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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st October 2026



WHITEFIELD ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

Roberts & Co, 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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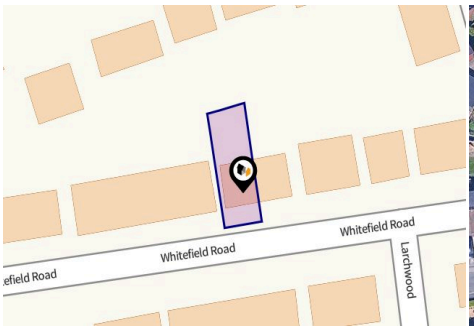
Introduction
Our Comments

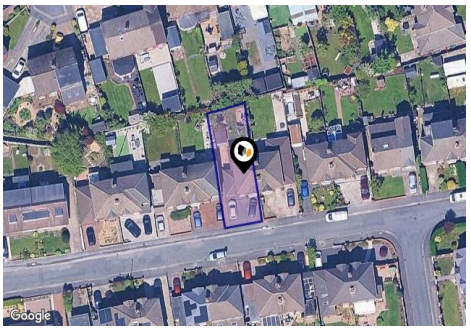
* Extended 3-Bedroom Semi-Detached Home * Three Reception Room * Walking Distance to Penwortham Centre | Excellent Primary and Secondary School Catchments

Situated in a popular residential location, this extended three-bedroom semi-detached home offers versatile and well-proportioned accommodation, making it an excellent choice for growing families, professionals or those looking for additional space to work from home. With three reception rooms, a useful loft room and driveway parking for up to three vehicles, the property offers plenty of flexibility to suit a variety of lifestyles.The location is another real highlight, with Penwortham town centre just a short walk away, providing convenient access to a range of local shops, cafés and everyday amenities. The property also benefits from excellent access to well-regarded primary and secondary schools, making it particularly appealing to families.Upon entering the property, a porch leads into the entrance hallway, providing a welcoming introduction to the home.The main living room is positioned to the front right of the property and features an attractive bay window, allowing natural light to flow into the room, alongside a feature gas fire creating a focal point. Wooden doors open through to the dining room, providing a natural connection between the two reception spaces and making it ideal for both everyday family life and entertaining.The dining room enjoys views and access to the rear garden through patio doors, creating a lovely setting for family meals and offering an easy transition between indoor and outdoor living.A third reception room, positioned to the front left of the property, adds valuable versatility. This space could be used as a playroom, an additional sitting room, a teenage retreat or a dedicated home office, depending on individual needs.The kitchen is fitted with modern white gloss cabinets complemented by coordinating worktops. Integrated appliances include a fridge and freezer, alongside an electric oven and hob, with additional space and plumbing for a washing machine. A convenient downstairs WC completes the ground-floor accommodation.To the first floor, the landing provides access to three bedrooms, comprising two double bedrooms and a generous single bedroom. Bedroom two benefits from an internal fitted cupboard, providing useful additional storage. The floor is completed by a shower room.An added bonus is the useful loft room, offering further flexible space for a variety of purposes. With a Velux window, flooring, lighting and power already in place, this room could provide an ideal hobby space, occasional workspace or additional storage area, subject to any necessary consents for the intended use.Externally, the rear garden offers a pleasant outdoor space for relaxing, entertaining and family enjoyment. The garden features a lawn, mature borders, a wooden shed and a couple of seating areas, providing different spots to enjoy the outdoors throughout the warmer months. To the front, the driveway provides off-road parking for up to three cars.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft^2 / 96 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA554174		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	78	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

