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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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The Property Ombudsman

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Introduction
Our Comments

* 4-Bedroom Detached Family Home * Sought-After Penwortham Location * High Standard of Presentation Throughout

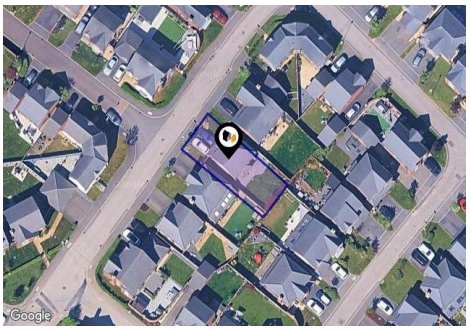
Occupying a superb position on the highly sought-after Ashdale Crescent in Penwortham, just off The Cawsey, this impressive four-bedroom detached family home offers spacious, versatile accommodation, attractive presentation and a desirable residential setting. Finished to a high standard throughout, the property features elegant oak internal doors, a welcoming interior and a practical layout ideally suited to modern family living.The location is a particular highlight, with a selection of well-regarded schools, local shops, everyday amenities and excellent transport connections nearby. Preston city centre is easily accessible, while convenient road links provide access to the wider motorway network, making this an excellent choice for families and commuters alike.Upon entering the property, the welcoming entrance hall provides access to the main living accommodation, with stairs leading to the first floor. The spacious living room is an inviting place to relax, featuring attractive oak flooring, a bay window allowing natural light to fill the room and a useful understairs storage cupboard. Glazed double doors lead through to the dining kitchen, creating a lovely flow between the principal living spaces.The dining kitchen is fitted with contemporary white cabinetry complemented by coordinating work surfaces, offering a clean and timeless finish. Integrated appliances include a gas hob, electric oven, combination electric oven and grill, and fridge freezer. A handy breakfast bar provides additional seating, while there is ample room for a dining table and chairs, making this a sociable space for everyday meals and entertaining. Patio doors open directly onto the rear garden, allowing the indoor and outdoor spaces to connect beautifully during the warmer months.A separate utility room provides additional practicality, with space and plumbing for a washing machine and tumble dryer. A convenient ground floor WC completes the downstairs accommodation.To the first floor, there are four generously proportioned bedrooms, offering flexibility for growing families, guests or those requiring a home office. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, providing a comfortable and practical retreat. The remaining bedrooms are served by the family bathroom.Externally, the property benefits from a driveway providing off-road parking for two vehicles, a garage and a useful covered entrance porch. To the rear, the garden has been designed for ease of maintenance, featuring artificial lawn, raised stone borders and a patio seating area, creating an attractive setting for outdoor dining, relaxing and entertaining.

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,119 ft^2 / 104 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LAN259879		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	78	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

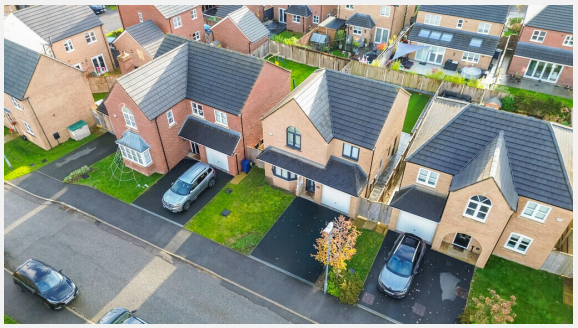
Satellite/Fibre TV Availability:

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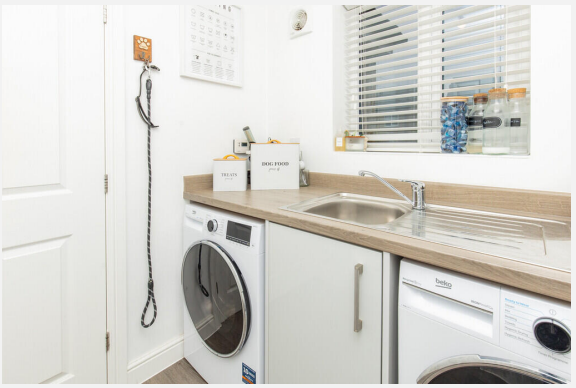




