

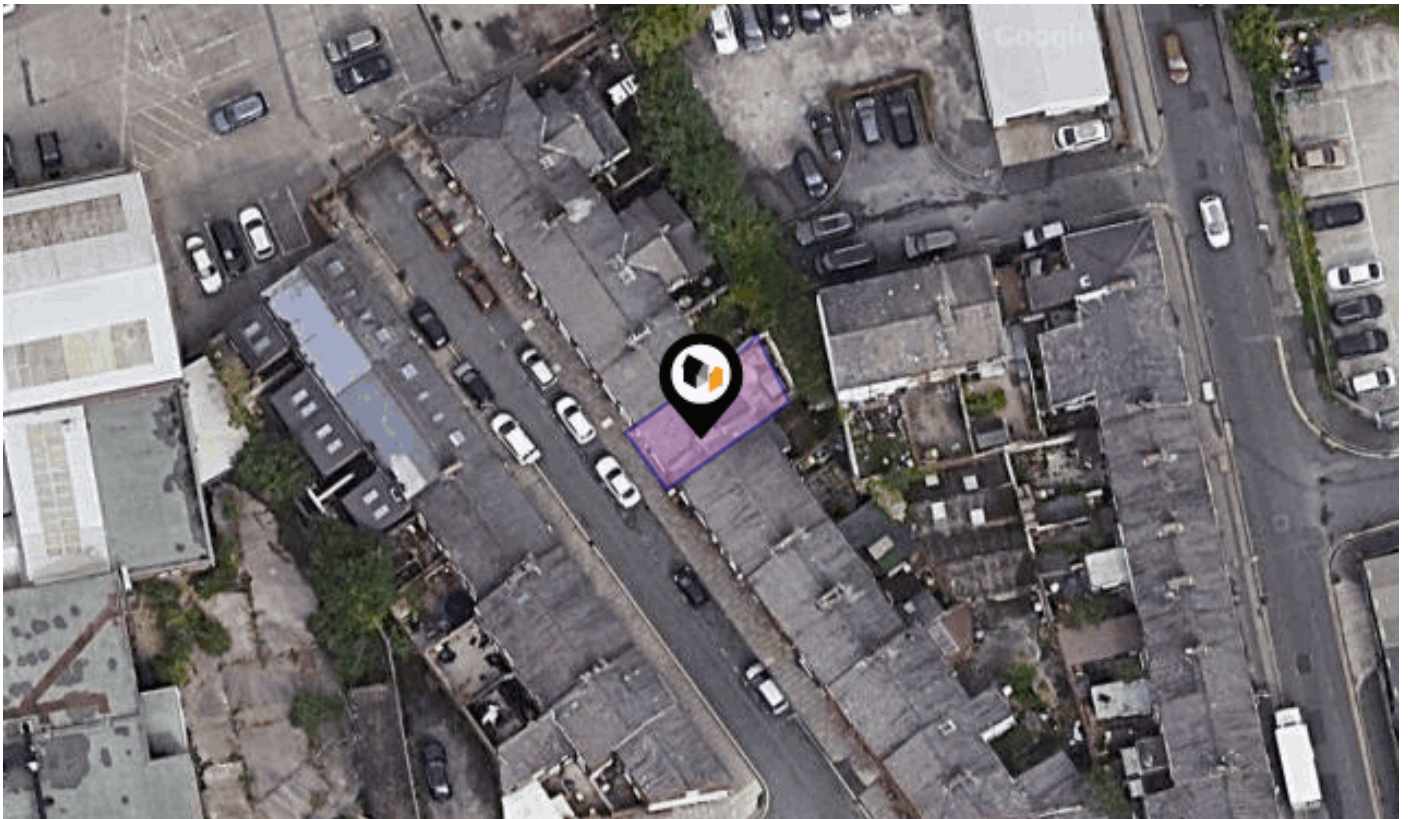


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



SPA ROAD, PRESTON, PR1

Roberts & Co

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

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Introduction

Our Comments

Property Overview

This beautifully presented two-bedroom terraced house is ideally situated just a stone's throw from the vibrant city centre, offering both convenience and accessibility.

As you enter the home, you are greeted by a comfortable living room, bathed in natural light, that creates a warm and inviting atmosphere-perfect for relaxing or entertaining guests.

