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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



CASTLE WALK, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Immaculately Presented Four-Bedroom Detached Family Home | Exceptional High-Specification Finish | Corner Plot | Landscaped Rear Garden | Double Garage | EV Charging | Chain Free

Occupying a desirable corner plot on Castle Walk, this exceptional four-bedroom detached family home is beautifully presented throughout and finished to an impressive specification. Offering spacious and versatile accommodation, a landscaped rear garden, double garage and excellent parking, this is a genuine move-in-ready home.

The property benefits from a superb range of modern features including Hikvision CCTV, intruder alarm, smart heating valves, feature LED lighting, external PIR lighting, audio/speaker points and a 7.4kW Easee smart EV charging point.

The welcoming entrance hall leads to the beautifully presented dual-aspect living room, featuring a box bay window, French doors to the rear garden, feature electric fire and recessed LED lighting.

At the heart of the home is the impressive open-plan dining kitchen, designed for both family life and entertaining. The stylish white Shaker-style kitchen features quartz worktops, a waterfall-edge peninsula with integrated seating, Samsung oven, combi oven and warming drawer, Neff five-ring gas hob and extractor. French doors open directly onto the landscaped garden, creating a fantastic connection between the indoor and outdoor spaces.

A separate utility room, downstairs WC and versatile additional reception room, currently used as a stylish home office, complete the ground floor.

To the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the impressive four-piece family bathroom includes a walk-in shower, double-ended bath, wall-hung vanity and illuminated niche.

The beautifully landscaped rear garden is a particular highlight, featuring porcelain paving, raised borders, mature planting, a raised patio, feature lighting and a water feature, creating an attractive and private space for relaxing and entertaining.

The property also benefits from a **double garage with power, LED lighting and workshop racking**, together with a rear driveway, attractive external lighting, composite fencing and Tegula block paving. An impressive home combining stylish presentation, high-specification features and excellent outdoor space, offered **chain free**.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,829 ft ² / 170 m ²		
Plot Area:	0.15 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,528		
Title Number:	LA692953		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

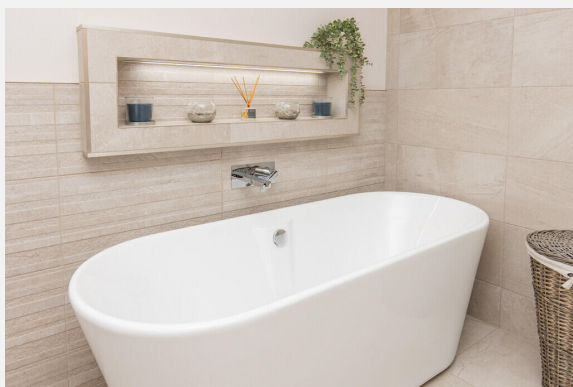
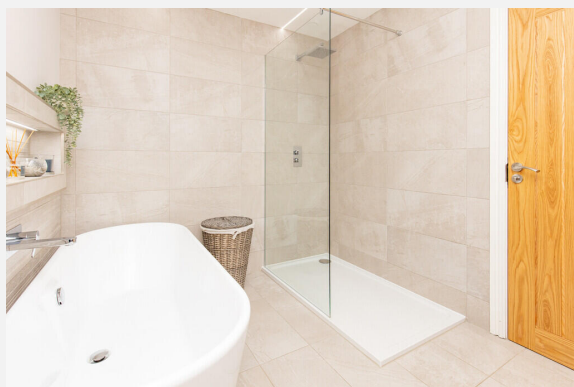
17 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