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ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1



Approximate total area(1)
46.5 m²
499 ft²

(1) Excluding balconies and terraces

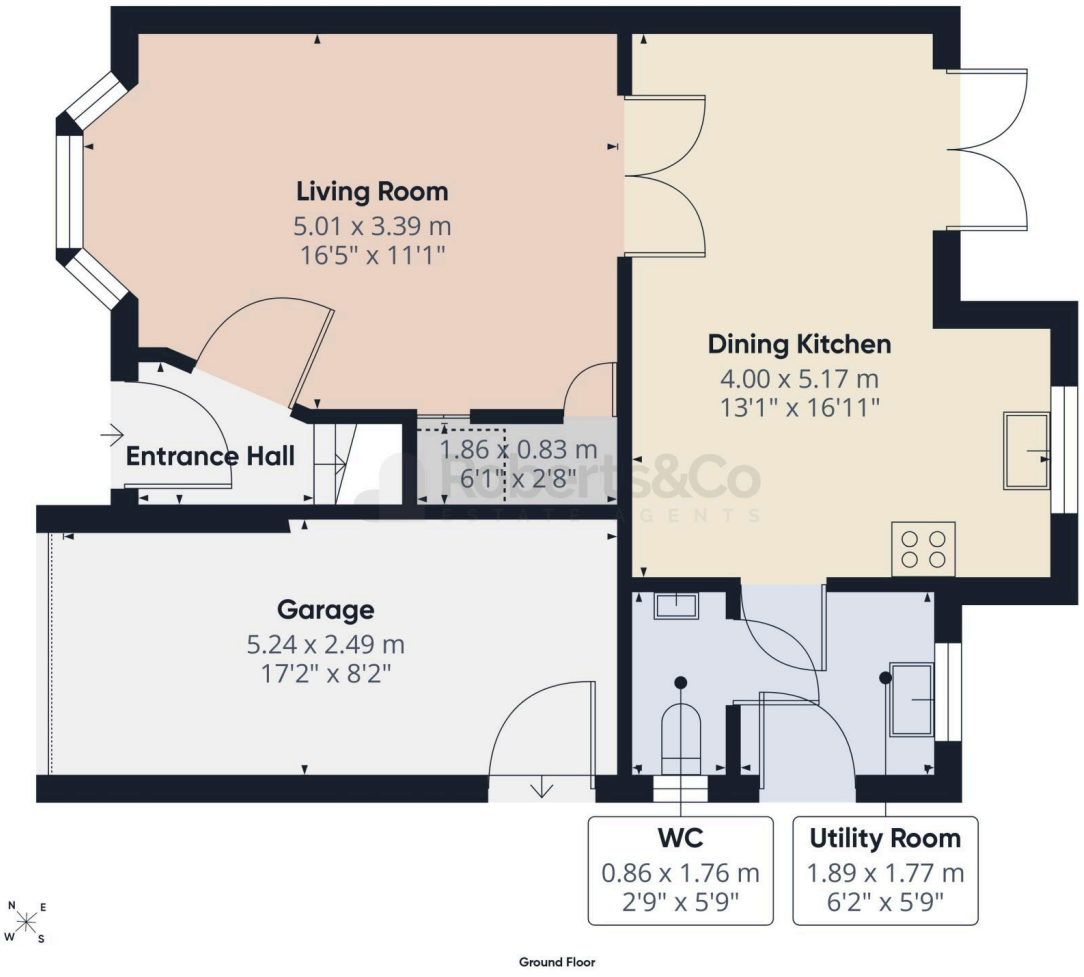
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

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Approximate total area(1)
56.1 m²
604 ft²

Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

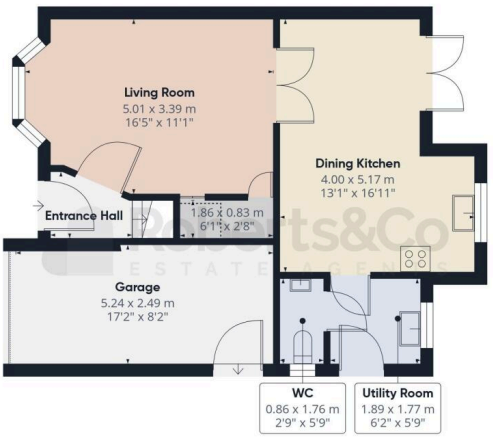
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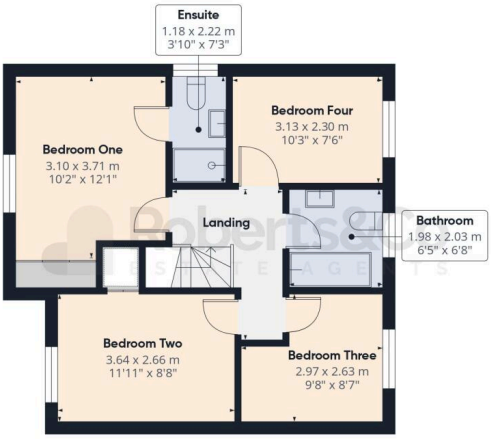
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ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

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Approximate total area(1)

102.6 m²
1103 ft²

Reduced headroom

0.6 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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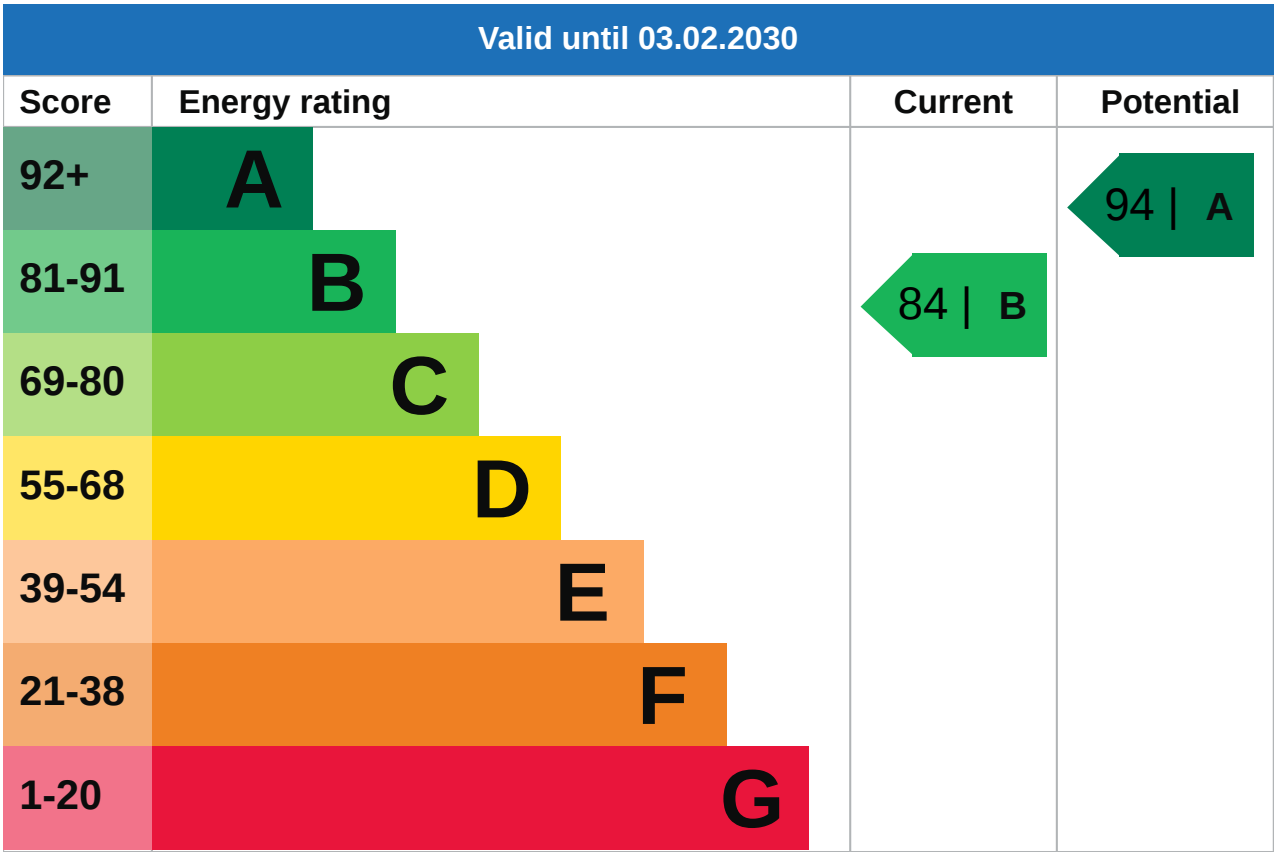
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Ashdale Crescent, Penwortham, PR1

