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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



BIRCHFIELD, MUCH HOOLE, PRESTON, PR4

Roberts & Co

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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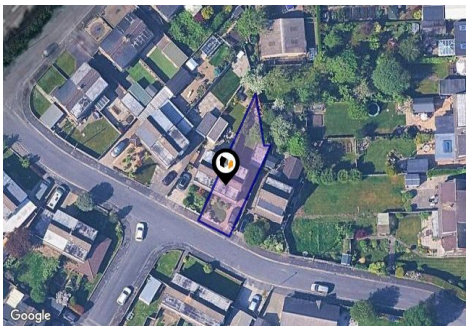
Introduction
Our Comments

* Three-Bedroom Semi-Detached Home | No Chain * Driveway & Detached Garage * Private Rear Garden Offered for sale with no onward chain, this attractive three-bedroom home is situated in a pleasant residential area, making it an appealing choice for first-time buyers, couples and families alike. The property benefits from driveway parking leading to a detached garage, a private rear garden with several seating areas, and well-proportioned accommodation throughout.Conveniently positioned close to a selection of local amenities, popular restaurants and the much-loved Tootsies Ice Cream Shop, the property also benefits from excellent transport links, providing easy access to surrounding areas.Upon entering, you are welcomed by an inviting entrance hall leading through to the main living accommodation. The front-facing living room offers a comfortable space to relax, featuring an attractive box bay window that allows natural light to fill the room, together with a gas fire creating a cosy focal point.To the rear, the dining kitchen offers a practical and sociable space for everyday living. Fitted with a range of wall and base units and complementary worktops, the kitchen includes an electric twin oven and grill combination, an electric hob, plumbing and space for a washing machine, and space for an under-counter fridge. There is also room for a dining table and chairs, making it ideal for family meals or entertaining. Patio doors provide direct access to the rear garden, creating a lovely connection between indoor and outdoor living.The private rear garden is a lovely feature of the property, offering a pleasant combination of lawn, established shrubs and a productive pear tree, which yields an abundance of both Conference and Williams pears each year. There are also several seating areas, providing the perfect spots to relax, entertain guests and enjoy the outdoor surroundings. An additional practical benefit is the outside WC, conveniently located at the rear of the detached garage.The first floor offers three well-proportioned bedrooms, comprising two comfortable double bedrooms and a generous single bedroom. Bedroom one benefits from fitted bedroom furniture, while bedroom three features a fitted wardrobe, providing useful built-in storage. Completing the accommodation is a modern fitted shower room, featuring a spacious walk-in shower.Externally, the property benefits from driveway parking leading to a detached garage, offering additional storage or potential workshop space, subject to requirements. The front and rear flat roofs were also renewed at the beginning of 2026, providing a further point of interest for prospective buyers.With its three-bedroom accommodation, private garden, detached garage and the added advantage of no onward chain, this is a home well worth viewing for anyone looking to settle in a popular residential location with convenient local amenities and transport connections.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	807 ft^2 / 75 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA609464		

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:
- Rivers & Seas: Low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	71 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT	sky	Virgin media