Adjacent to the living room, the spacious dining kitchen serves as the heart of the home, equipped with modern appliances and ample storage. This area is perfect for hosting family meals or dinner parties, providing a seamless flow for social gatherings.

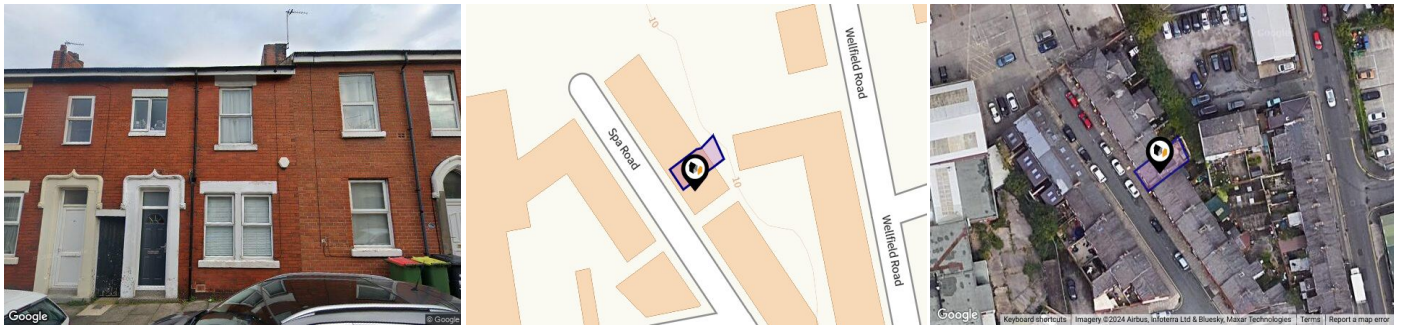
At the rear of the property, you'll discover a sunny yard, an ideal retreat for outdoor relaxation, summer barbecues, or nurturing your gardening skills.

Heading upstairs, the property features two generous double bedrooms, each designed to offer a peaceful sanctuary for rest and rejuvenation. The large windows allow for plenty of natural light, enhancing the overall sense of space and comfort. A contemporary shower room completes the upstairs layout, providing a stylish and convenient space for daily routines.

Additional highlights include on-street permit parking, ensuring that you have hassle-free access to your vehicle.

This charming home is perfect for first-time buyers or anyone looking to embrace a city-centre lifestyle, combining comfort, modern living, and the convenience of urban amenities right at your doorstep.

Don't miss the opportunity to make this delightful house your new home!



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,577		
Title Number:	LA384892		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

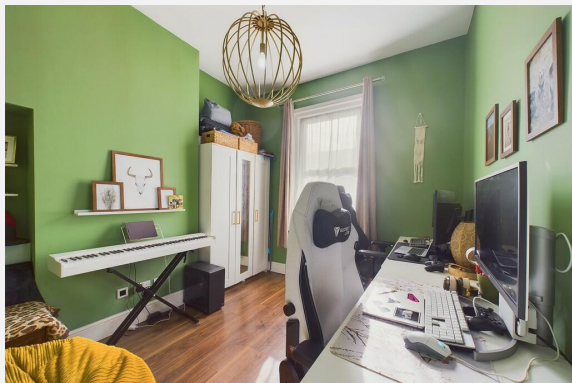
16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

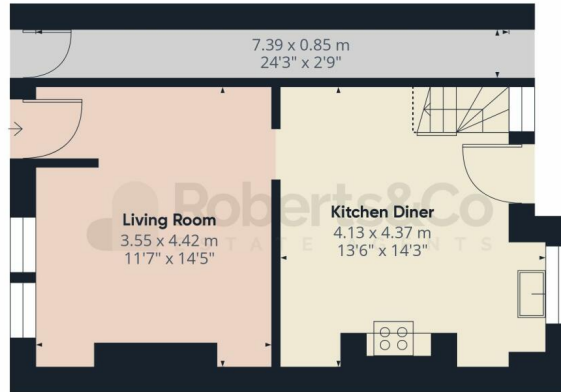


Satellite/Fibre TV Availability:





SPA ROAD, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
66.38 m²
714.51 ft²

