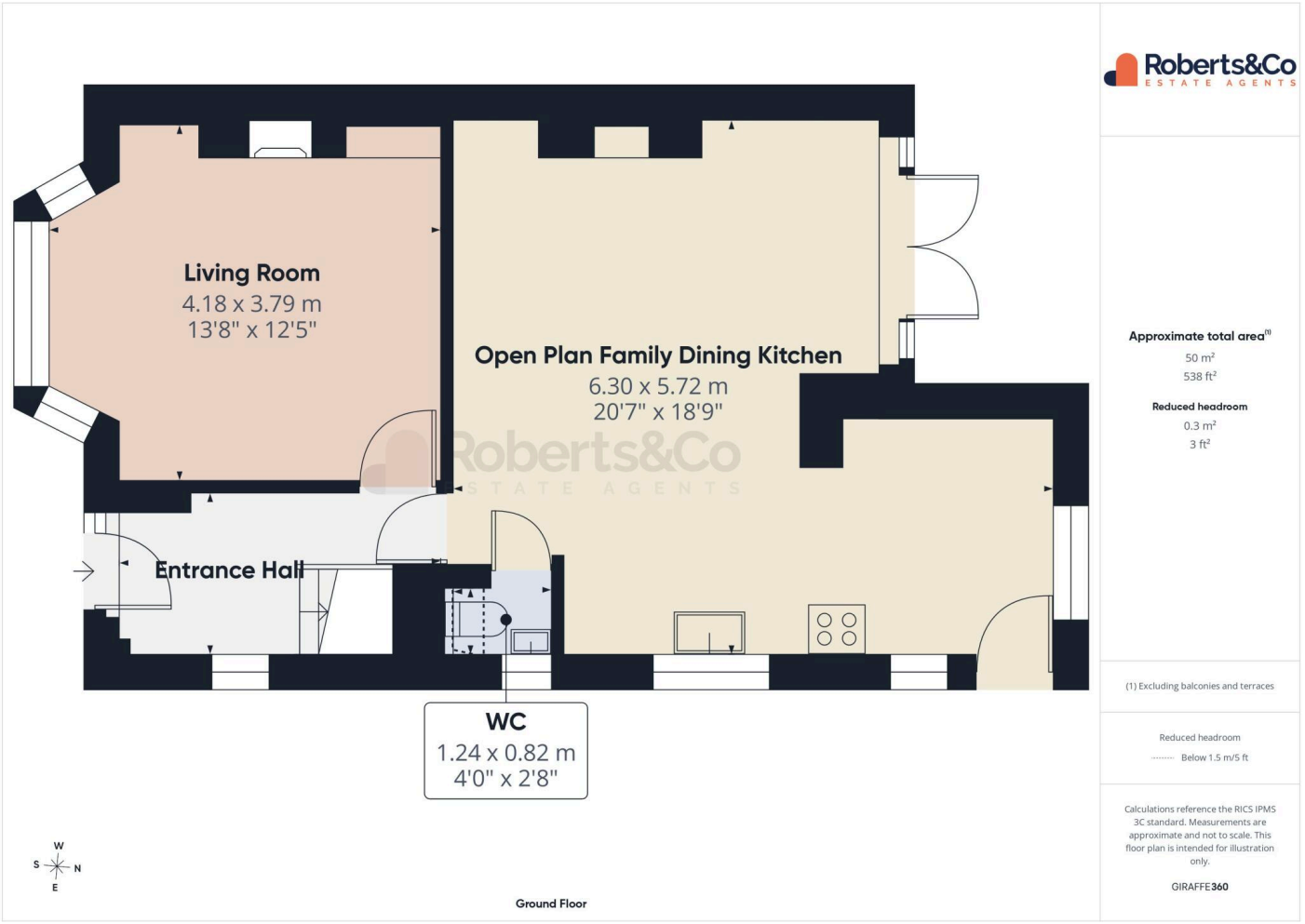
Gallery
Floorplan

MOORHEY DRIVE, PENWORTHAM, PRESTON, PR1



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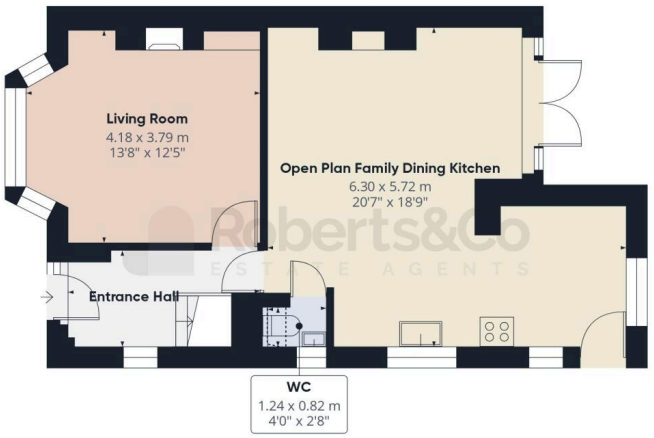
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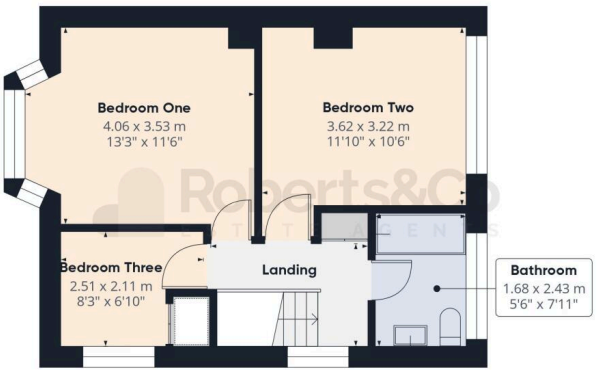
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Gallery
Floorplan

MOORHEY DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor





Floor 1

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Approximate total area(1)

88.4 m²

952 ft²

Reduced headroom

0.3 m²

3 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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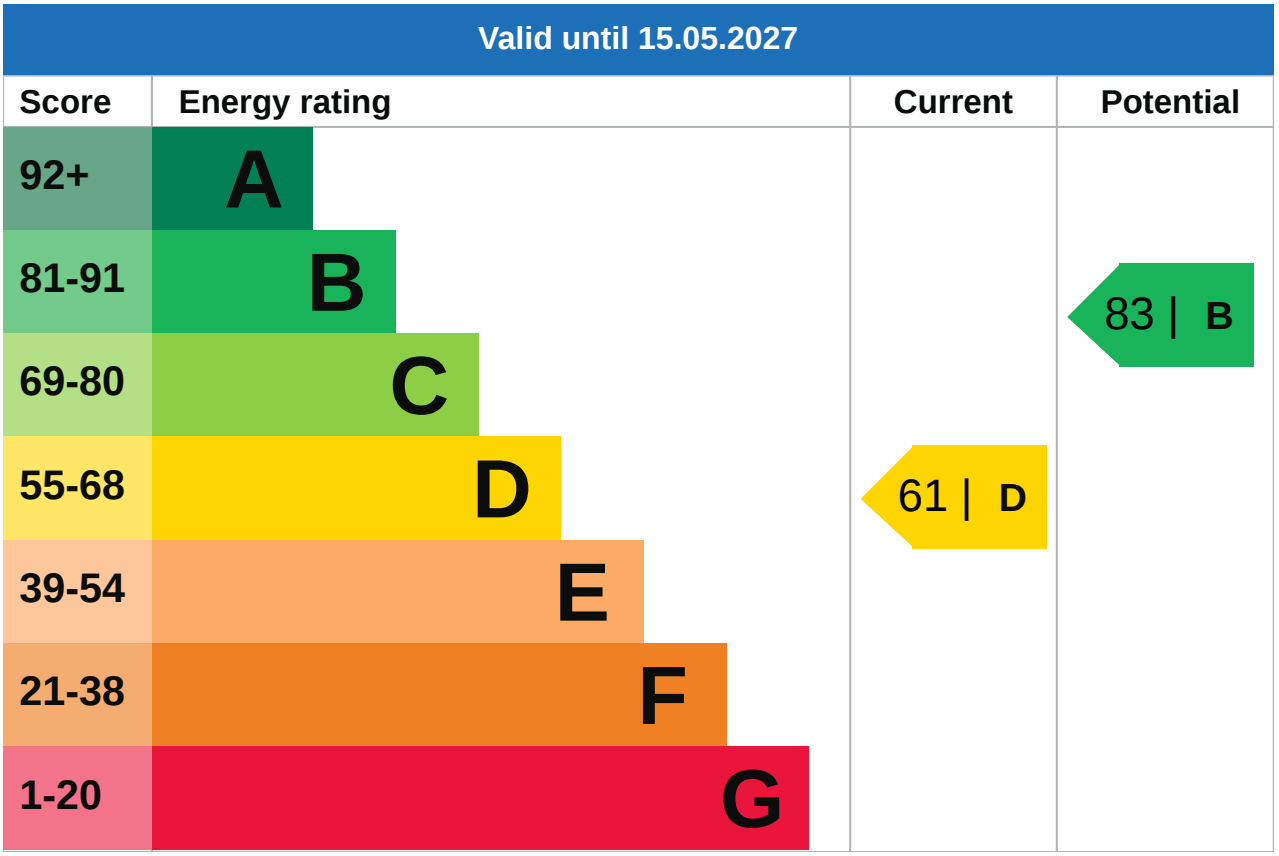
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Moorhey Drive, Penwortham, PR1