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Gallery
Photos

















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Gallery
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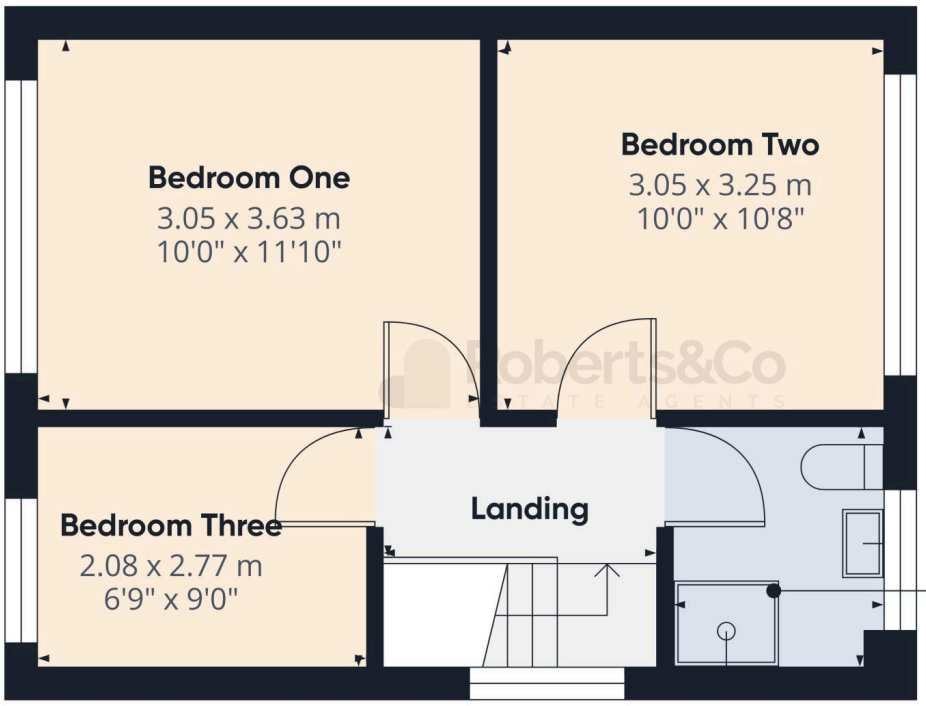


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Gallery
Photos



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Floor 1 Building 1

Approximate total area(1)
34.2 m²
369 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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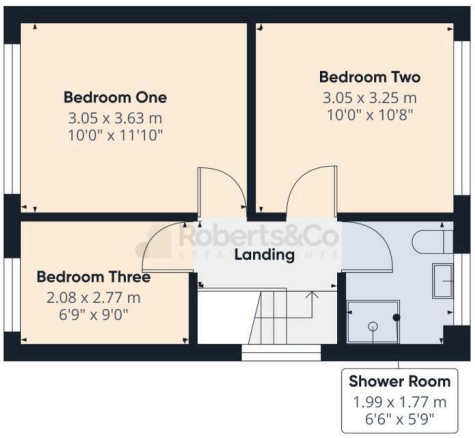
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Gallery
Floorplan

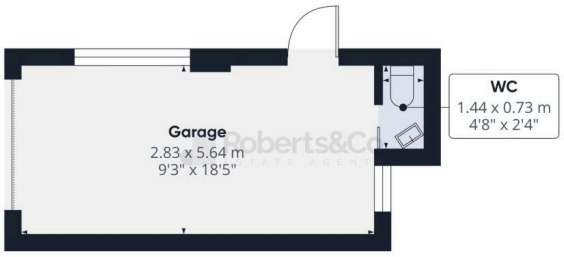
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