Energy rating

B

Valid until 03.02.2030



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EPC - Additional Data

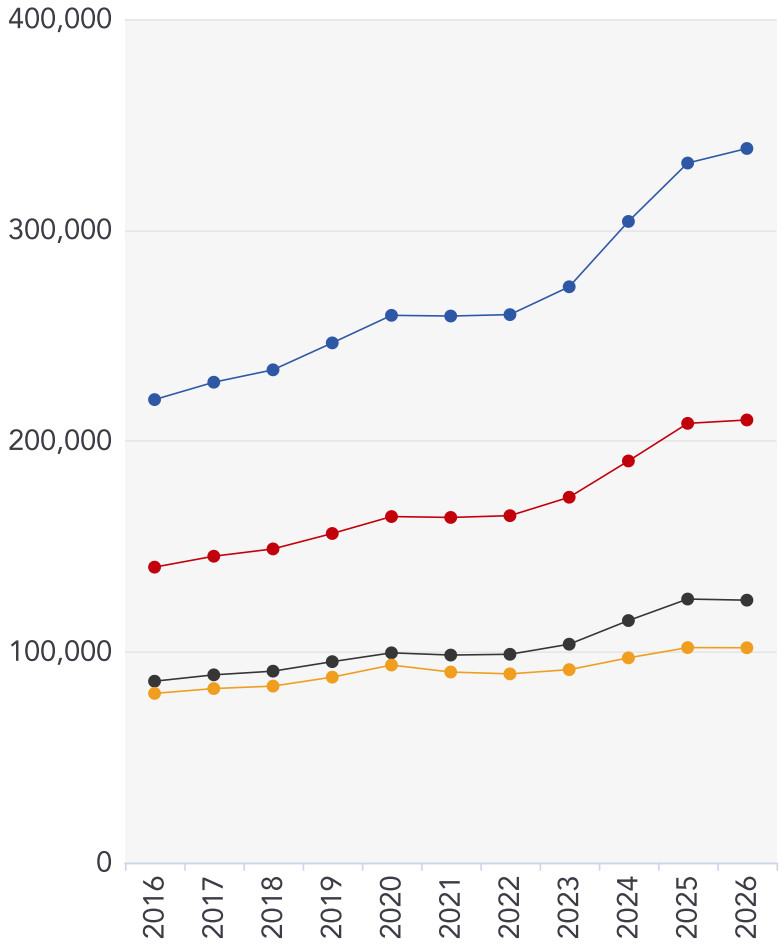
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â¦K
Total Floor Area:	104 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