Reduced headroom
0.54 m²
5.81 ft²

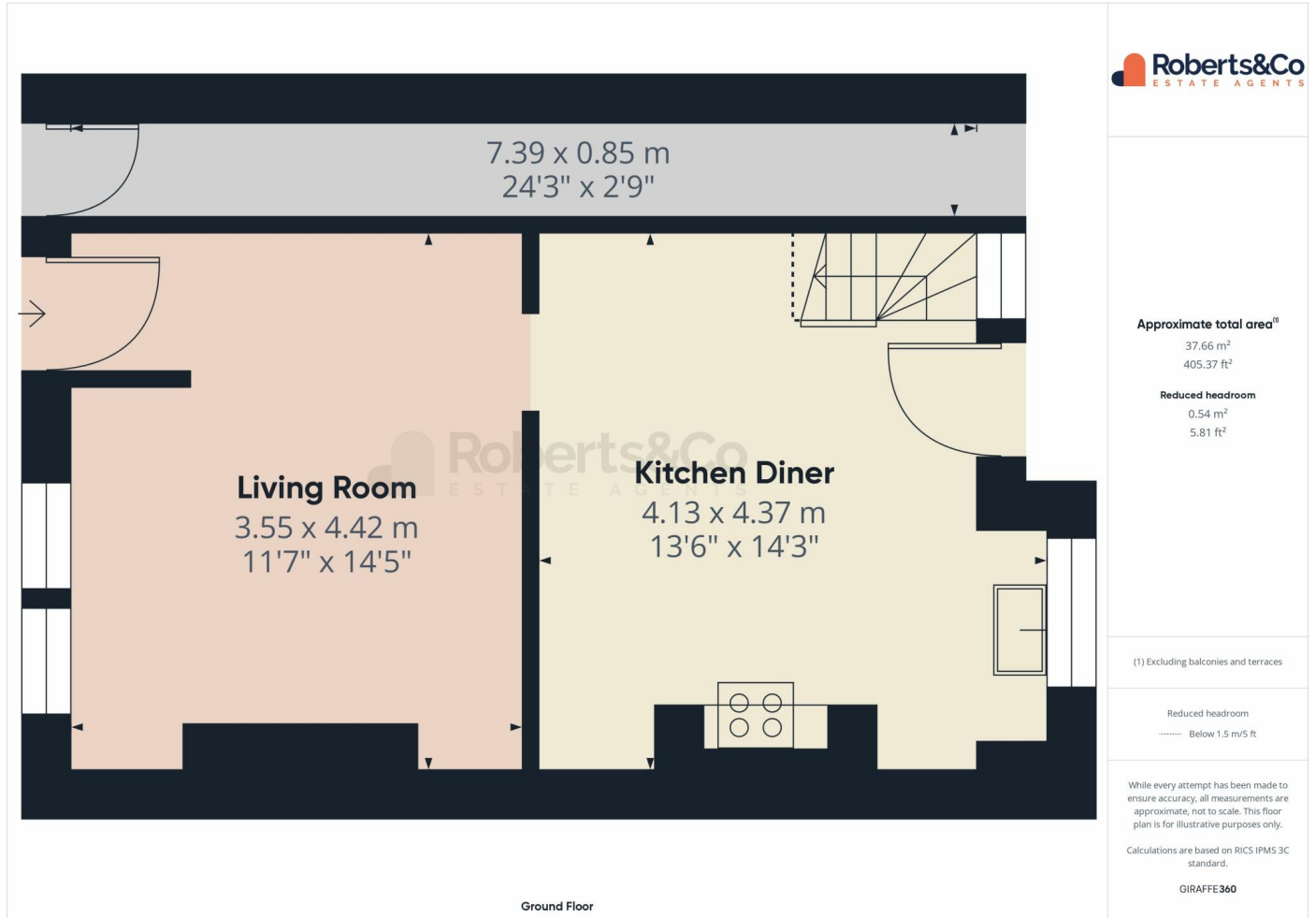
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