86.9 m²

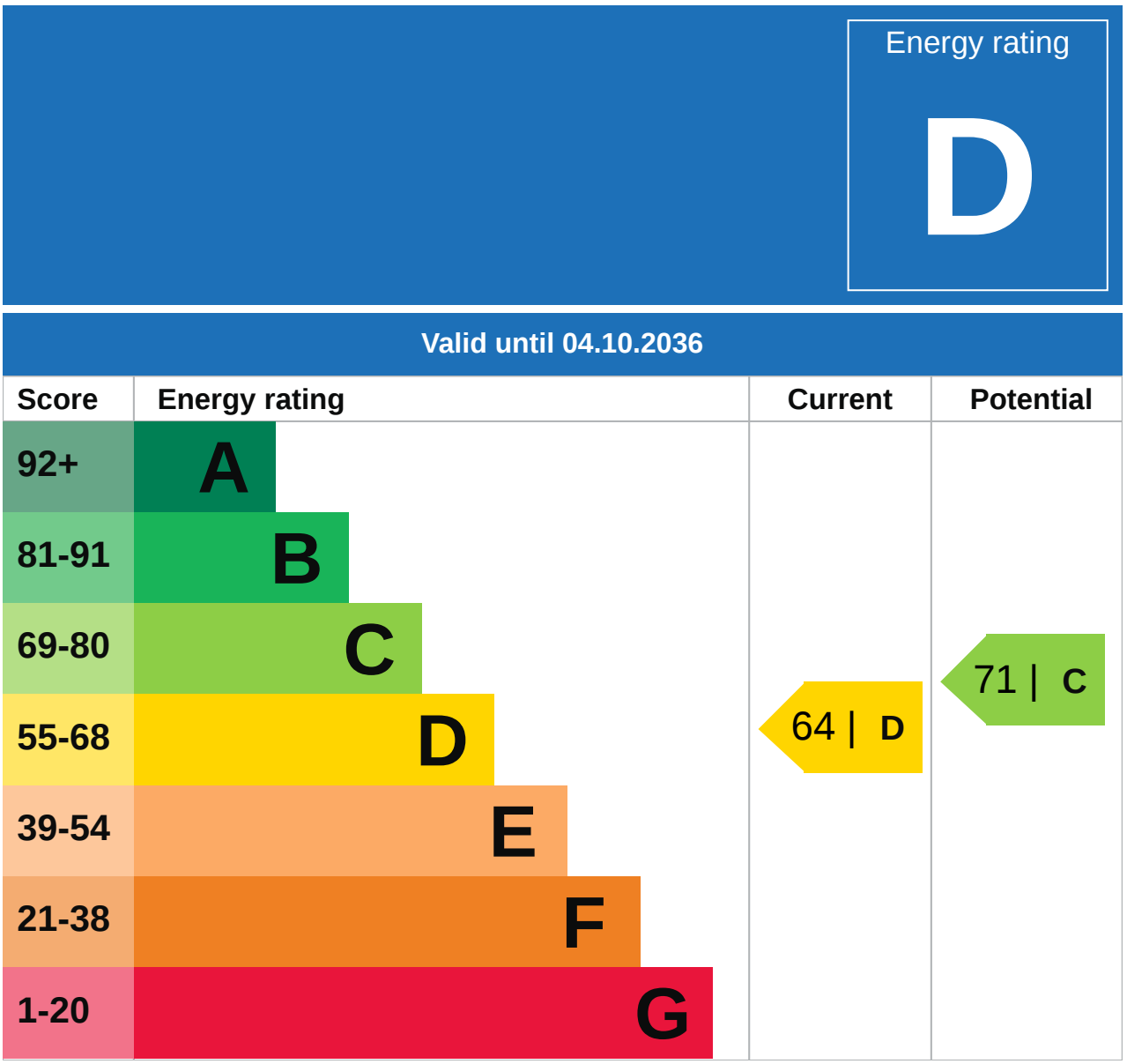
936 ft²

(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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EPC - Additional Data

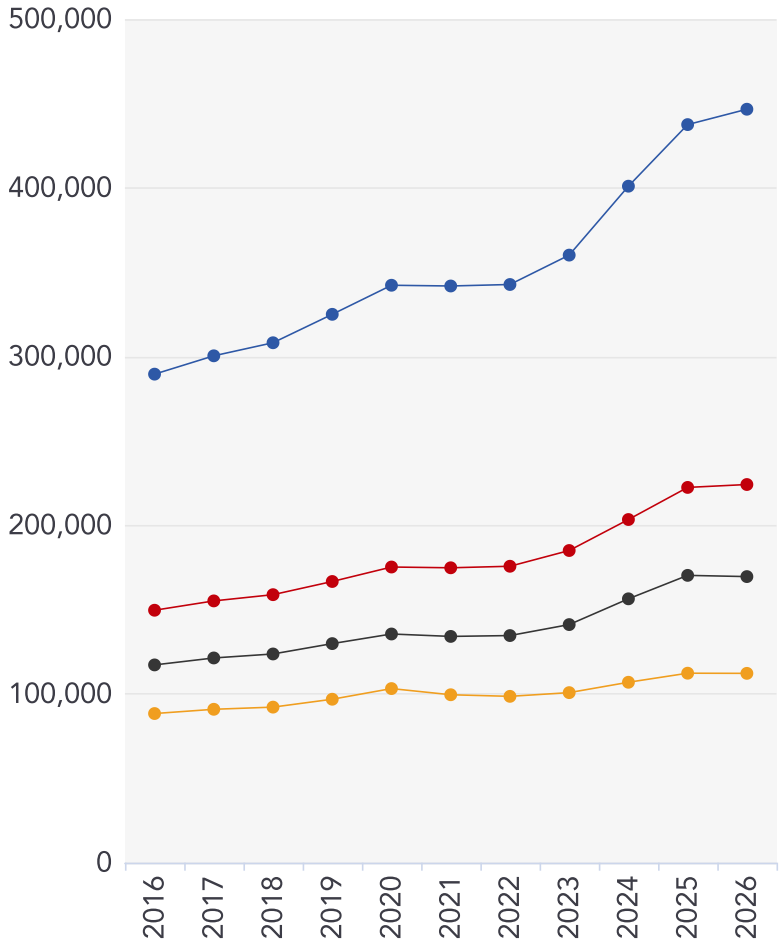
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	75 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