Gallery
Photos











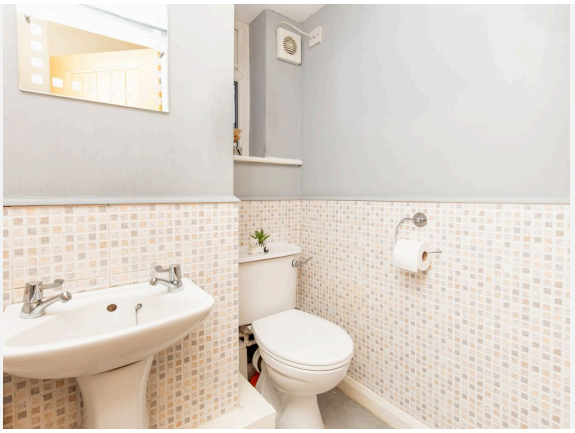






Gallery
Photos











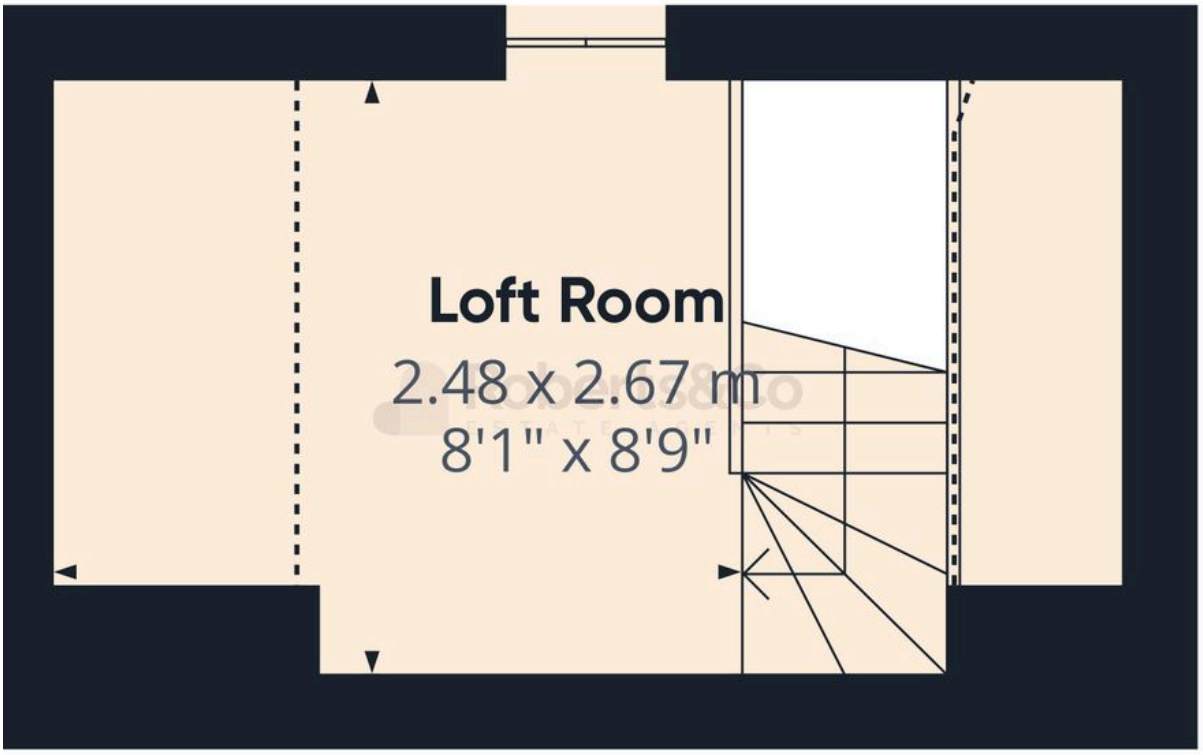




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Gallery
Floorplan

