



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th May 2025



GREENSIDE, COTTAM, PRESTON, PR4

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Beautifully Presented and Spacious 4-Bedroom End Townhouse with Detached Double Garage

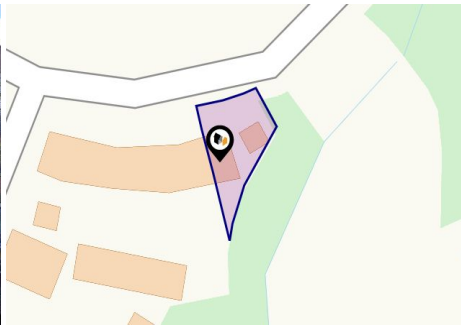
This impressive four-bedroom end townhouse offers generous living space over three floors, perfect for modern family life. Situated in a popular residential area, the property boasts four double bedrooms, including a luxurious en-suite to the principal bedroom, and a flexible layout ideal for both relaxing and entertaining.

Step inside to a welcoming entrance hallway, leading to a stunning open-plan dining kitchen that opens directly onto the private rear garden-perfect for indoor-outdoor living. The kitchen features a central social island, integrated electric ovens, dishwasher, fridge freezer, electric hob, and plenty of space for a dining table and chairs. A utility cupboard, reception room, and convenient downstairs WC complete the ground floor.

The first floor offers a light-filled living room with Juliet balcony, a spacious double bedroom, and a stylish en-suite shower room.

On the second floor, you'll find three further double bedrooms and a contemporary three-piece family bathroom, offering plenty of room for a growing family or guests.




Outside, the property benefits from driveway parking, a detached double garage, and both front and rear gardens. The rear garden is particularly private, featuring a patio area ideal for alfresco dining or relaxing in the sun.












Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,915 ft ² / 178 m ²		
Plot Area:	0.09 acres		
Year Built :	2004		
Council Tax :	Band E		
Annual Estimate:	£3,028		
Title Number:	LAN5198		

