

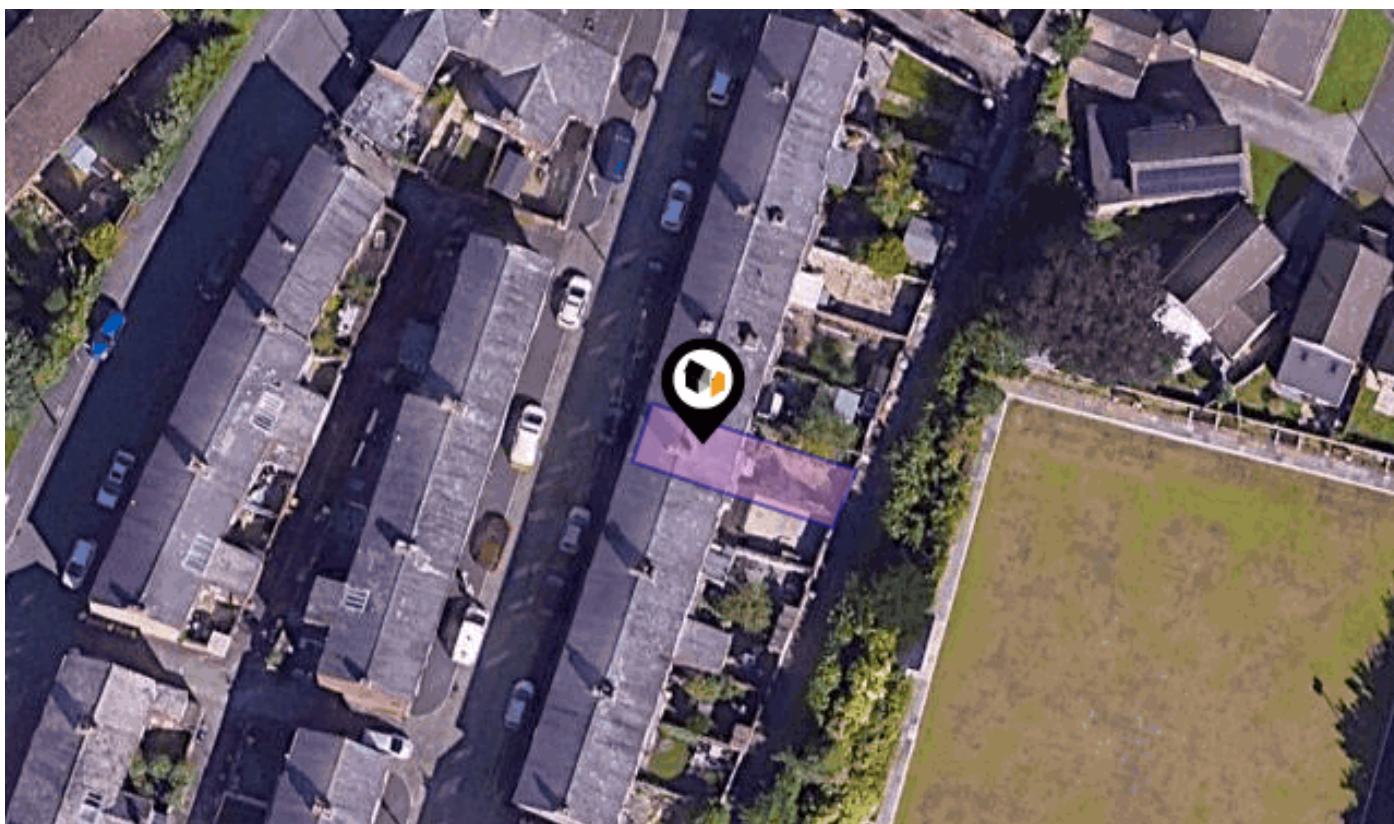


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 21<sup>st</sup> May 2025**



## CONNAUGHT ROAD, PRESTON, PR1

### Roberts & Co

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

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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