WHITEFIELD ROAD, PENWORTHAM, PRESTON, PR1



Approximate total area(1)
8.2 m²
88 ft²

Reduced headroom
3.6 m²
39 ft²

(1) Excluding balconies and terrace

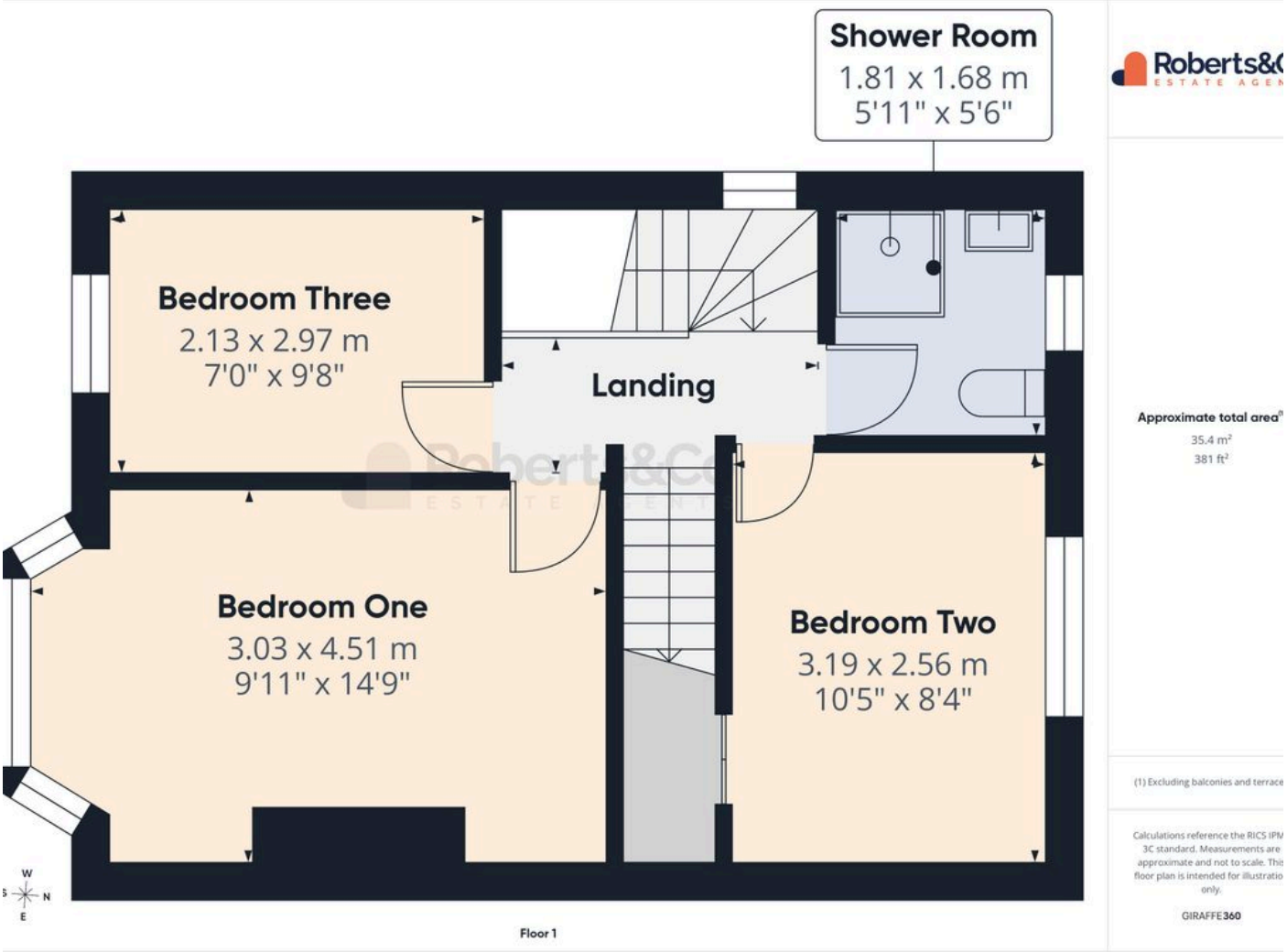
Reduced headroom
Below 1.5 m/5 ft