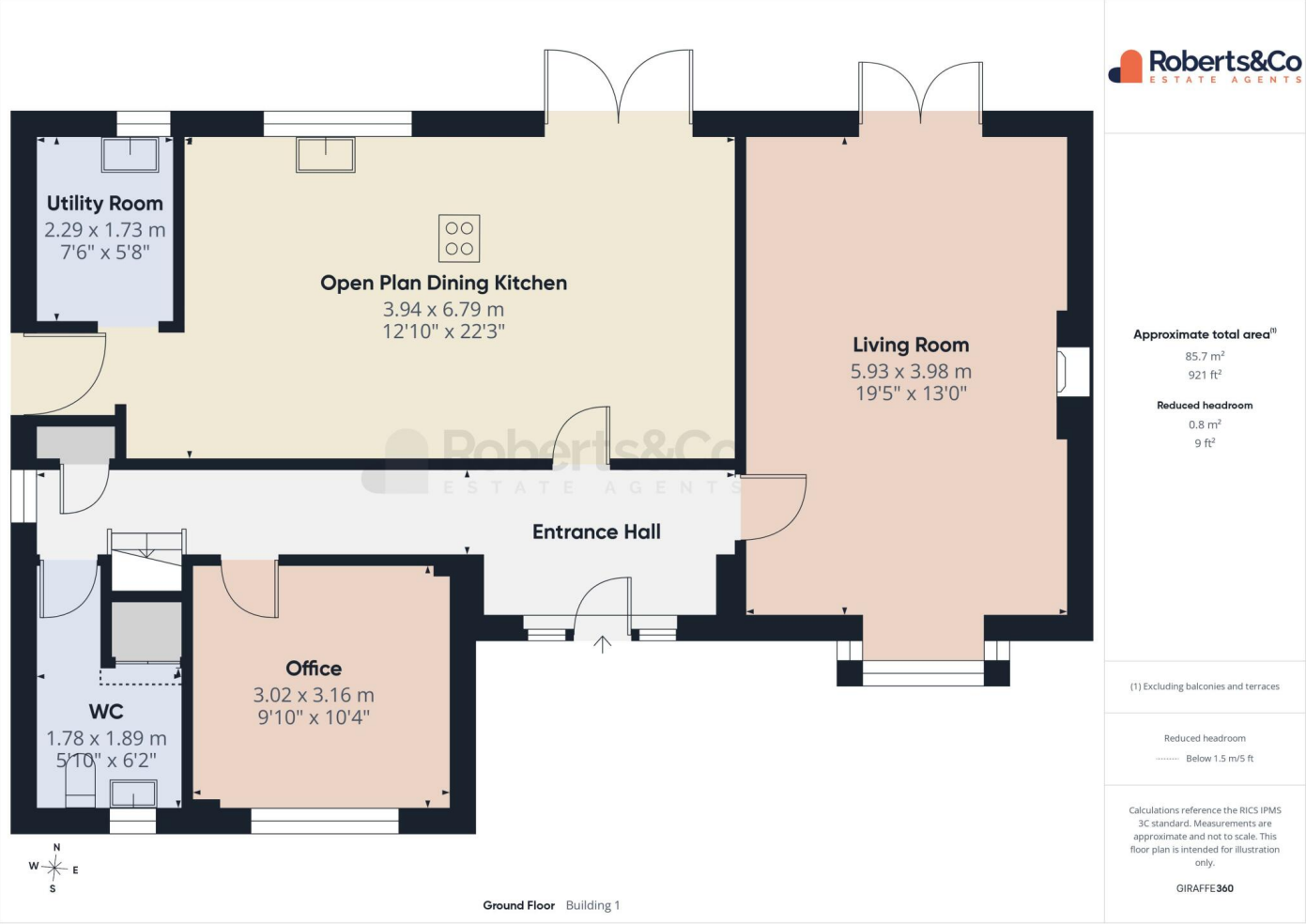




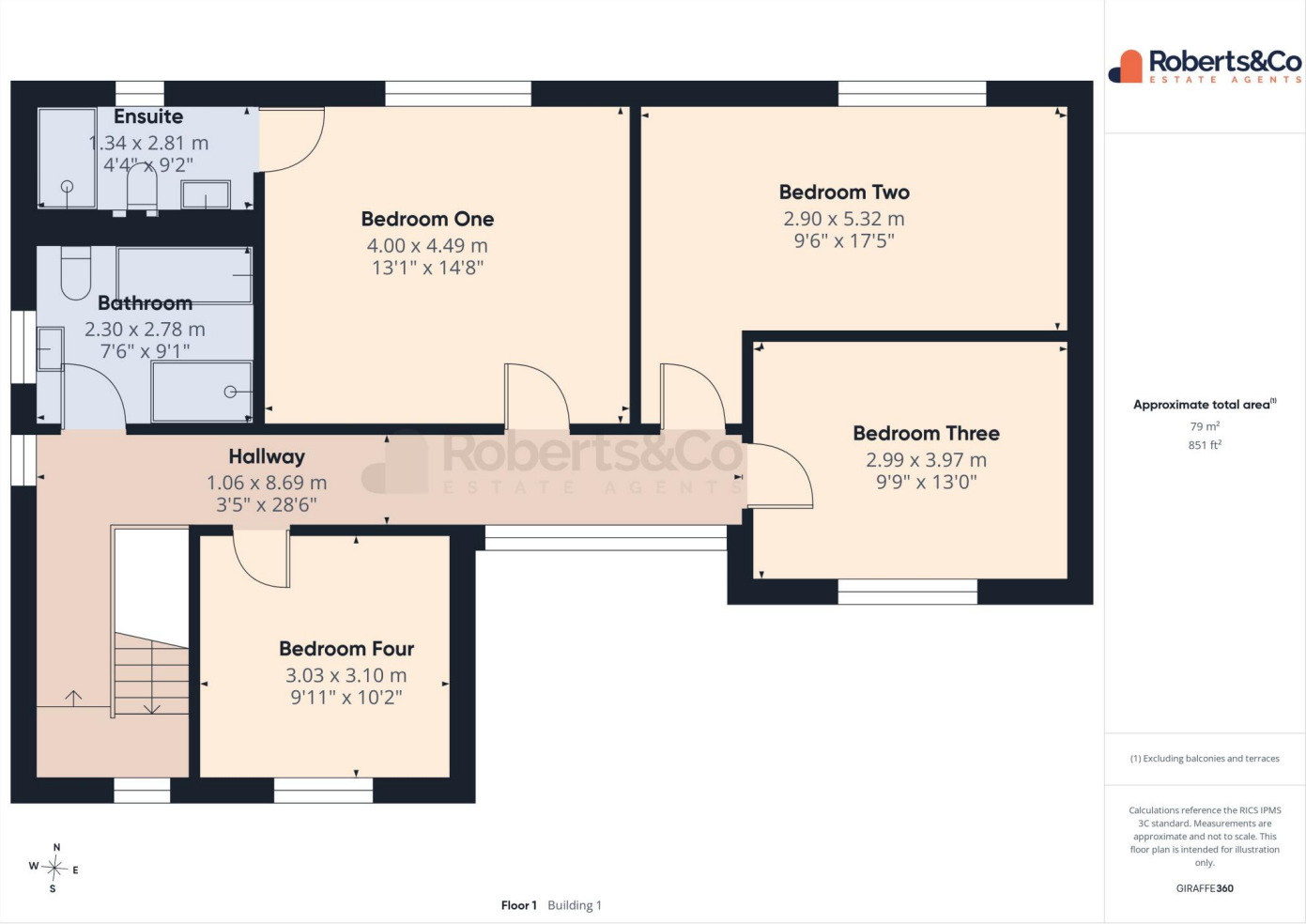