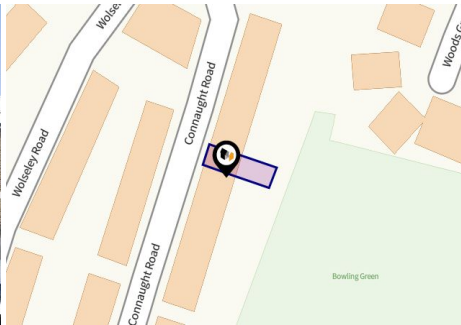
This is a charming and well-presented two-bedroom mid-terraced home, full of character and ideally located within walking distance of the city centre. The property offers a fantastic opportunity for first-time buyers or anyone looking to enjoy the convenience of city living combined with nearby green spaces.

Upon entering the home, you are welcomed by a hallway that leads into a spacious living room featuring a cosy wood-burning stove-perfect for relaxing evenings. The open-plan kitchen and dining area retains a lovely traditional touch with the original range cooker, now used as a decorative feature. There is also a useful understairs area with plumbing in place for a washing machine.

To the rear of the property, there is a private courtyard garden with rear access, providing a low-maintenance outdoor space ideal for enjoying warmer days.

Upstairs, the home offers two generous double bedrooms. The front bedroom is particularly spacious and benefits from fitted wardrobes, while the second double bedroom overlooks the rear garden. The bathroom includes a corner bath with a shower attachment.




The property also benefits from on-street parking and is superbly located close to local parks, river walks, and all the amenities of the city centre.










## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,652		
Title Number:	LA426708		

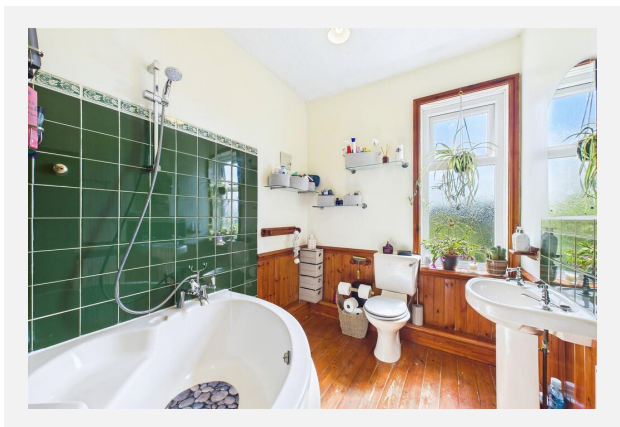
## Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Medium	12	70	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O <sub>2</sub>	EE	3	O	BT	sky	Virgin media







CONNAUGHT ROAD, PRESTON, PR1



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
68.7 m<sup>2</sup>  
739 ft<sup>2</sup>  
**Reduced headroom**  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