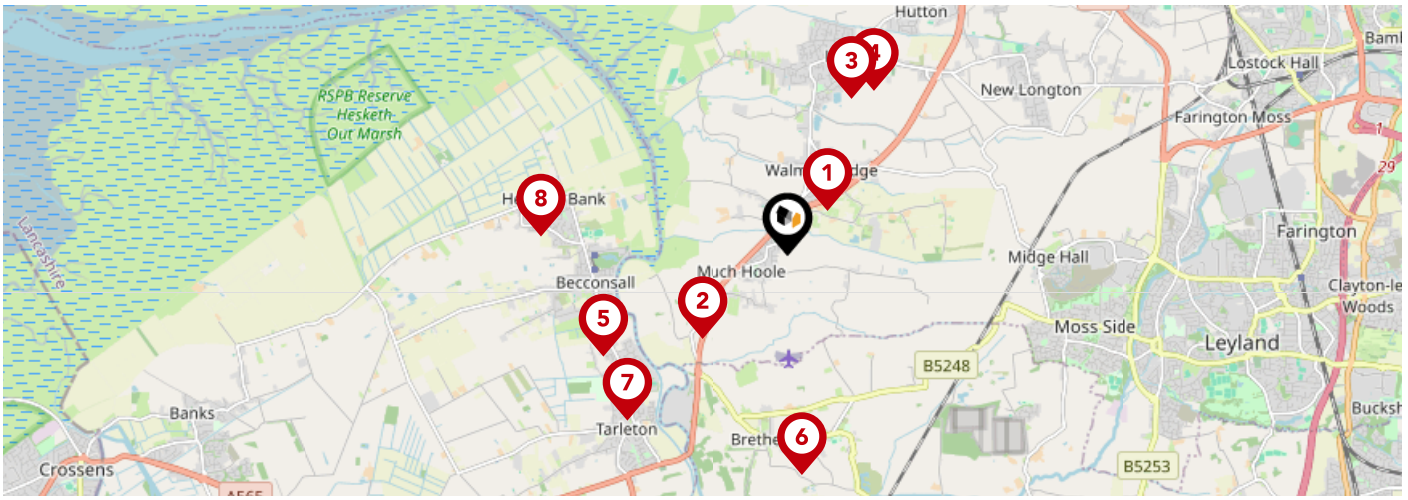
+44.66%

Flat

+26.94%

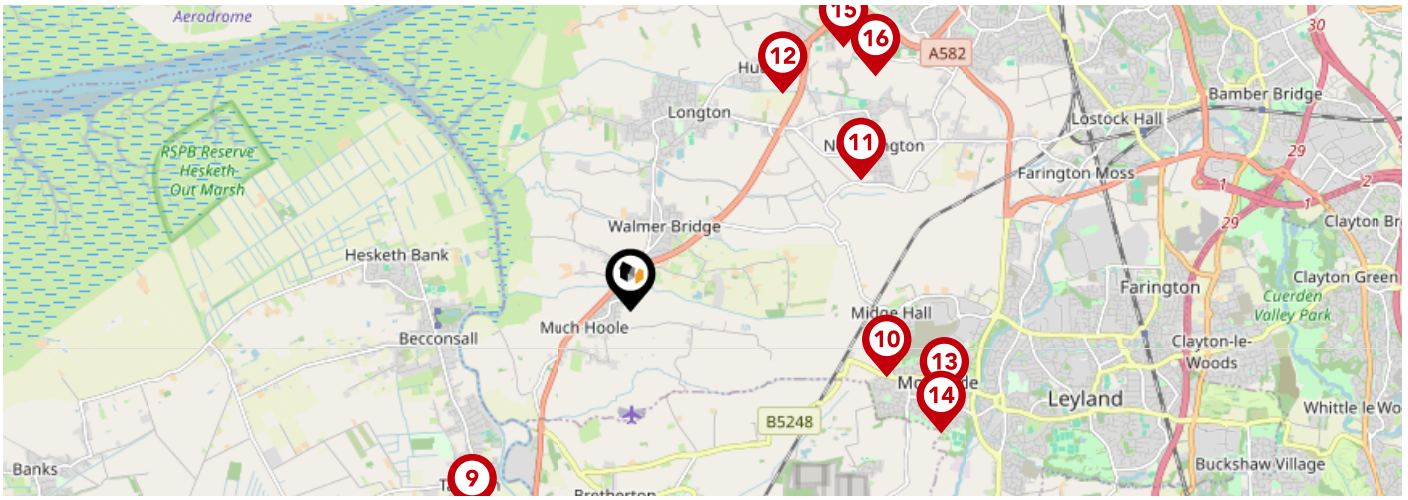
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Little Hoole Primary School Ofsted Rating: Good | Pupils: 197 | Distance:0.53	☐	☑	☐	☐	☐
2	Hoole St Michael CofE Primary School Ofsted Rating: Good | Pupils: 98 | Distance:1.05	☐	☑	☐	☐	☐
3	Longton Primary School Ofsted Rating: Outstanding | Pupils: 211 | Distance:1.49	☐	☑	☐	☐	☐
4	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good | Pupils: 246 | Distance:1.64	☐	☑	☐	☐	☐
5	Tarleton Community Primary School Ofsted Rating: Good | Pupils: 243 | Distance:1.85	☐	☑	☐	☐	☐
6	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 108 | Distance:1.93	☐	☑	☐	☐	☐
7	Tarleton Academy Ofsted Rating: Good | Pupils: 691 | Distance:2.02	☐	☐	☑	☐	☐