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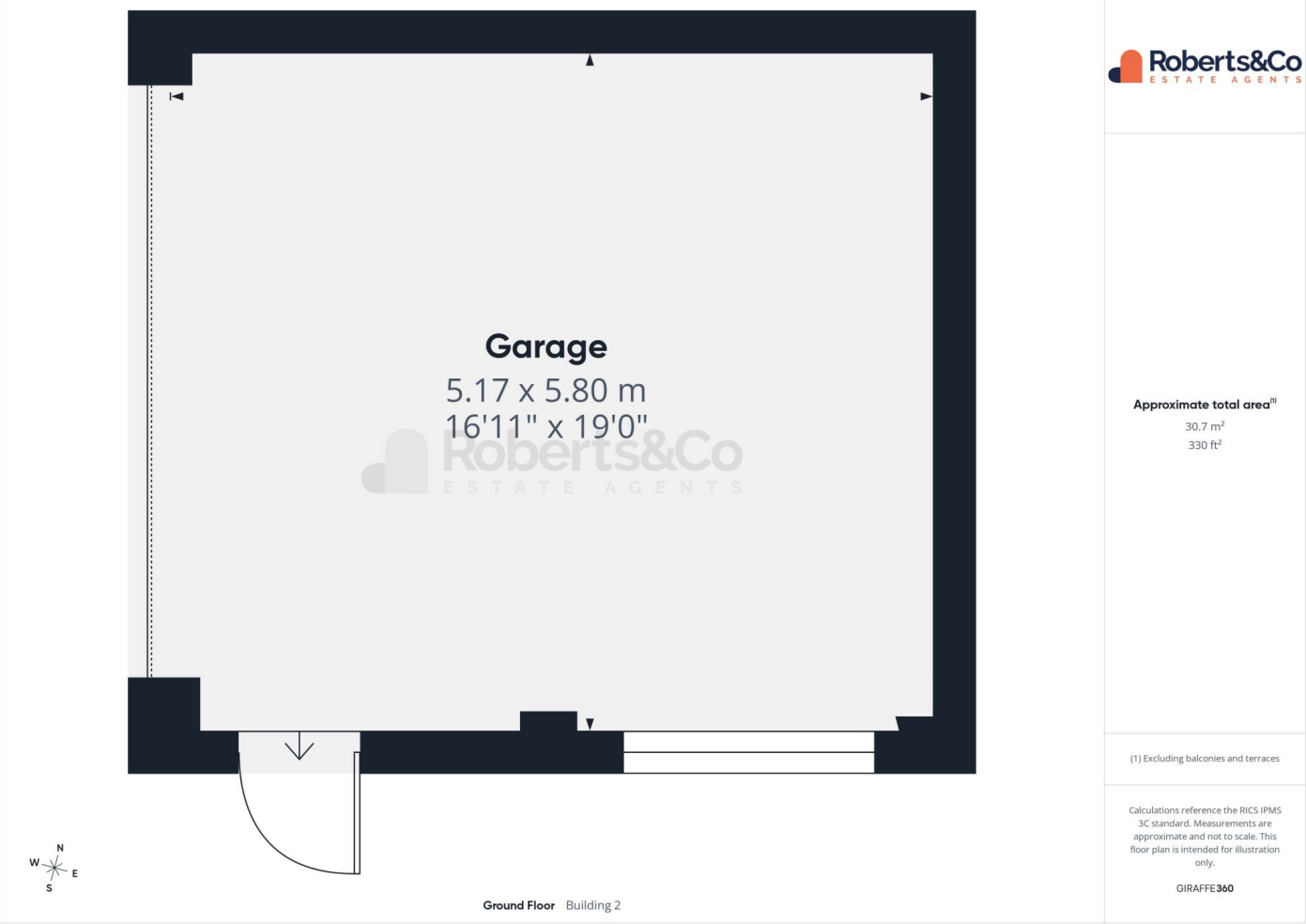
CASTLE WALK, PENWORTHAM, PRESTON, PR1