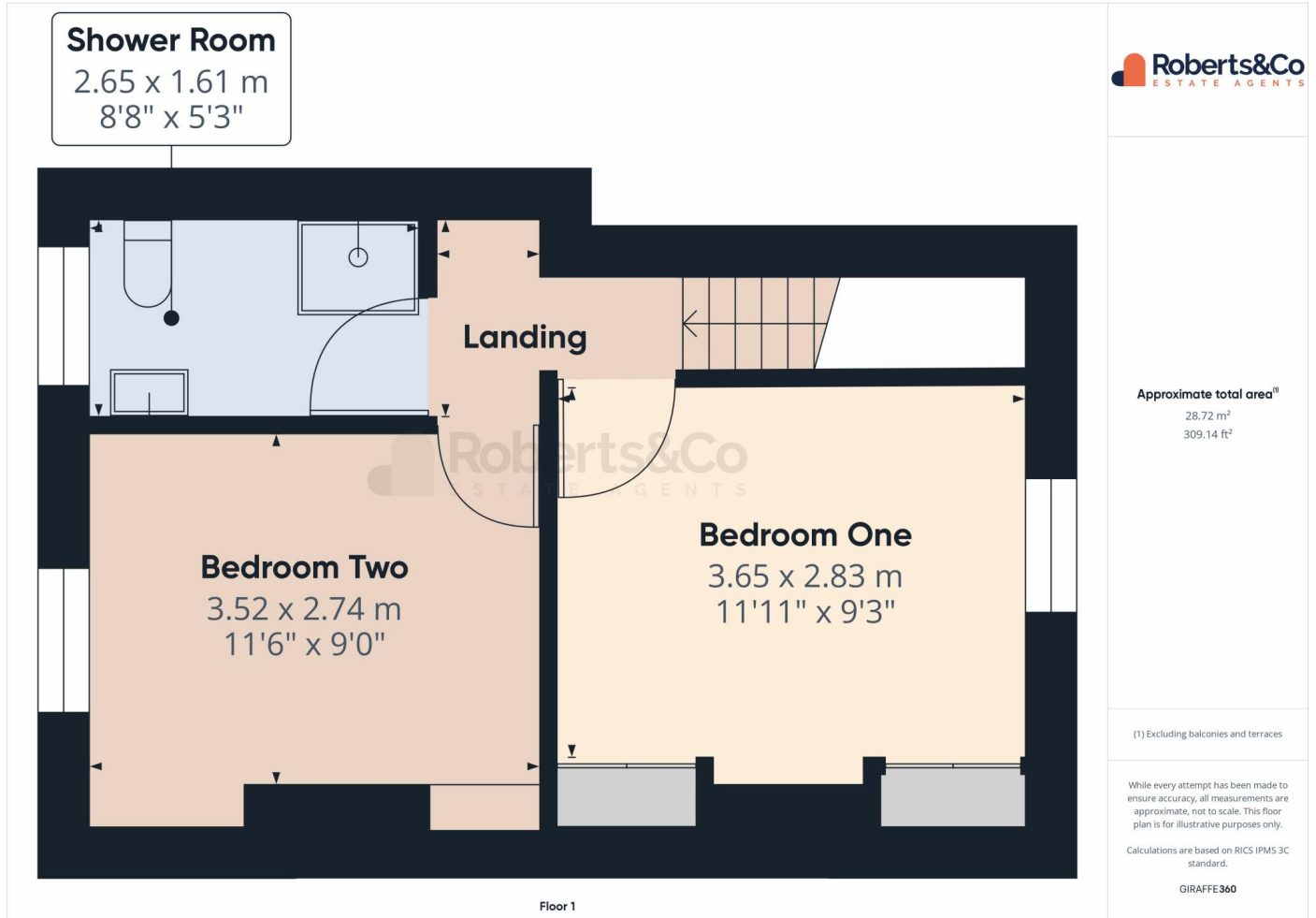
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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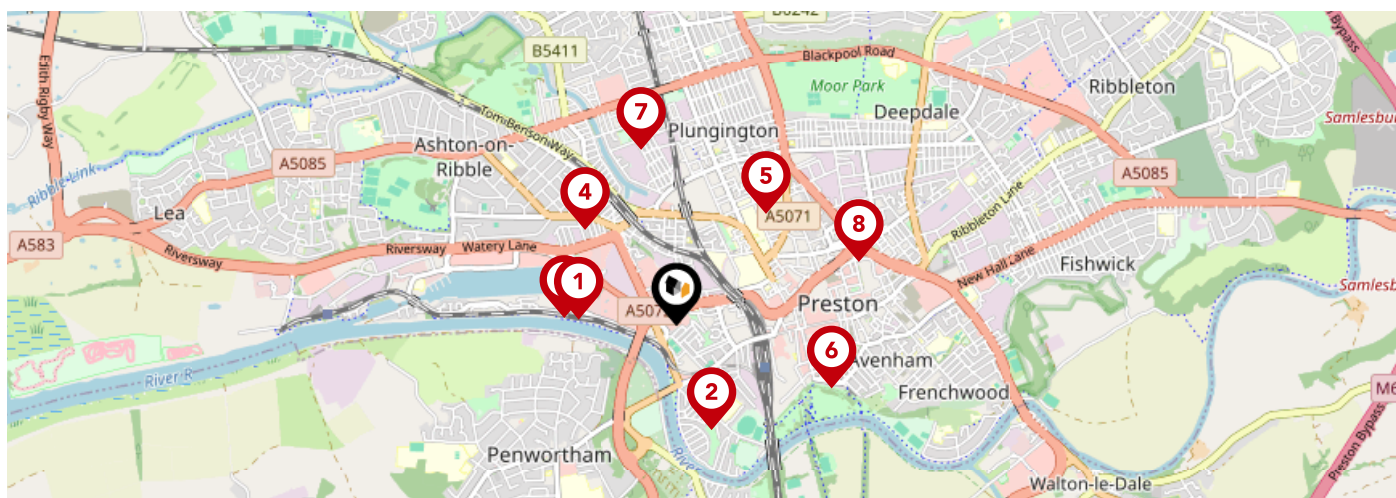
SPA ROAD, PRESTON, PR1