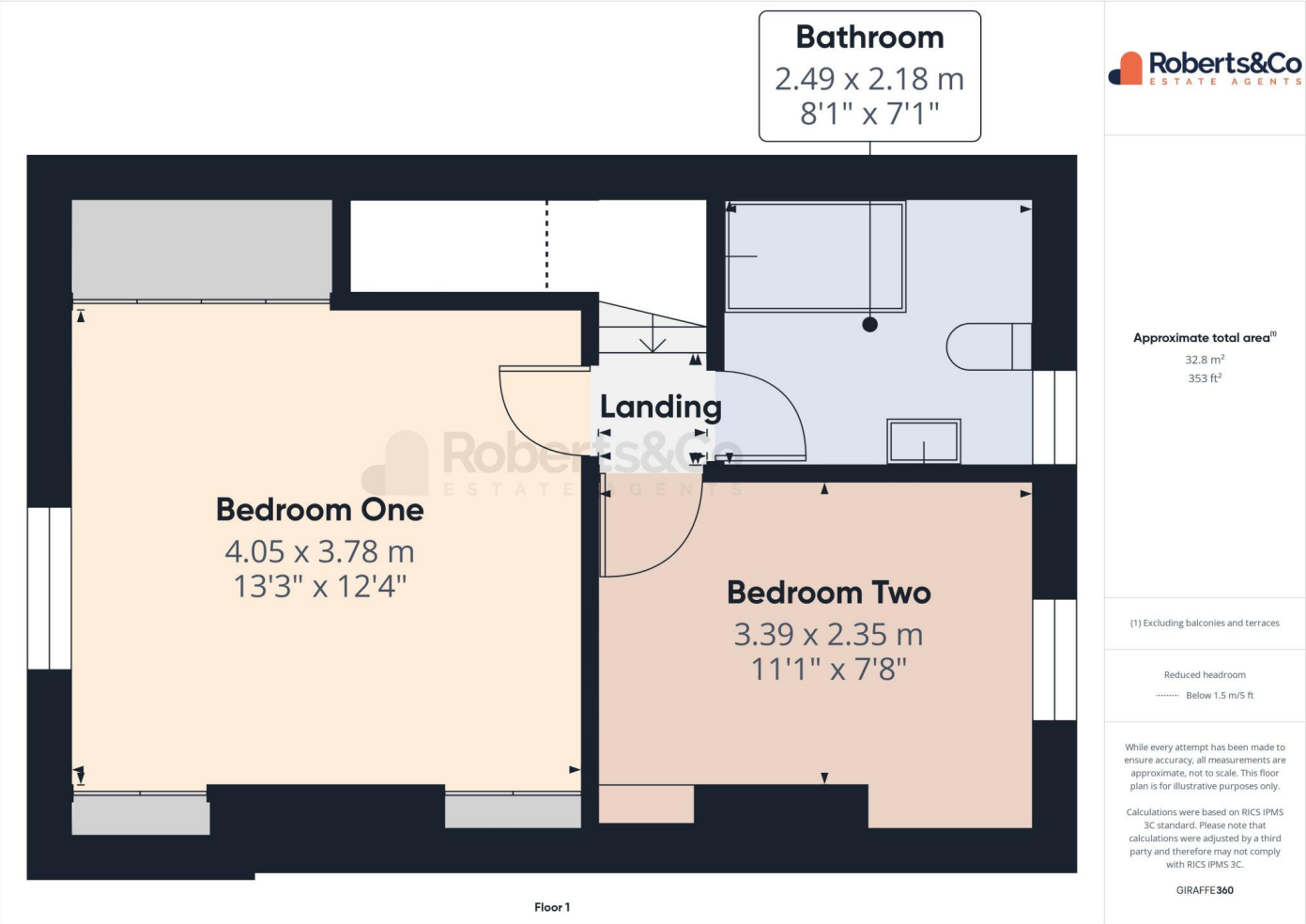
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CONNAUGHT ROAD, PRESTON, PR1