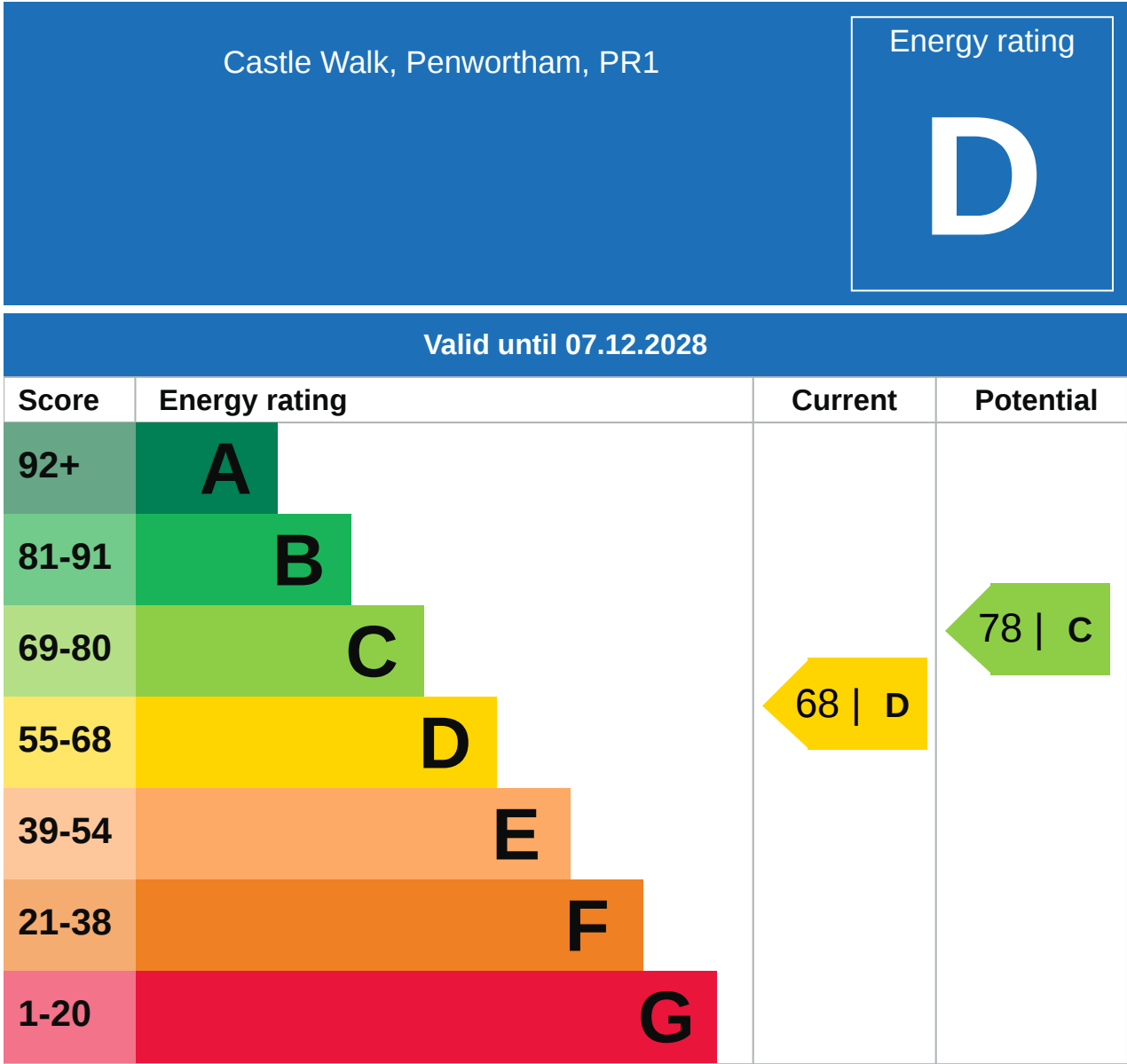


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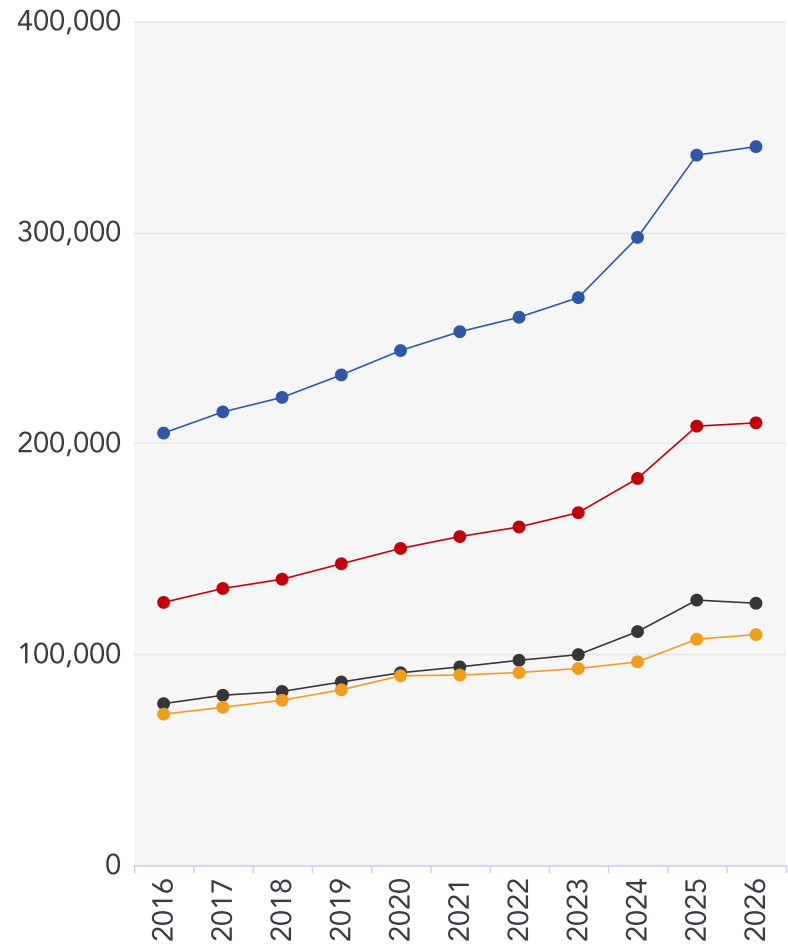
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	170 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