Energy rating

D

Valid until 15.05.2027



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EPC - Additional Data

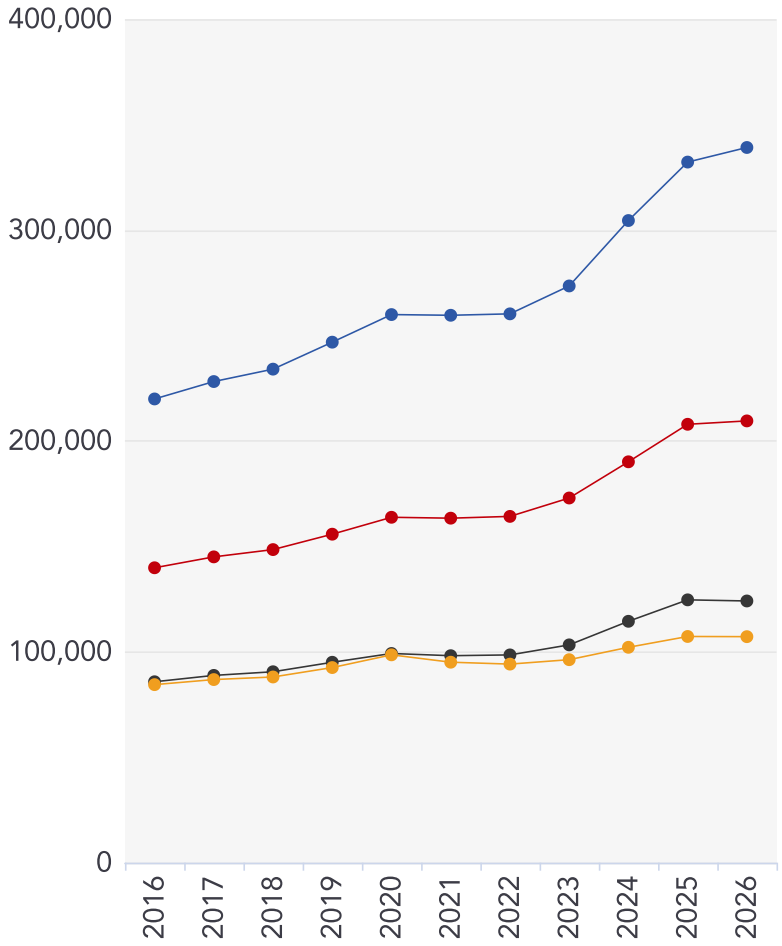
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m^2