Local Area

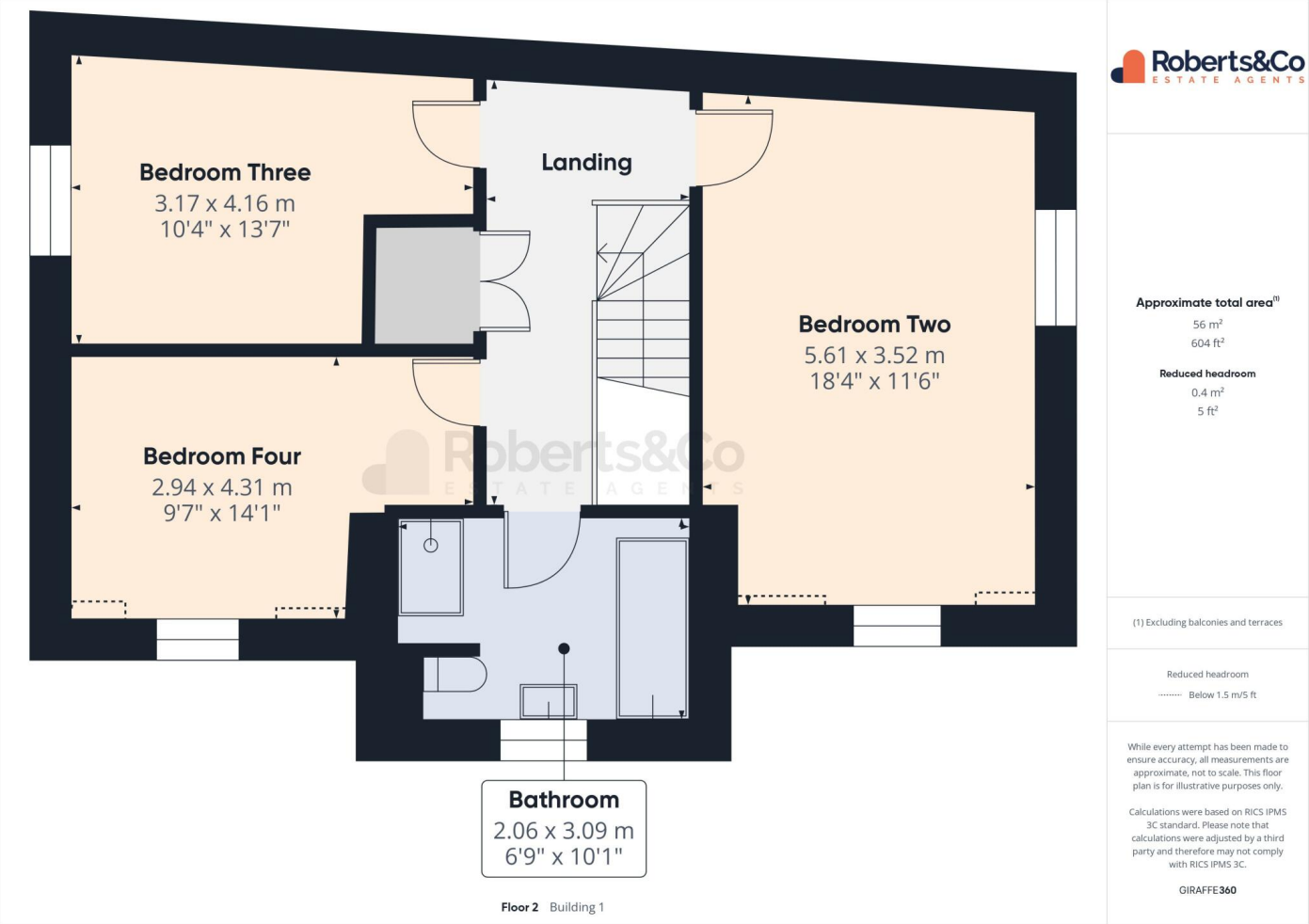
Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	57 mb/s	1800 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:	
			
			
			