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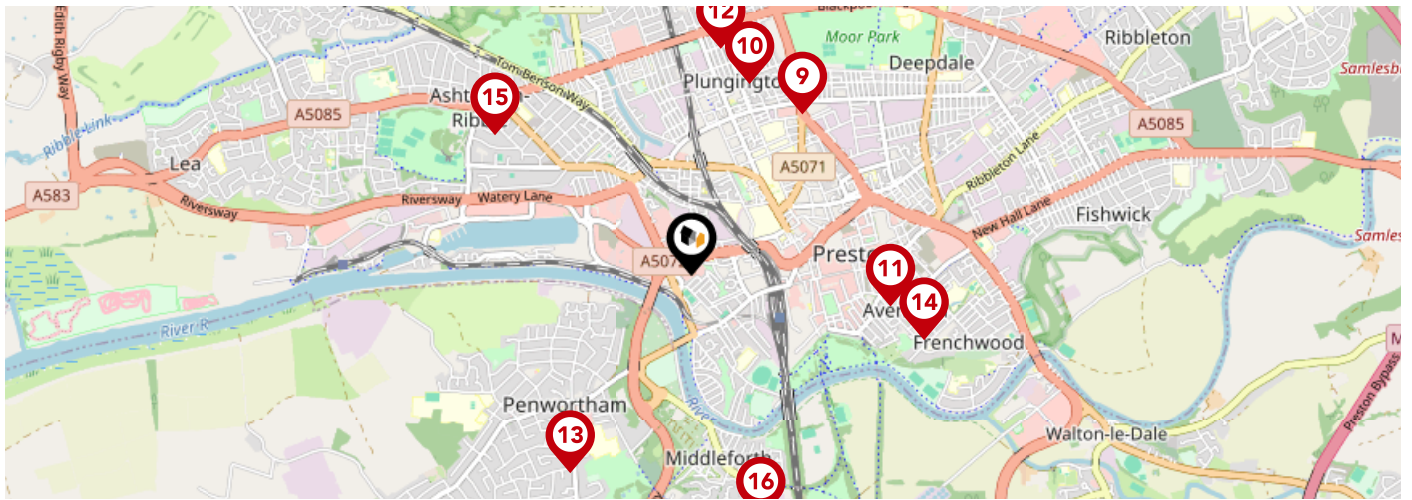