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Market
House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

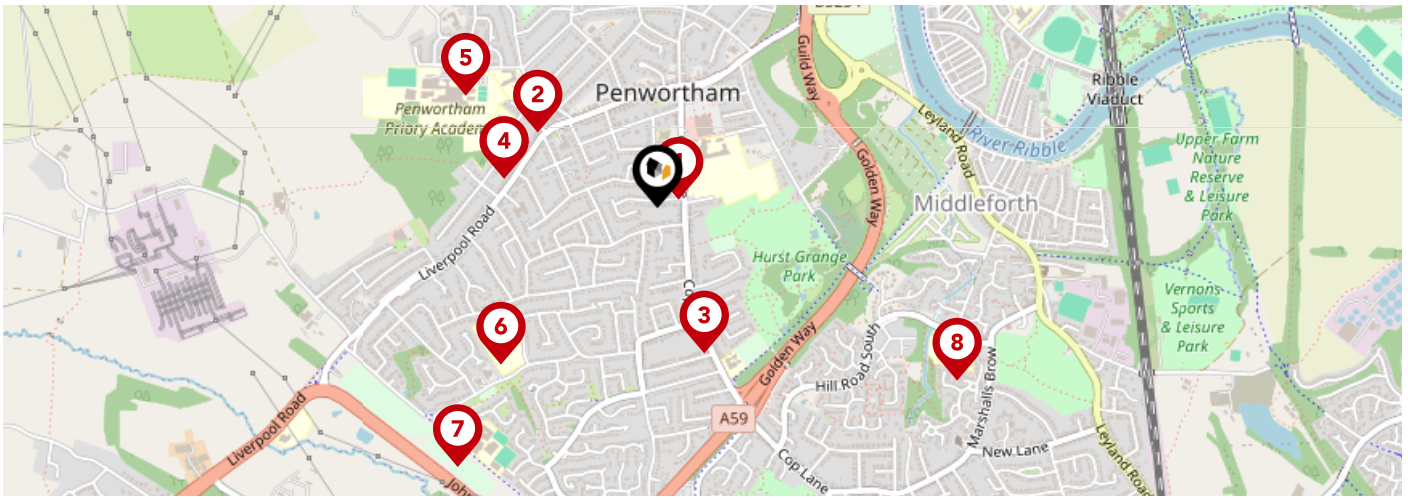
+44.66%

Flat

+26.94%

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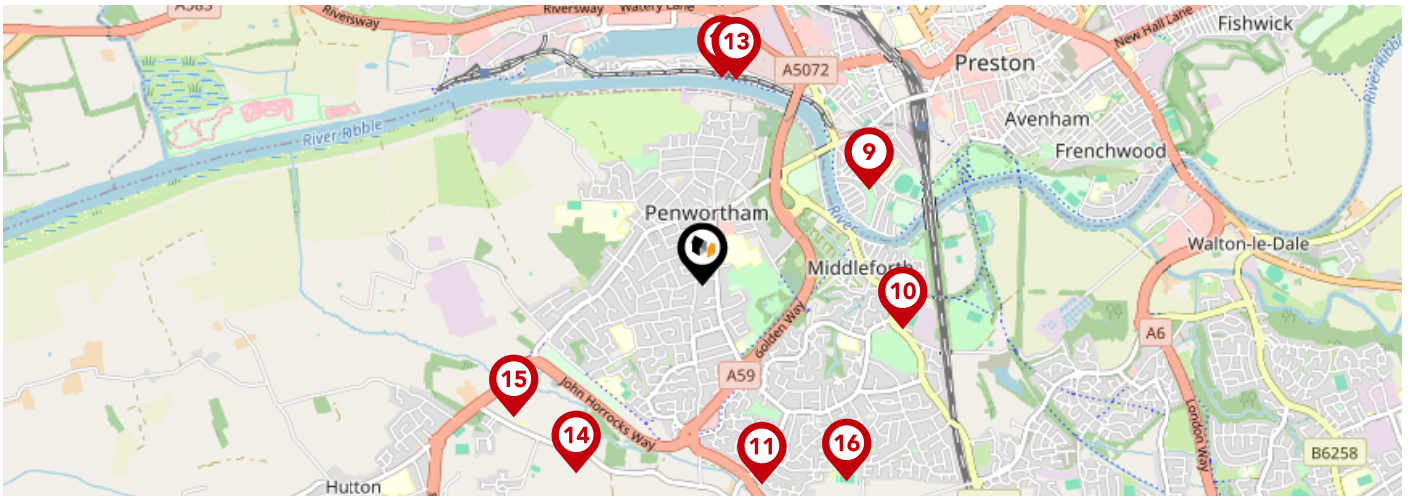
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.05	☐	☐	☑	☐	☐
2	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.31	☐	☑	☐	☐	☐
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.34	☐	☑	☐	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.35	☐	☑	☐	☐	☐
5	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.49	☐	☐	☑	☐	☐
6	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.49	☐	☑	☐	☐	☐
7	All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.72	☐	☐	☑	☐	☐
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:0.76	☐	☑	☐	☐	☐