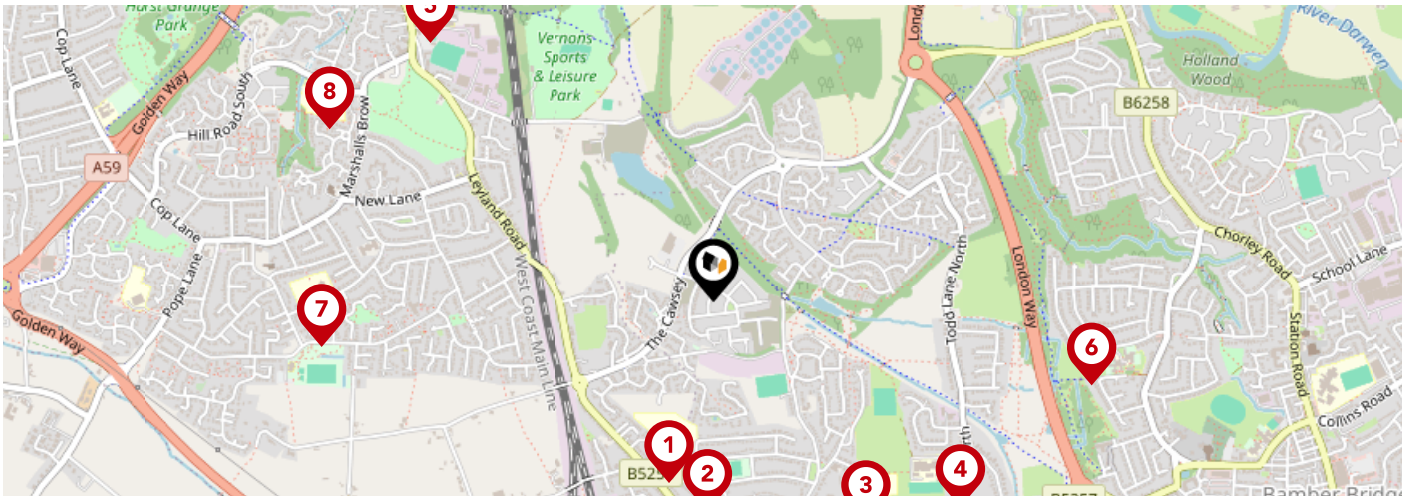
+44.66%

Flat

+26.94%

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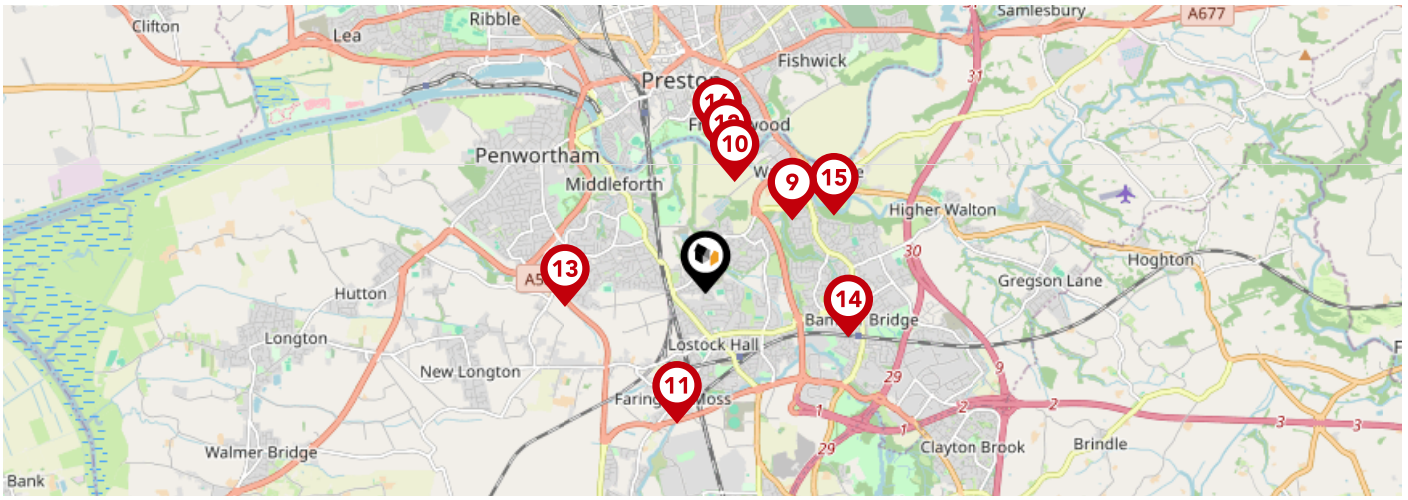
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.41	☐	☐	☑	☐	☐
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.46	☐	☑	☐	☐	☐
3	Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.59	☐	☑	☐	☐	☐
4	Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.7	☐	☐	☑	☐	☐
5	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:0.84	☐	☑	☐	☐	☐
6	Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.85	☐	☑	☐	☐	☐
7	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:0.87	☐	☑	☐	☐	☐
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:0.92	☐	☑	☐	☐	☐