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

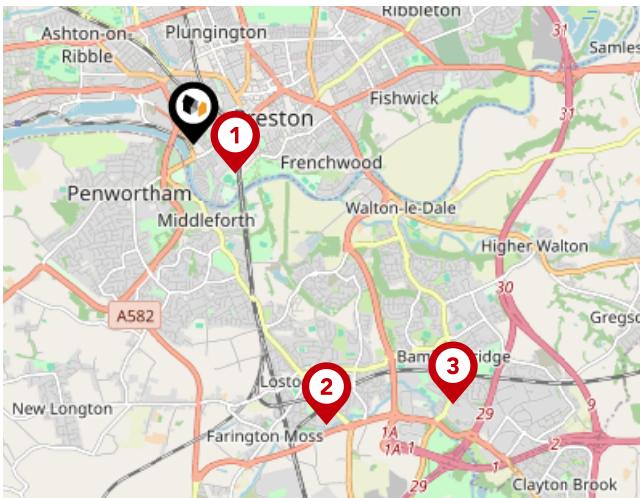
Area Schools



		Nursery	Primary	Secondary	College	Private
	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

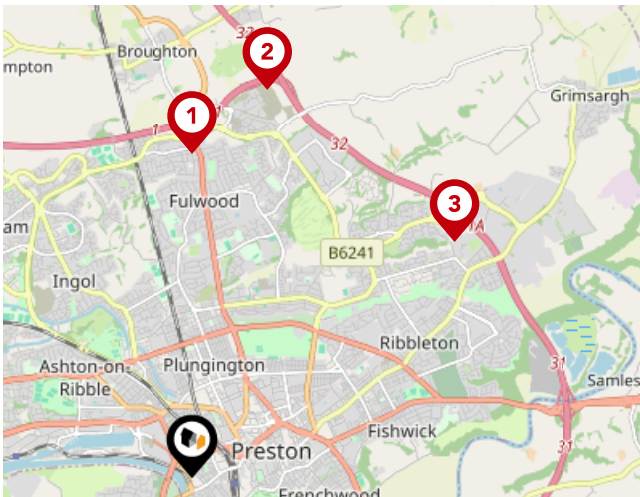
Area

Transport (National)



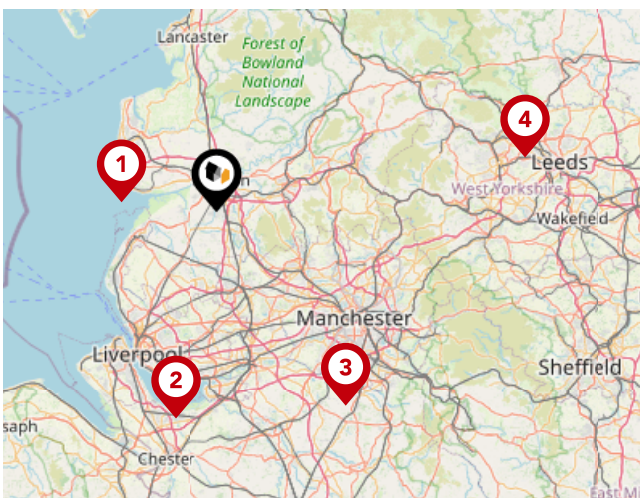
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.45 miles
2	Lostock Hall Rail Station	2.73 miles
3	Bamber Bridge Rail Station	3.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.84 miles
2	M6 J32	3.45 miles
3	M6 J31A	3.09 miles
4	M65 J1A	3.53 miles
5	M65 J1	3.73 miles

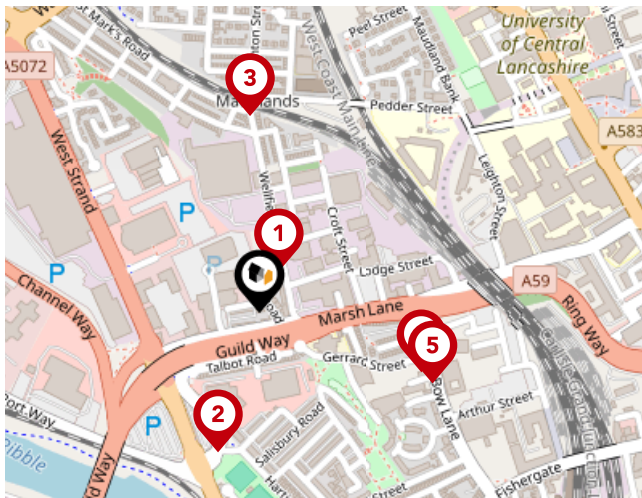


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.35 miles
2	Speke	29.76 miles
3	Manchester Airport	32.98 miles
4	Leeds Bradford Airport	43.79 miles