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

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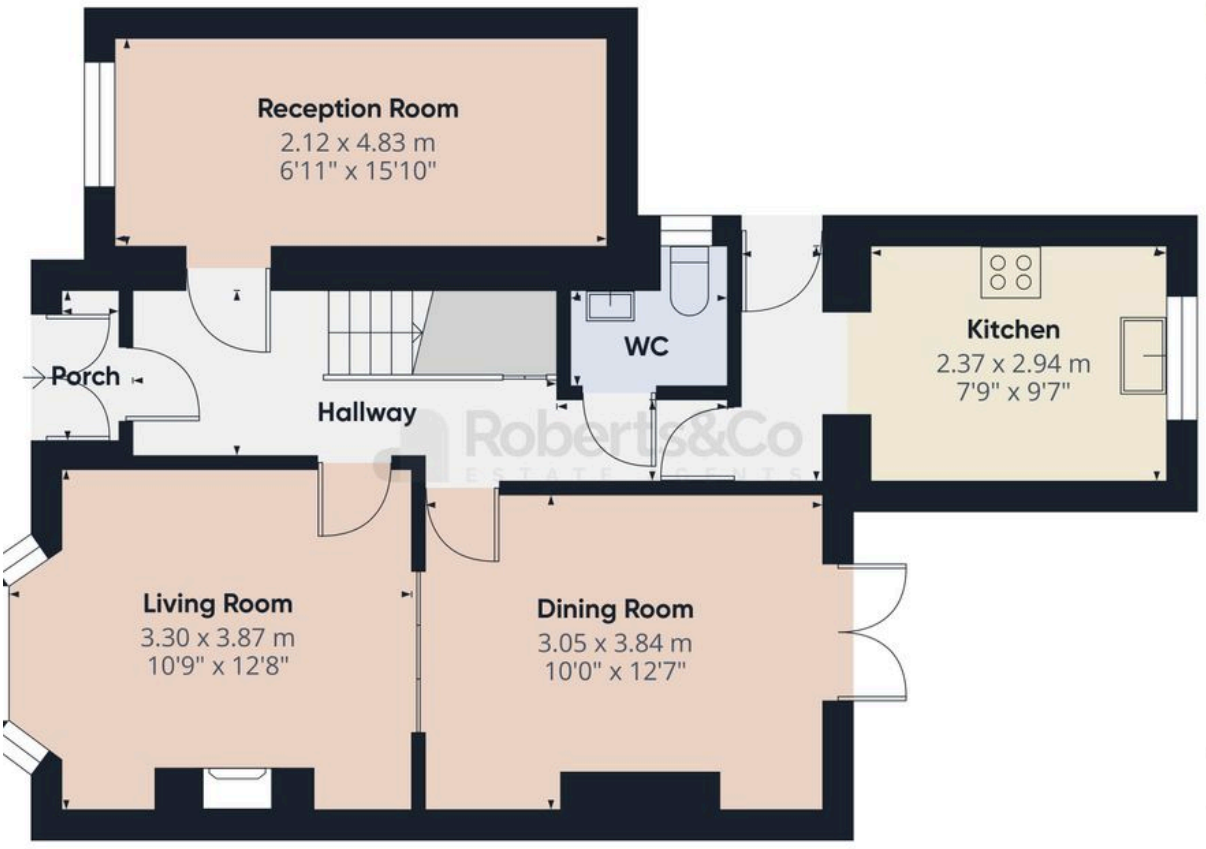
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Gallery
Floorplan