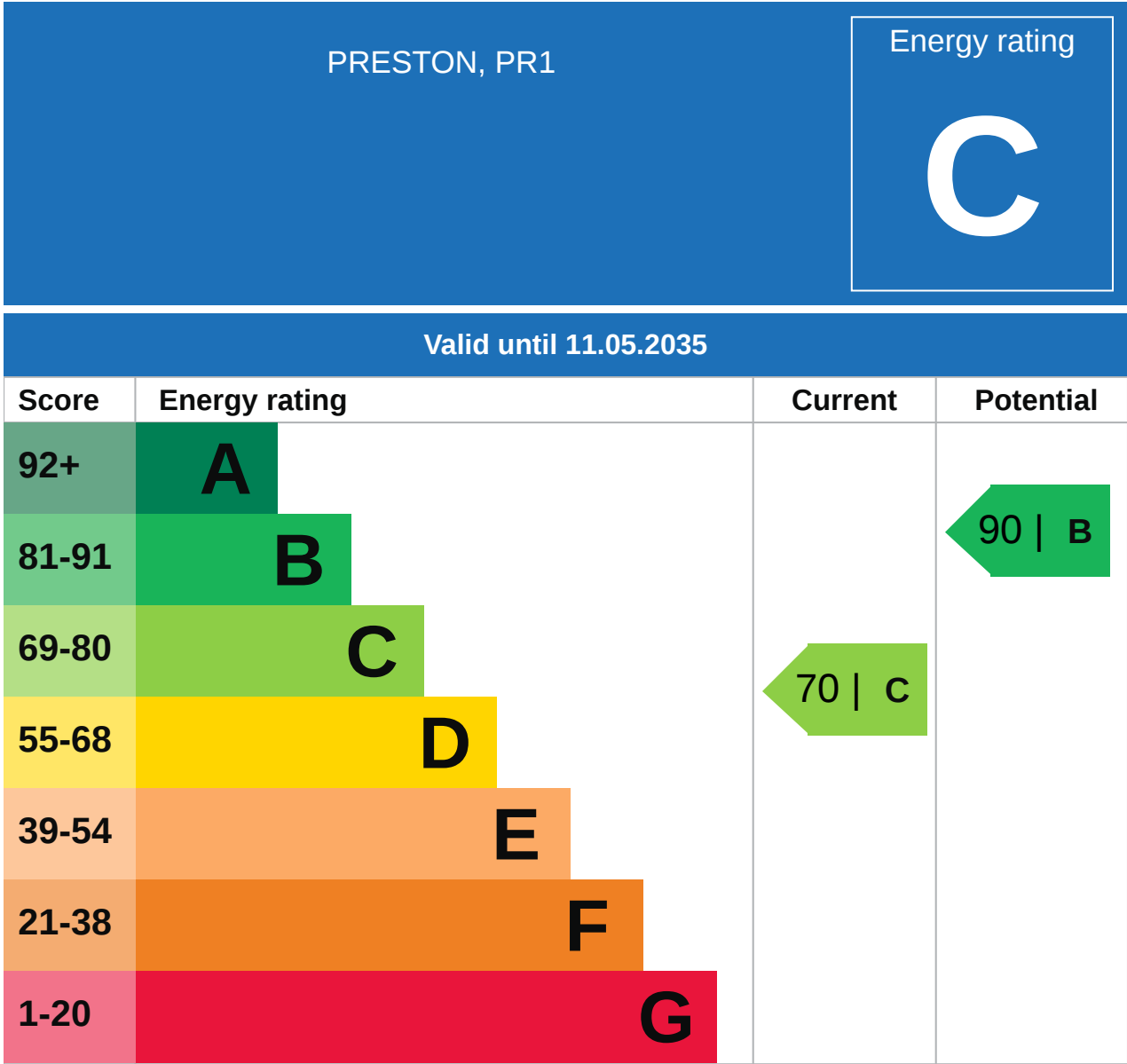




CONNAUGHT ROAD, PRESTON, PR1







### Additional EPC Data

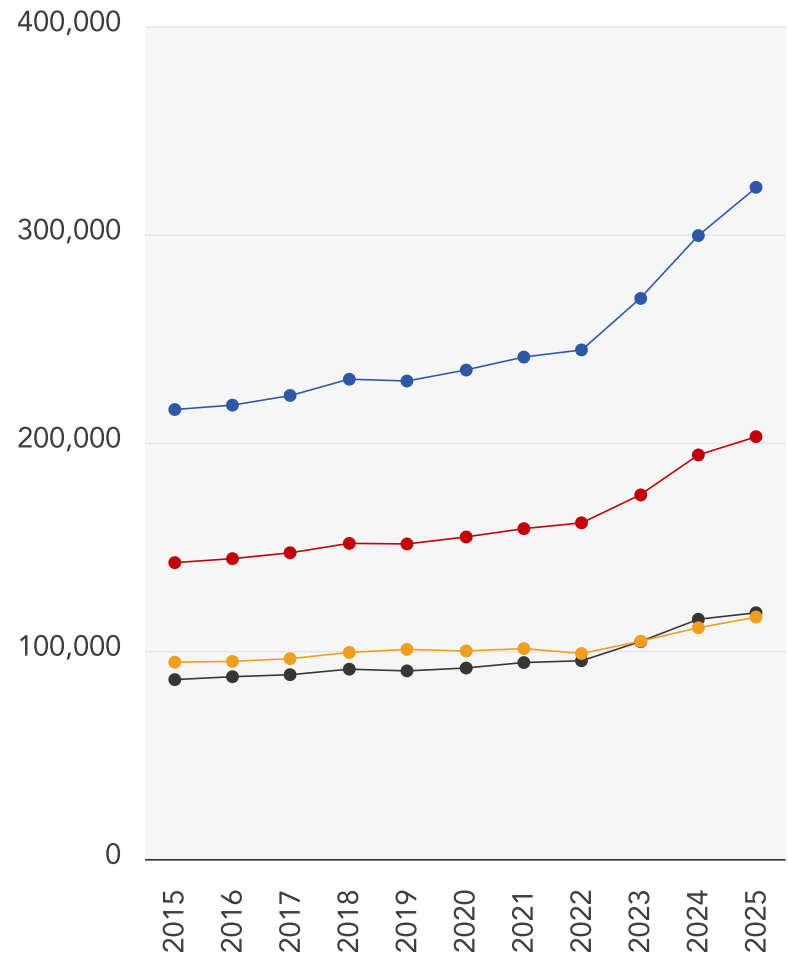