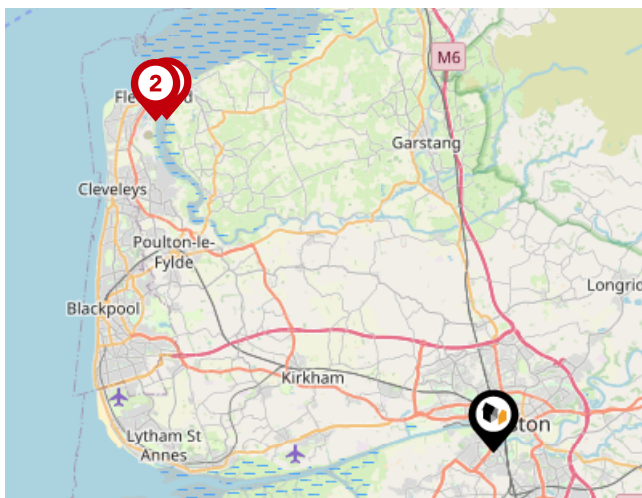
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Atholl Street	0.05 miles
2	Hartington Road P&R	0.16 miles
3	Abbey St	0.22 miles
4	Slade Street	0.19 miles
5	Gerrard Street	0.2 miles



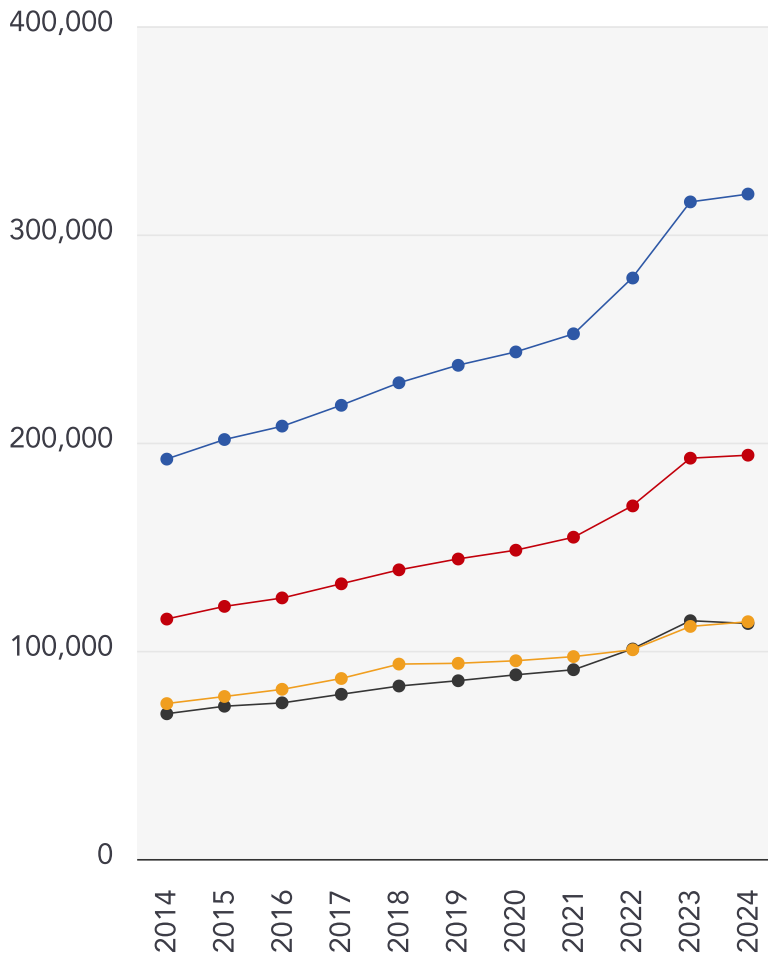
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.34 miles
2	Fleetwood for Knott End Ferry Landing	16.55 miles

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

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.



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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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