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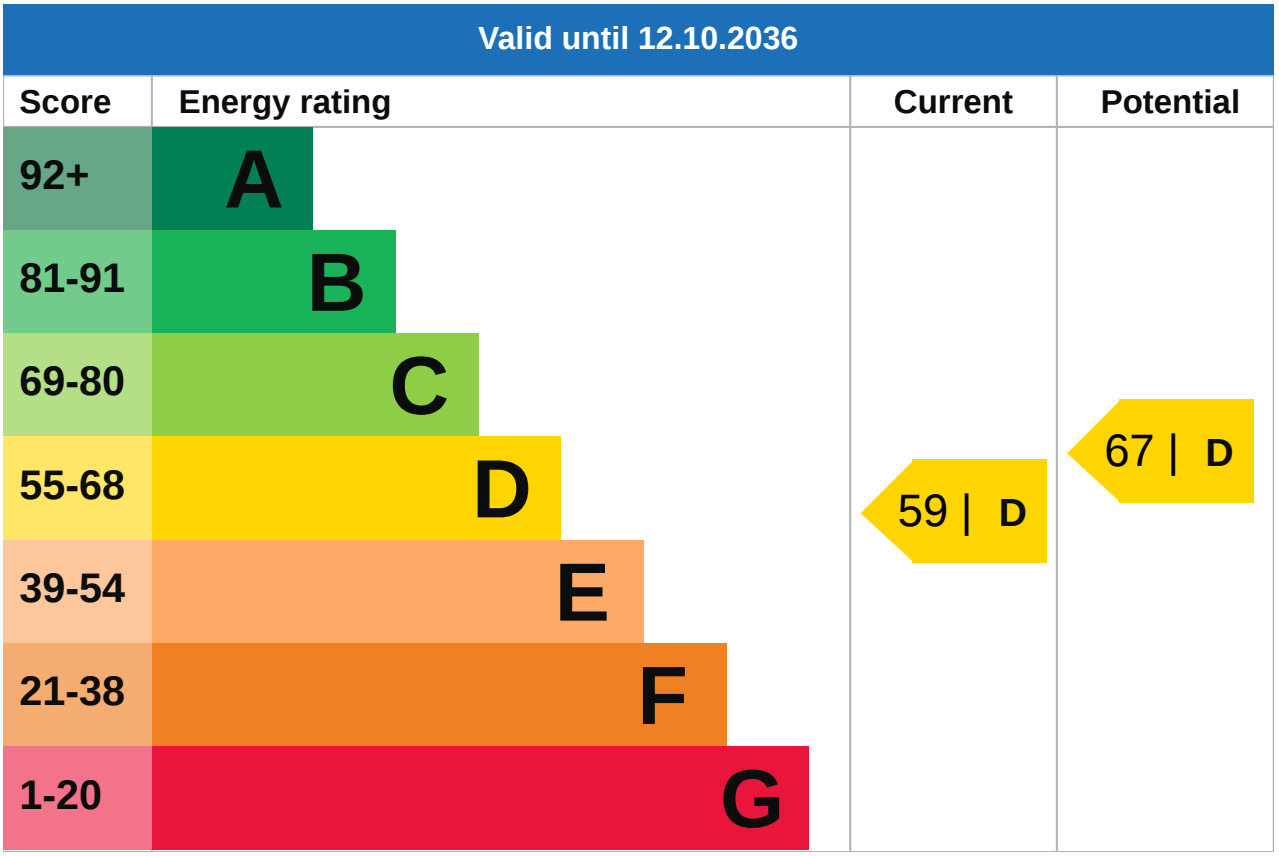
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Penwortham, PRESTON,

Energy rating

D

Valid until 12.10.2036



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EPC - Additional Data

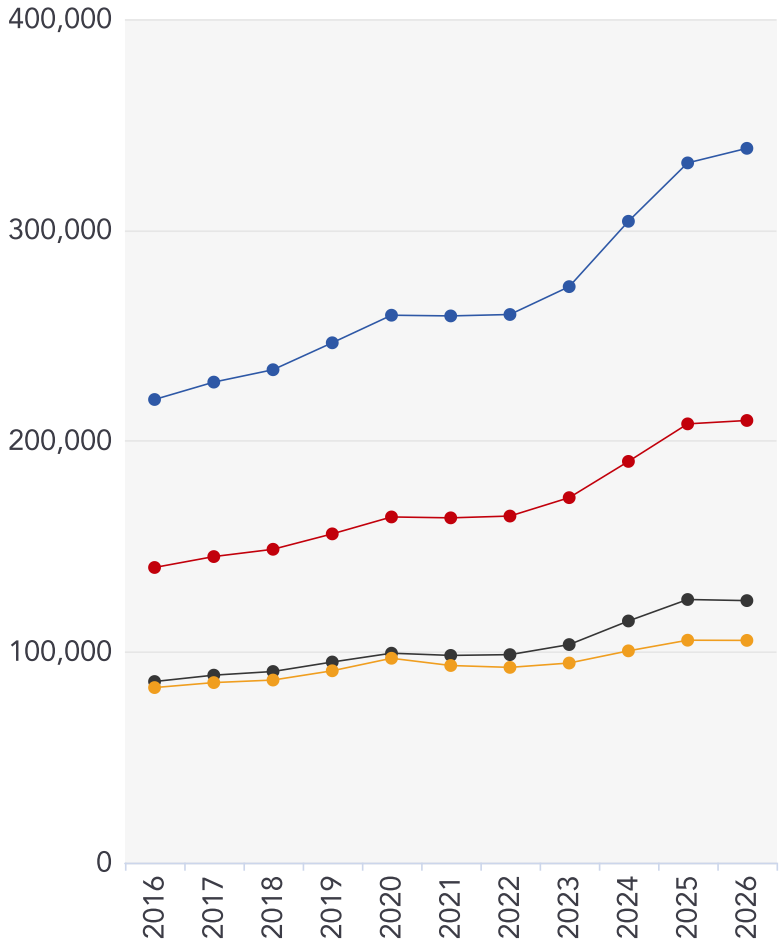
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	96 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