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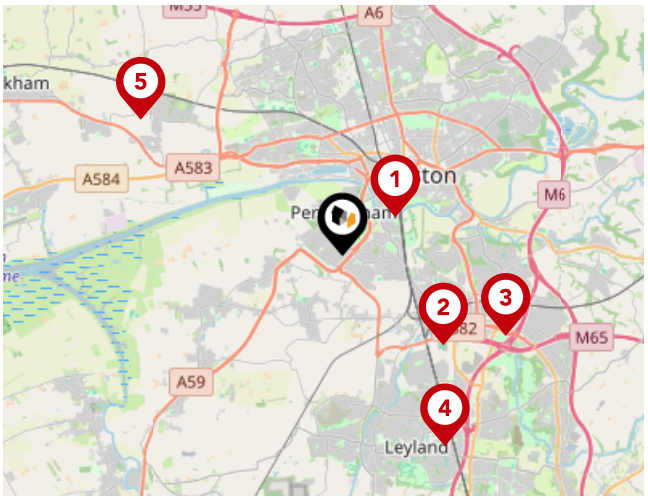
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:0.84	☐	☑	☐	☐	☐
10	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:0.9	☐	☑	☐	☐	☐
11	Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.91	☐	☑	☐	☐	☐
12	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.91	☐	☐	☑	☐	☐
13	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.92	☐	☐	☑	☐	☐
14	Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:0.99	☐	☑	☐	☐	☐
15	Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:1.01	☐	☑	☐	☐	☐
16	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.07	☐	☑	☐	☐	☐

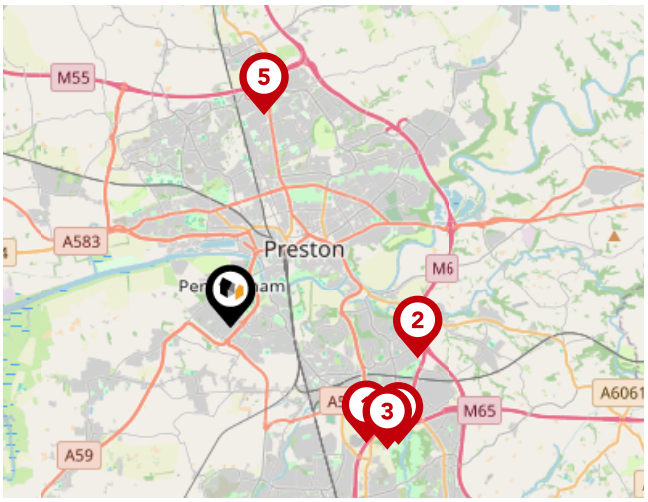
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Area
Transport (National)