8	Hesketh-With-Becconsall All Saints CofE School Ofsted Rating: Not Rated | Pupils:0 | Distance:2.17	☐	☑	☐	☐	☐

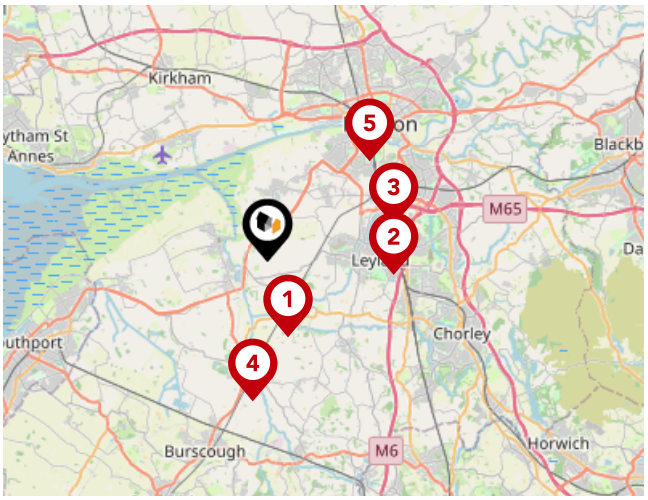
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good | Pupils: 201 | Distance:2.28		✓			
10	Aurora Brooklands School Ofsted Rating: Requires improvement | Pupils: 54 | Distance:2.33			✓		
11	New Longton All Saints CofE Primary School Ofsted Rating: Good | Pupils: 216 | Distance:2.33		✓			
12	Hutton Church of England Grammar School Ofsted Rating: Good | Pupils: 857 | Distance:2.33			✓		
13	Moss Side Primary School Ofsted Rating: Outstanding | Pupils: 248 | Distance:2.85		✓			
14	Leyland St James Church of England Primary School Ofsted Rating: Good | Pupils: 206 | Distance:2.92		✓			
15	Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:2.98		✓			
16	Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:2.98		✓			