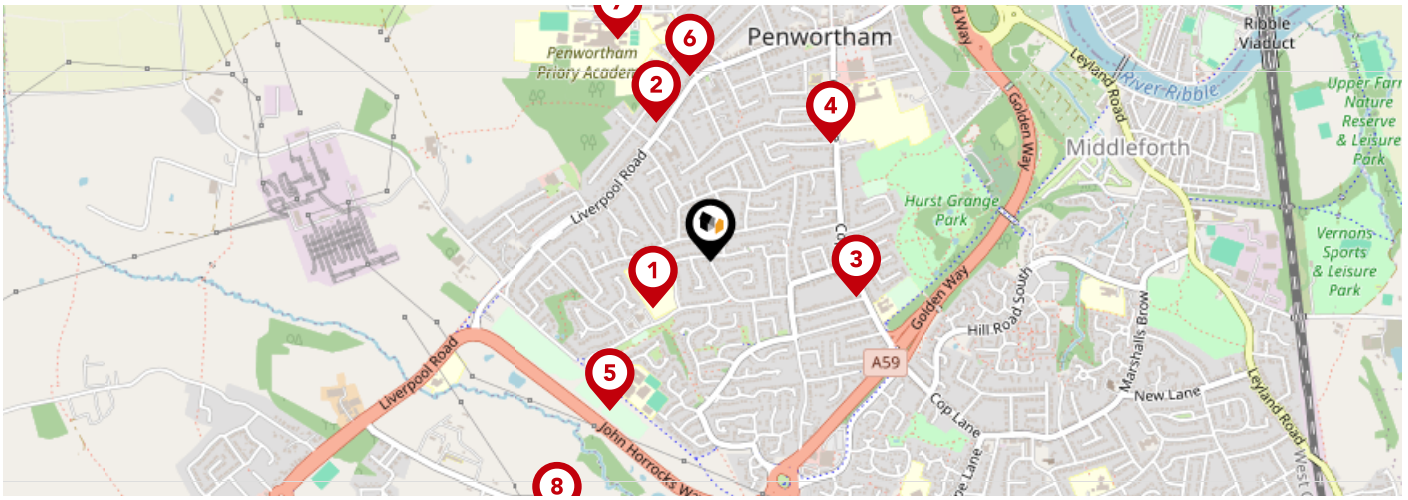
+44.66%

Flat

+26.94%

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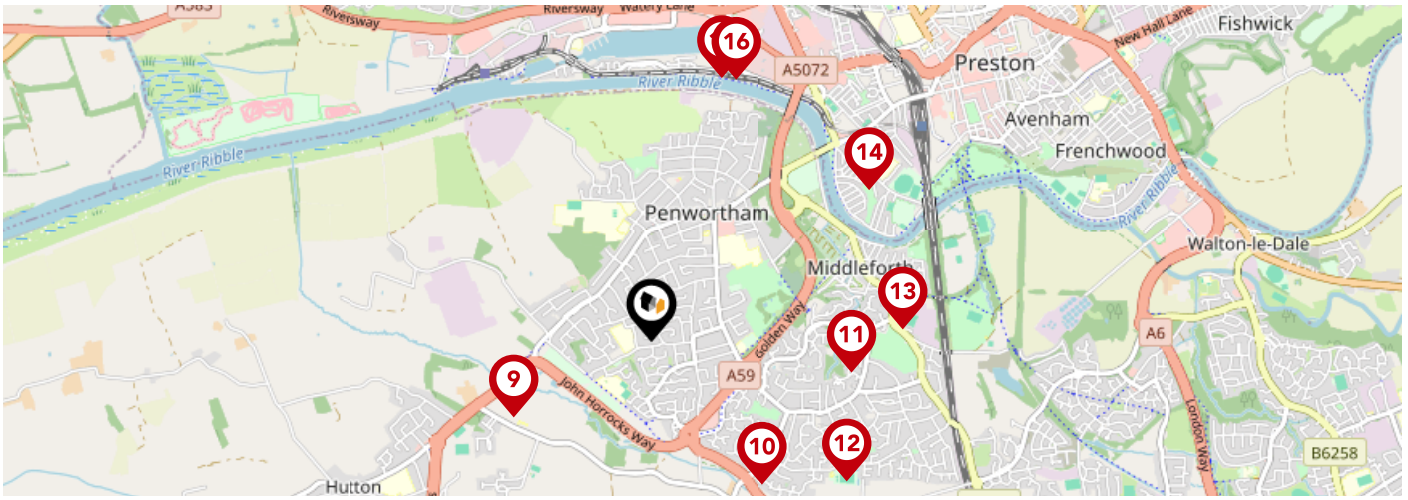
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.16	☐	☑	☐	☐	☐
2	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.33	☐	☑	☐	☐	☐
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.33	☐	☑	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.37	☐	☐	☑	☐	☐
5	All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.4	☐	☐	☑	☐	☐
6	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.41	☐	☑	☐	☐	☐
7	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.53	☐	☐	☑	☐	☐
8	Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:0.67	☐	☑	☐	☐	☐