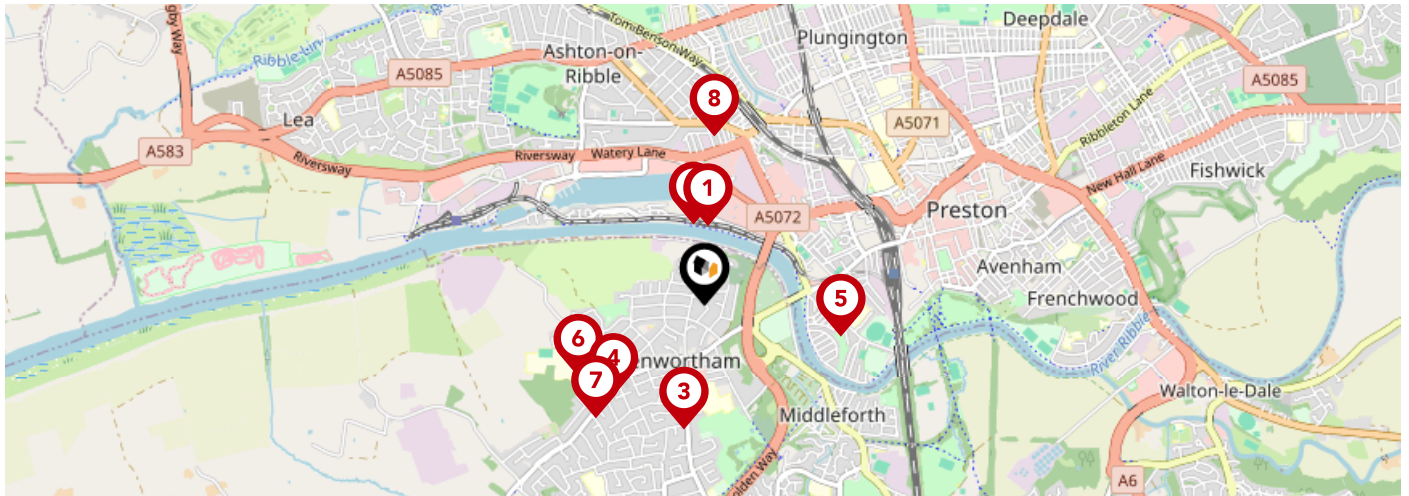
+68.31%

Terraced

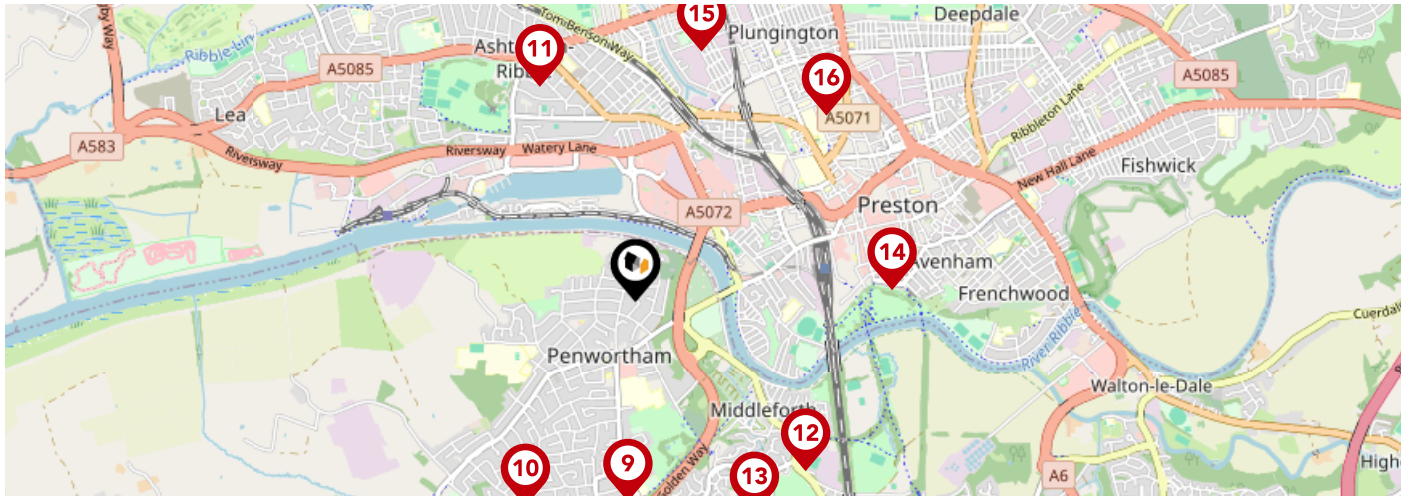
+62.15%

Flat

+52.7%



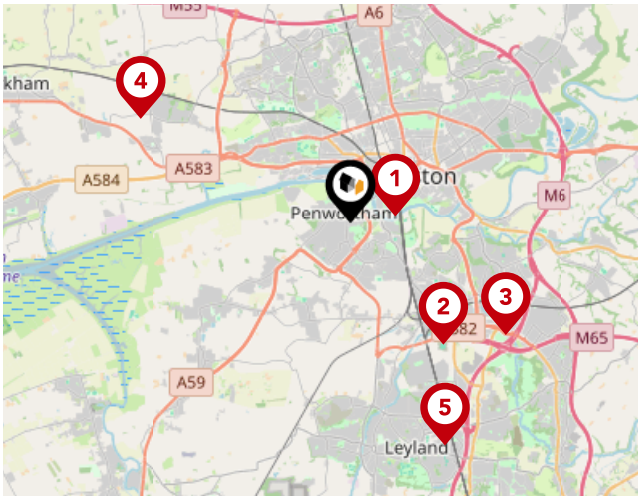
		Nursery	Primary	Secondary	College	Private
1	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.35	☐	☐	☒	☐	☐
2	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.36	☐	☐	☒	☐	☐
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.55	☐	☐	☒	☐	☐
4	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.56	☐	☒	☐	☐	☐
5	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.61	☐	☒	☐	☐	☐
6	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.64	☐	☐	☒	☐	☐
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.68	☐	☒	☐	☐	☐