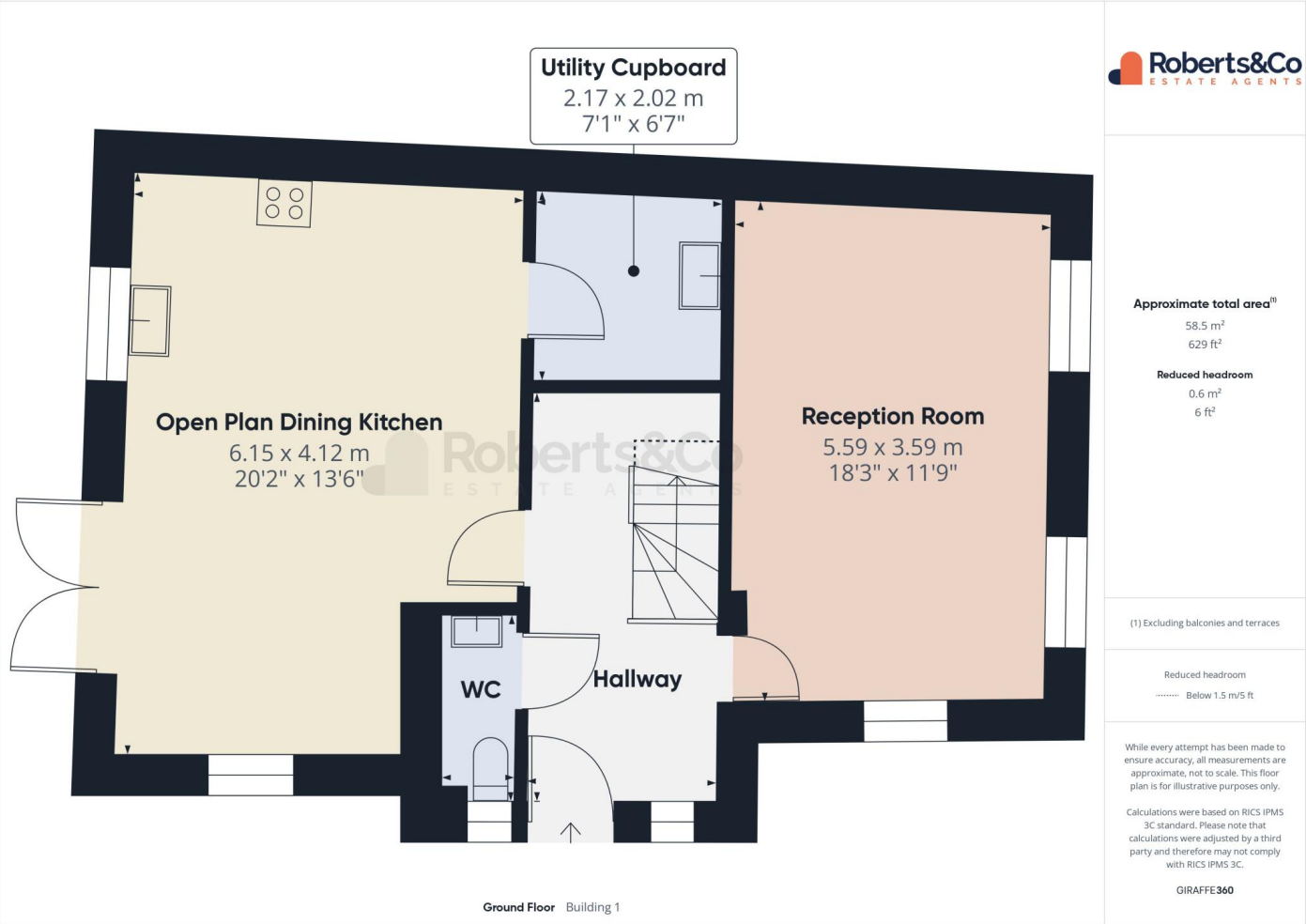
GREENSIDE, COTTAM, PRESTON, PR4



GREENSIDE, COTTAM, PRESTON, PR4

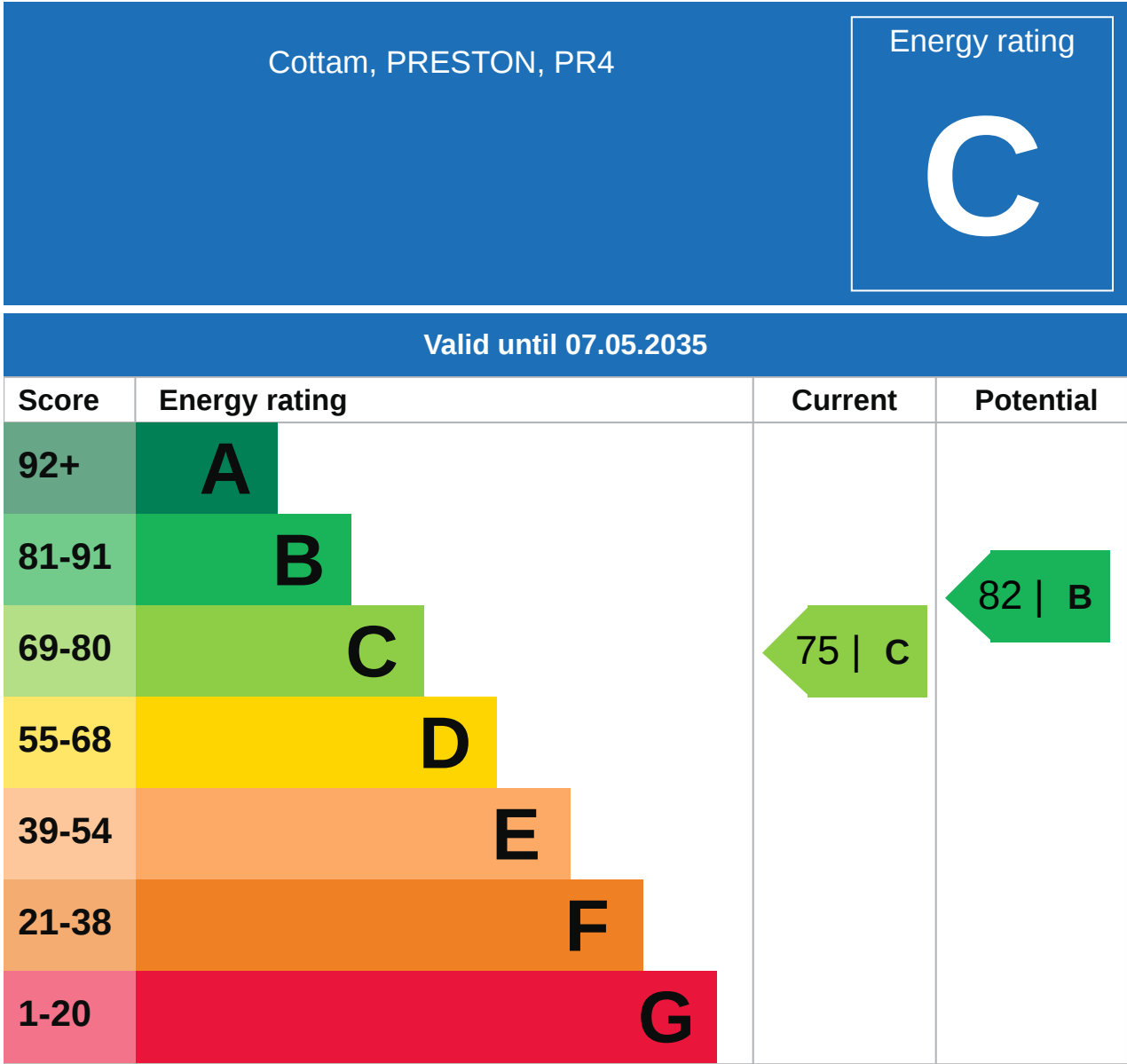


GREENSIDE, COTTAM, PRESTON, PR4