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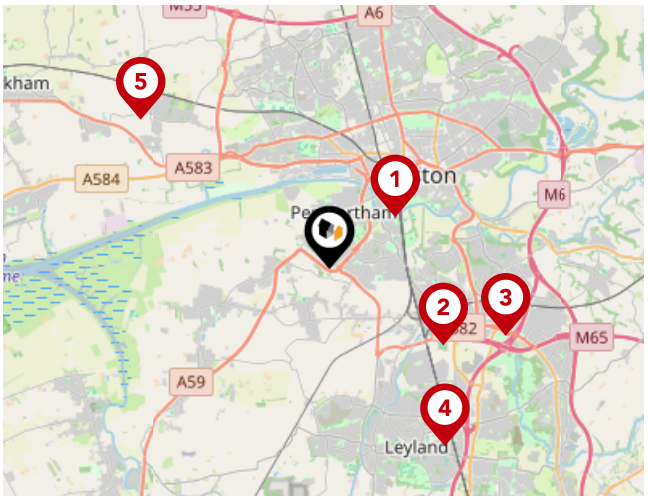
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:0.69		✓			
10	Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.79		✓			
11	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:0.89		✓			
12	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.05		✓			
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.1		✓			
14	St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.16		✓			
15	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:1.19			✓		
16	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:1.21			✓		

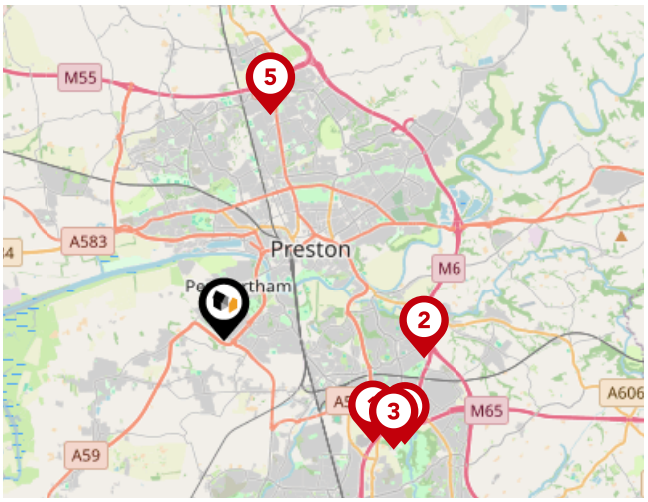
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Area
Transport (National)



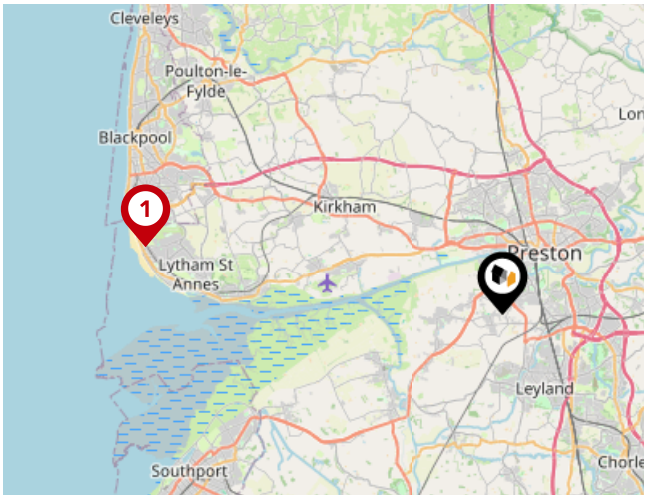
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.45 miles
2	Lostock Hall Rail Station	2.39 miles
3	Bamber Bridge Rail Station	3.28 miles
4	Leyland Rail Station	3.68 miles
5	Salwick Rail Station	4.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.16 miles
2	M6 J30	3.49 miles
3	M65 J1	3.52 miles
4	M6 J29	3.63 miles
5	M55 J1	4.03 miles