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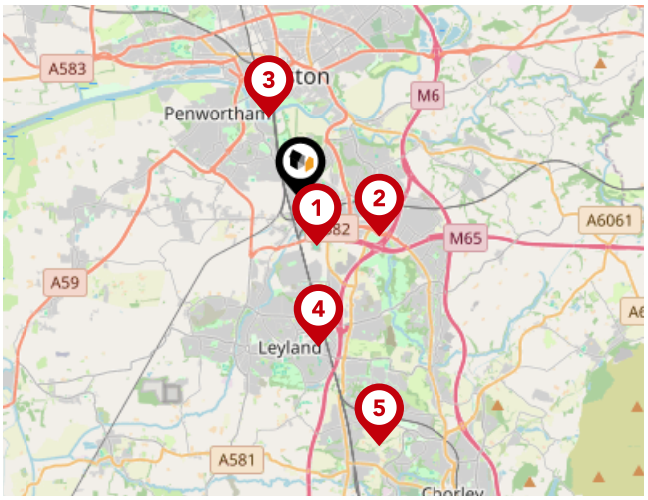
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good | Pupils: 258 | Distance:1		✓			
10 Christ The King Catholic High School Ofsted Rating: Not Rated | Pupils: 395 | Distance:1.03			✓		
11 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:1.15		✓			
12 Frenchwood Community Primary School Ofsted Rating: Requires improvement | Pupils: 330 | Distance:1.18		✓			
13 Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.24		✓			
14 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:1.3		✓			
15 St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good | Pupils: 177 | Distance:1.32		✓			
16 St Augustine's Catholic Primary School, Preston Ofsted Rating: Good | Pupils: 278 | Distance:1.36		✓			

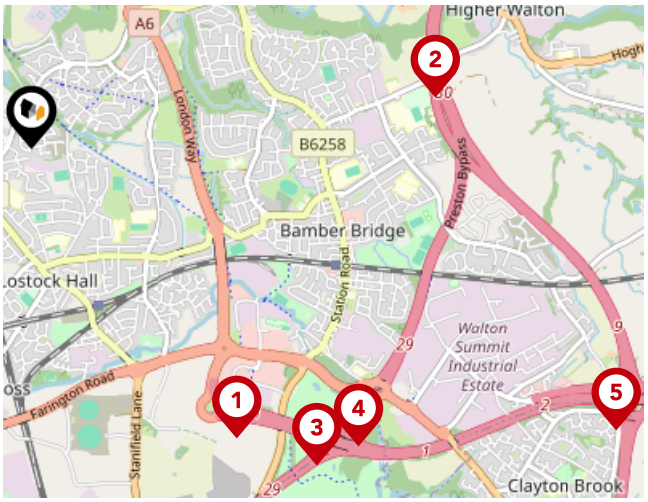
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Area
Transport (National)



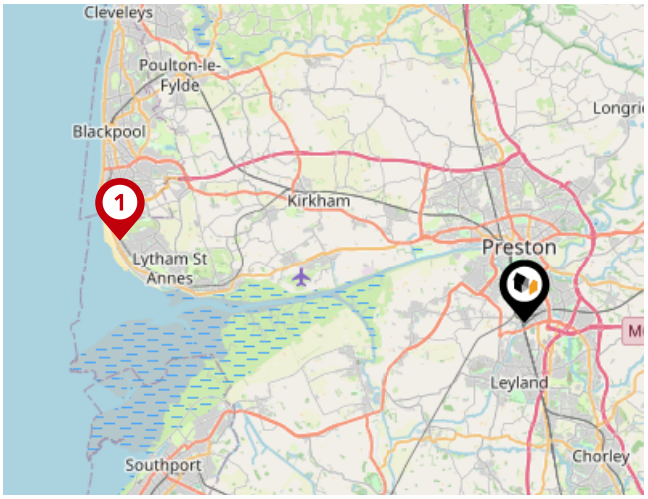
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.87 miles
2	Bamber Bridge Rail Station	1.5 miles
3	Preston Rail Station	1.53 miles
4	Leyland Rail Station	2.59 miles
5	Buckshaw Parkway Rail Station	4.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.55 miles
2	M6 J30	1.78 miles
3	M65 J1	1.87 miles
4	M6 J29	1.94 miles
5	M65 J2	2.84 miles