GREENSIDE, COTTAM, PRESTON, PR4





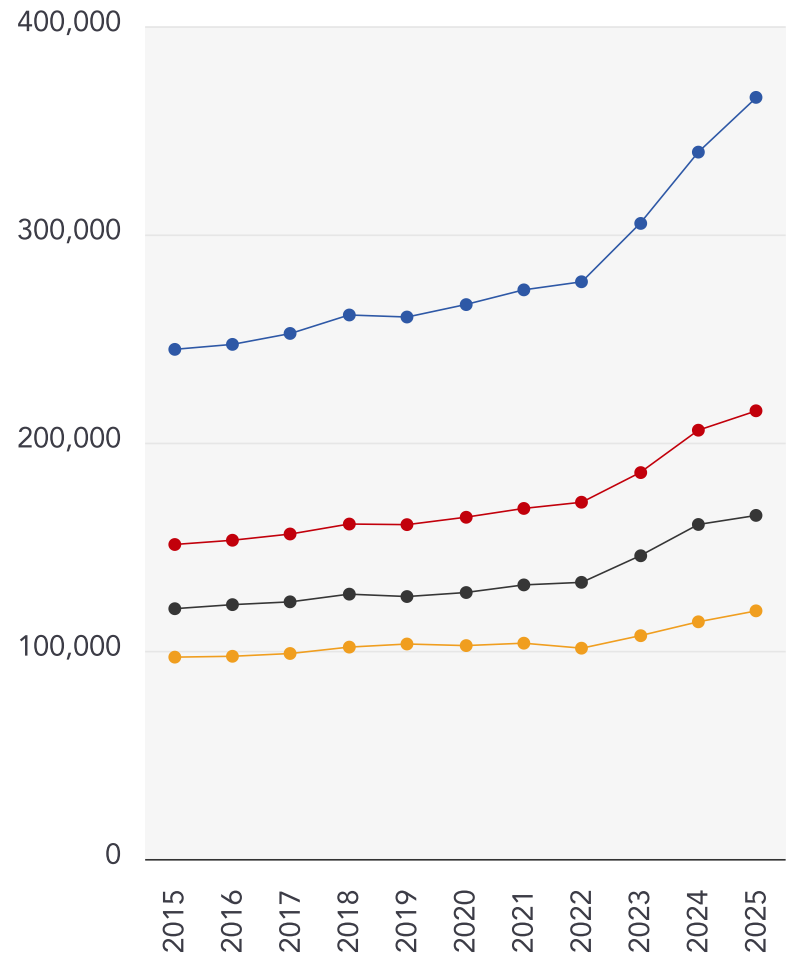
Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	178 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