8	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.88	☐	☒	☐	☐	☐
10	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.02	☐	☒	☐	☐	☐
11	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.03	☐	☒	☐	☐	☐
12	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.05	☐	☒	☐	☐	☐
13	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.07	☐	☒	☐	☐	☐
14	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.13	☐	☒	☐	☐	☐
15	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:1.13	☐	☒	☐	☐	☐
16	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:1.17	☐	☒	☐	☐	☐

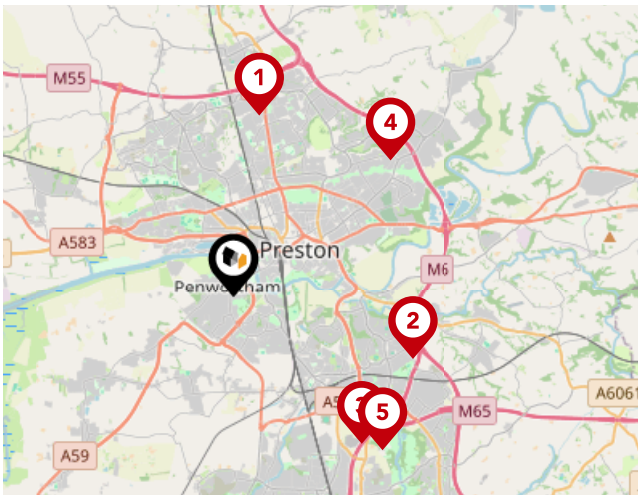
Area

Transport (National)