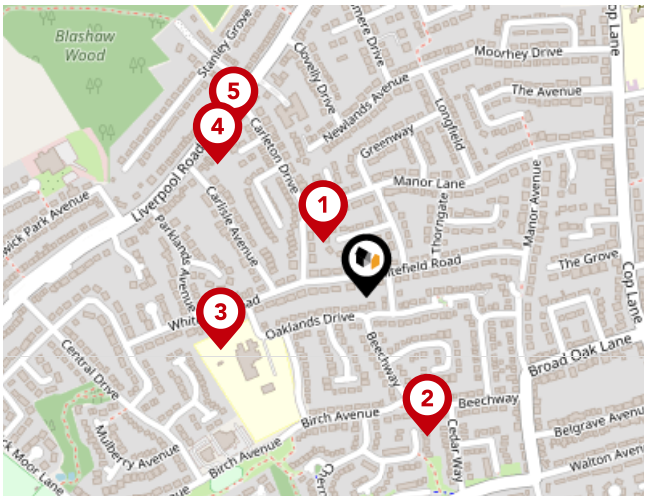


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.7 miles

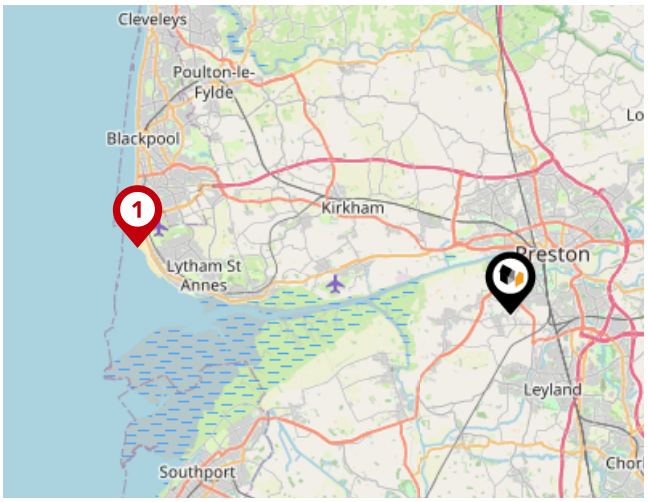
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Area
Transport (Local)



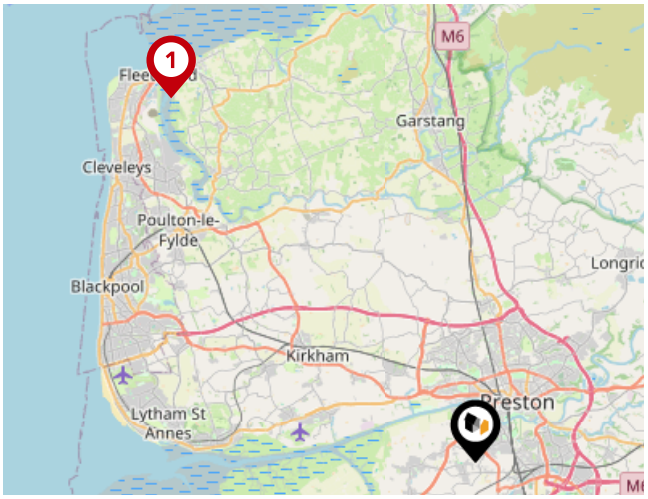
Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane	0.07 miles
2	Birch Avenue	0.16 miles
3	Parklands Avenue	0.16 miles
4	Carleton Drive	0.21 miles
5	Blashaw Lane	0.23 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.61 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

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

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Roberts & Co, 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

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