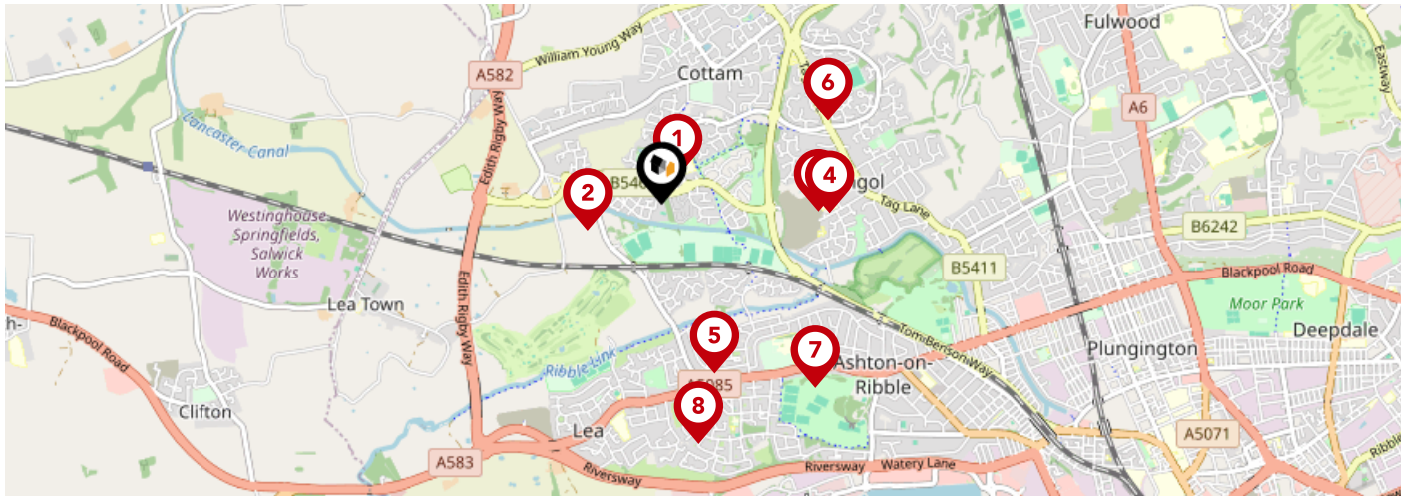
+42.52%

Terraced

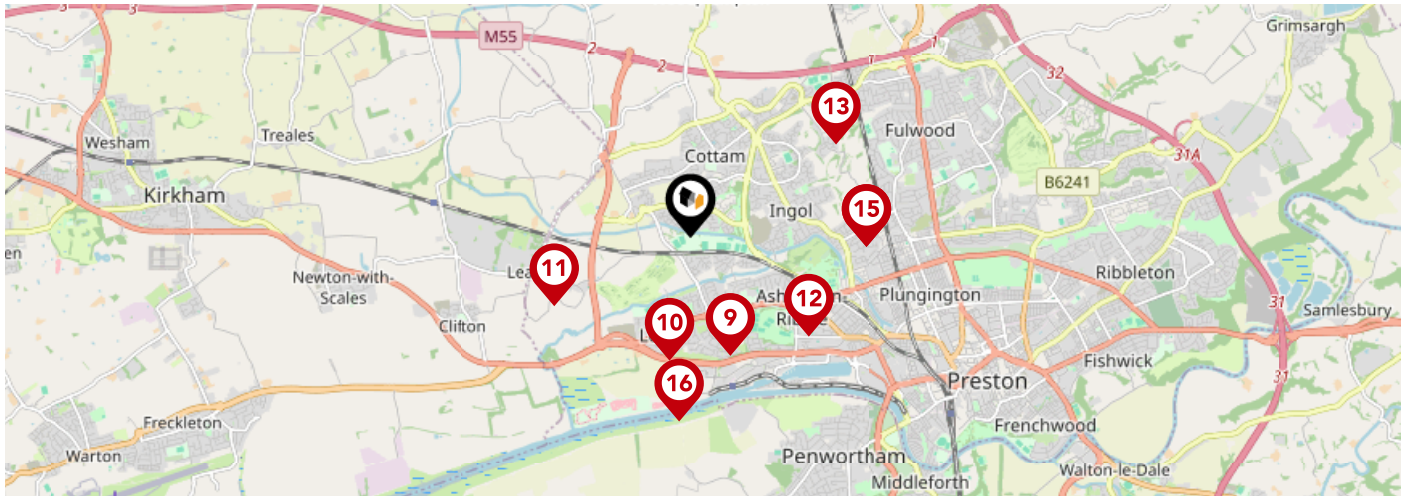
+37.28%

Flat

+22.94%



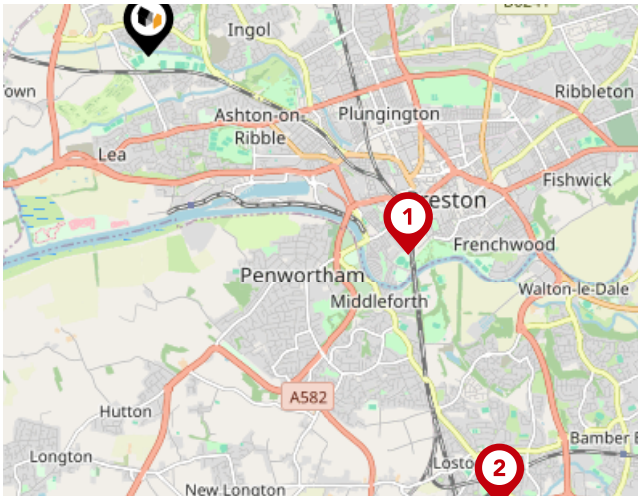
		Nursery	Primary	Secondary	College	Private
1	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 107 Distance: 1.33	<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: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance: 1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

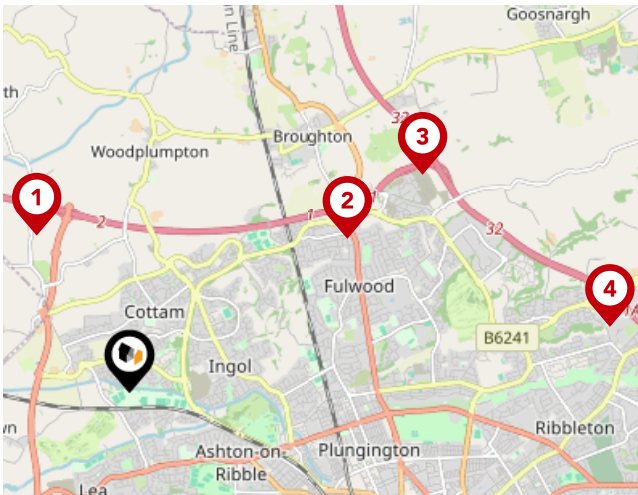
Area

Transport (National)