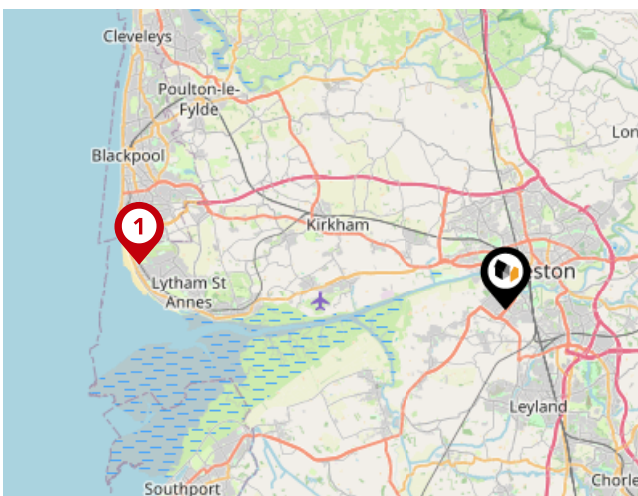
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.79 miles
2	Lostock Hall Rail Station	2.69 miles
3	Bamber Bridge Rail Station	3.35 miles
4	Salwick Rail Station	4.08 miles
5	Leyland Rail Station	4.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.18 miles
2	M6 J30	3.31 miles
3	M65 J1A	3.42 miles
4	M6 J31A	3.63 miles
5	M65 J1	3.76 miles

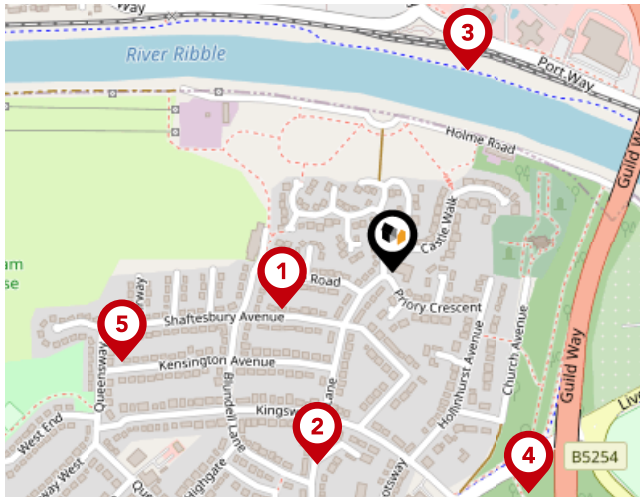


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.93 miles

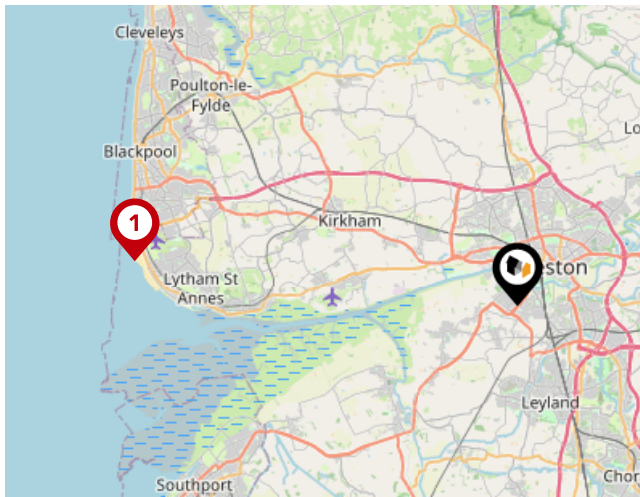
Area

Transport (Local)



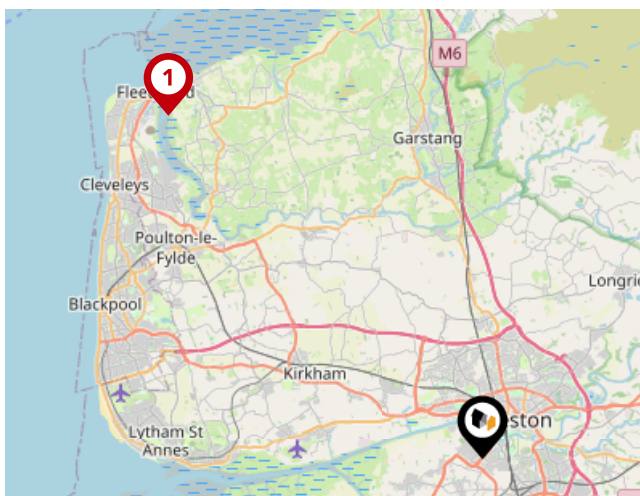
Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.12 miles
2	Priors Lane	0.22 miles
3	The Pavilions	0.23 miles
4	Flyover	0.28 miles
5	Shaftsbury Avenue	0.31 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.51 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.24 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.

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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