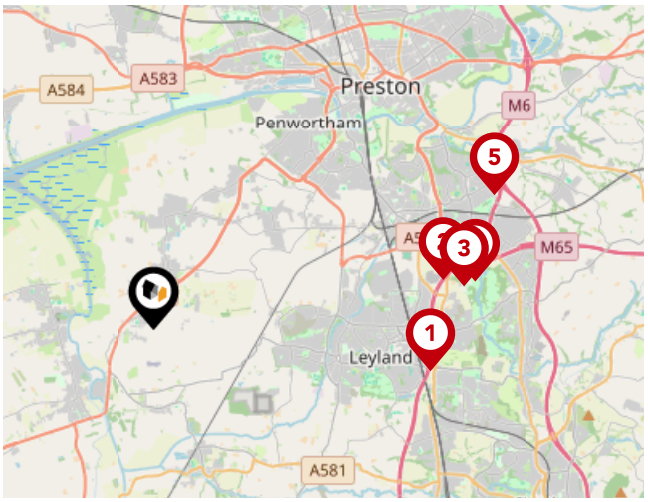
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Area
Transport (National)



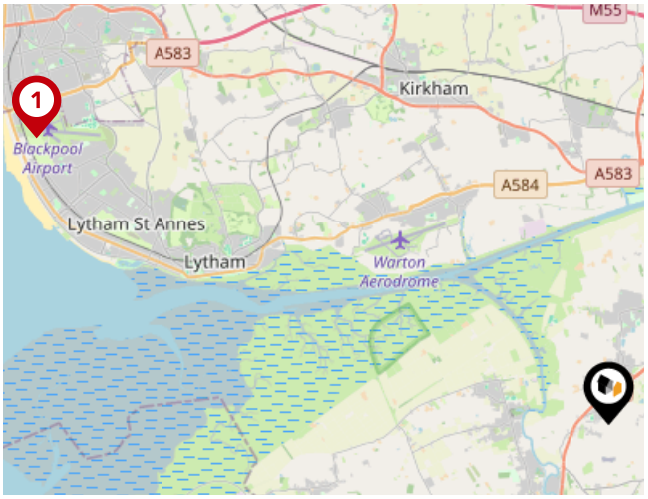
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.72 miles
2	Leyland Rail Station	4.5 miles
3	Lostock Hall Rail Station	4.64 miles
4	Rufford Rail Station	4.92 miles
5	Preston Rail Station	5.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	4.92 miles
2	M65 J1A	5.16 miles
3	M65 J1	5.49 miles
4	M6 J29	5.68 miles
5	M6 J30	6.41 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.19 miles

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Area
Transport (Local)



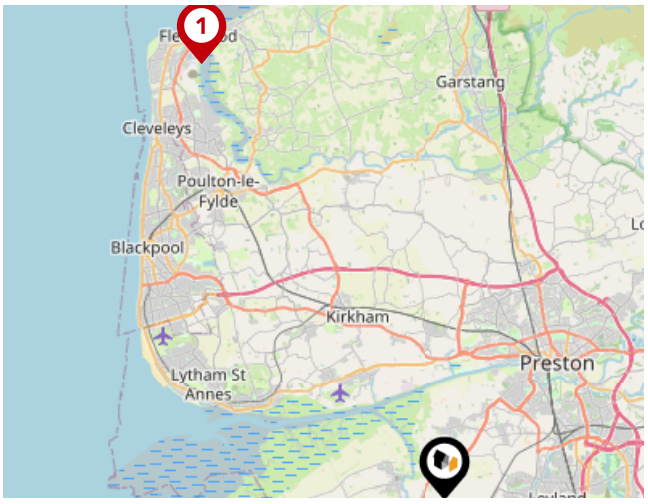
Bus Stops/Stations

Pin	Name	Distance
1	Burial Ground	0.04 miles
2	Marlfield	0.06 miles
3	Village Hall	0.2 miles
4	Brook Lane	0.21 miles
5	Brook Lane	0.23 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	11.72 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	11.83 miles
3	Harrow Place (Blackpool Tramway)	11.93 miles
4	Harrowside Solarium (closed) (Blackpool Tramway)	11.96 miles
5	Burlington Road West (Blackpool Tramway)	12.09 miles



Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Ireland Ferry Terminal	17.43 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.

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Roberts & Co
Data Quality

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penwortham@roberts-estates.co.uk
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