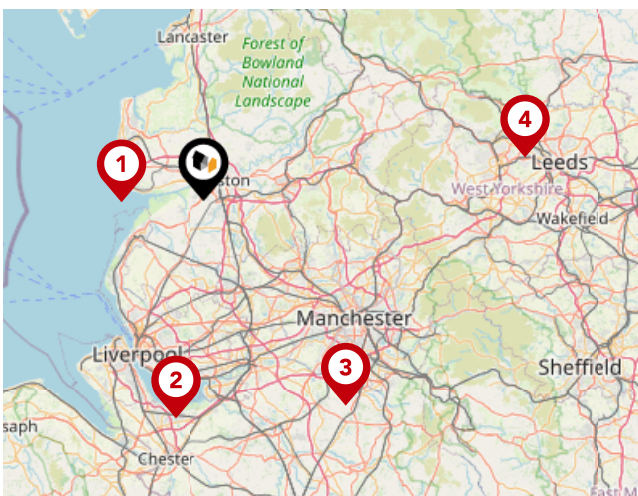
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.86 miles
2	Lostock Hall Rail Station	5 miles
3	Kirkham & Wesham Rail Station	4.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	1.6 miles
2	M55 J1	2.35 miles
3	M6 J32	3.2 miles
4	M6 J31A	4.25 miles
5	M65 J1A	5.87 miles

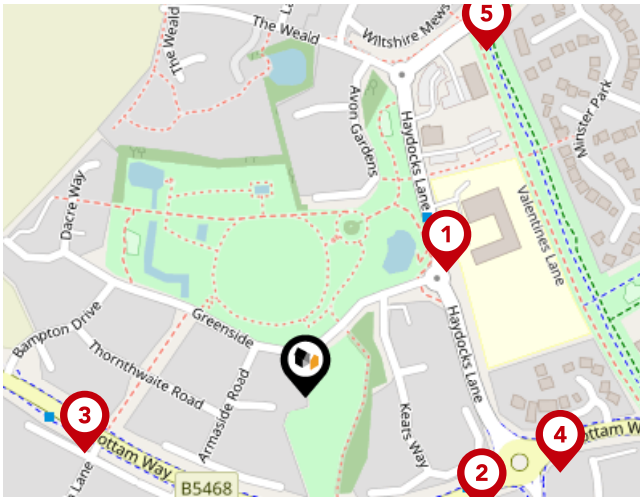


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.39 miles
2	Speke	30.92 miles
3	Manchester Airport	35.27 miles
4	Leeds Bradford Airport	45.44 miles

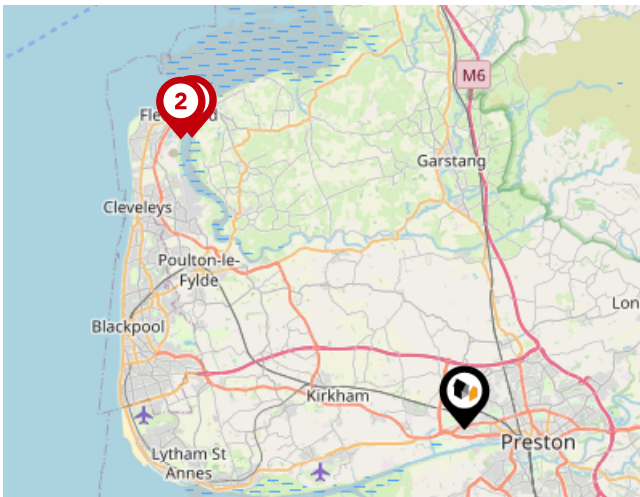
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.1 miles
2	Keats Way	0.11 miles
3	Bampton Drive	0.12 miles
4	Coleridge Close	0.14 miles
5	Minster Park	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.95 miles
2	Fleetwood for Knott End Ferry Landing	14.16 miles



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.



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

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