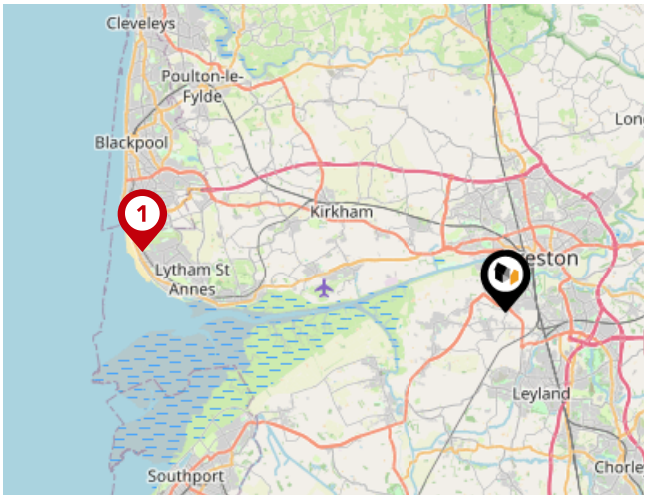
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.13 miles
2	Lostock Hall Rail Station	2.37 miles
3	Bamber Bridge Rail Station	3.18 miles
4	Leyland Rail Station	3.78 miles
5	Salwick Rail Station	4.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.13 miles
2	M6 J30	3.31 miles
3	M65 J1	3.48 miles
4	M6 J29	3.58 miles
5	M55 J1	3.75 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.88 miles

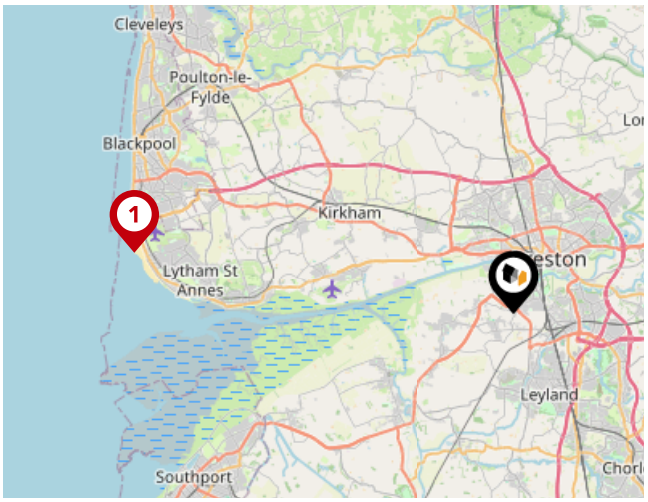
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Area
Transport (Local)



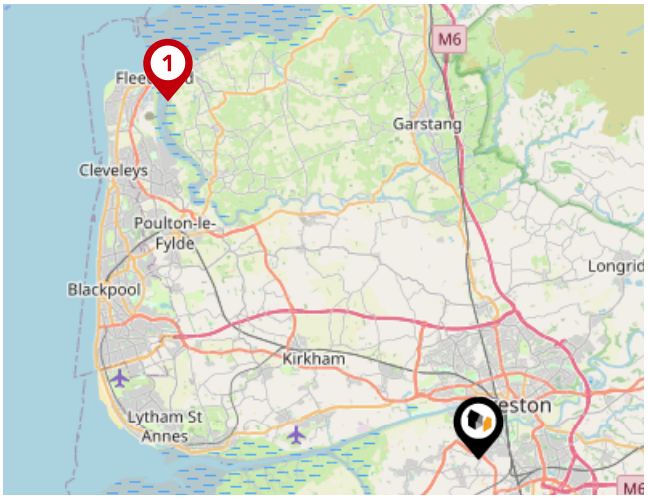
Bus Stops/Stations

Pin	Name	Distance
1	Cop Lane School Stop Only	0.07 miles
2	Girls High School	0.08 miles
3	Manor Lane	0.1 miles
4	St Marys Health Centre	0.12 miles
5	Manor Lane south	0.13 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.45 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.57 miles

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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

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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Environment Agency

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