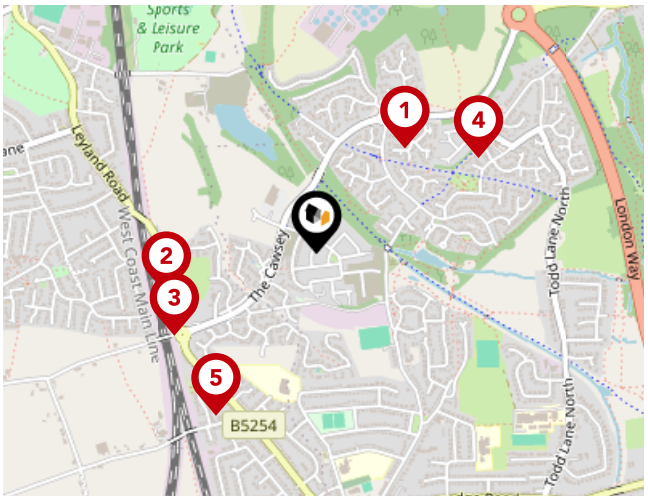


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.49 miles

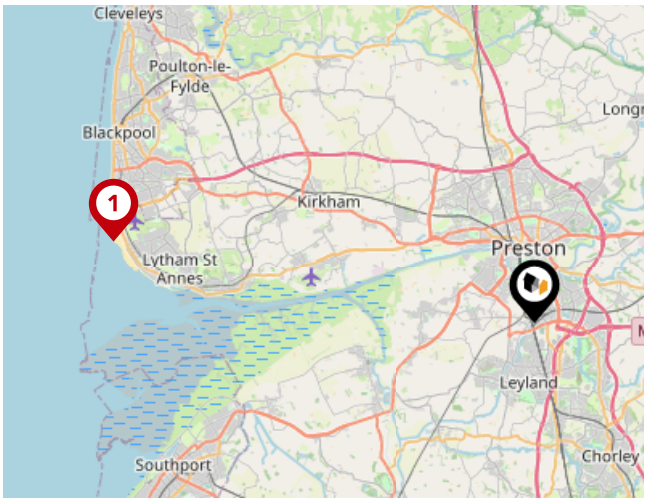
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Area
Transport (Local)



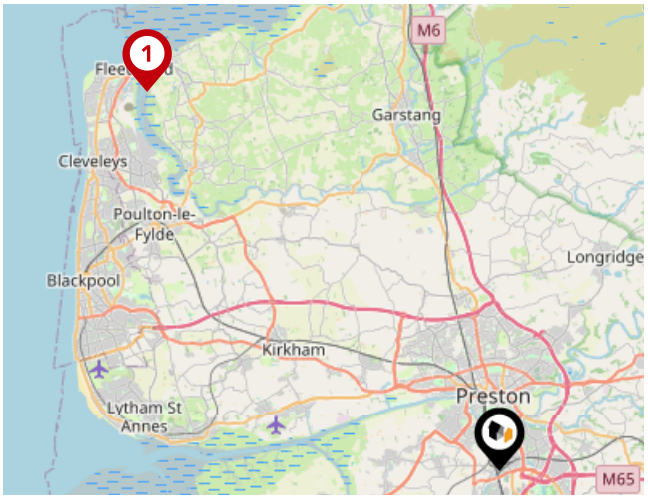
Bus Stops/Stations

Pin	Name	Distance
1	Carrwood Roundabout	0.3 miles
2	Sumpter Horse	0.33 miles
3	Bee Lane	0.35 miles
4	Hennel Lane	0.41 miles
5	Round Acre	0.41 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.06 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.13 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

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Roberts & Co
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Land Registry

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