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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

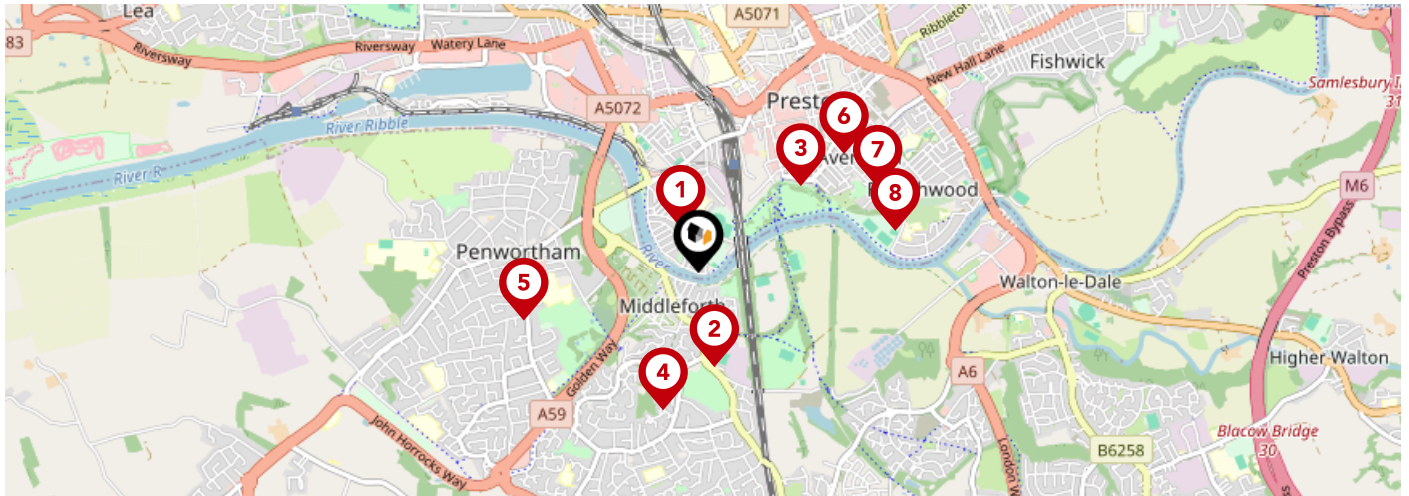
**+42.52%**

Flat

**+22.94%**

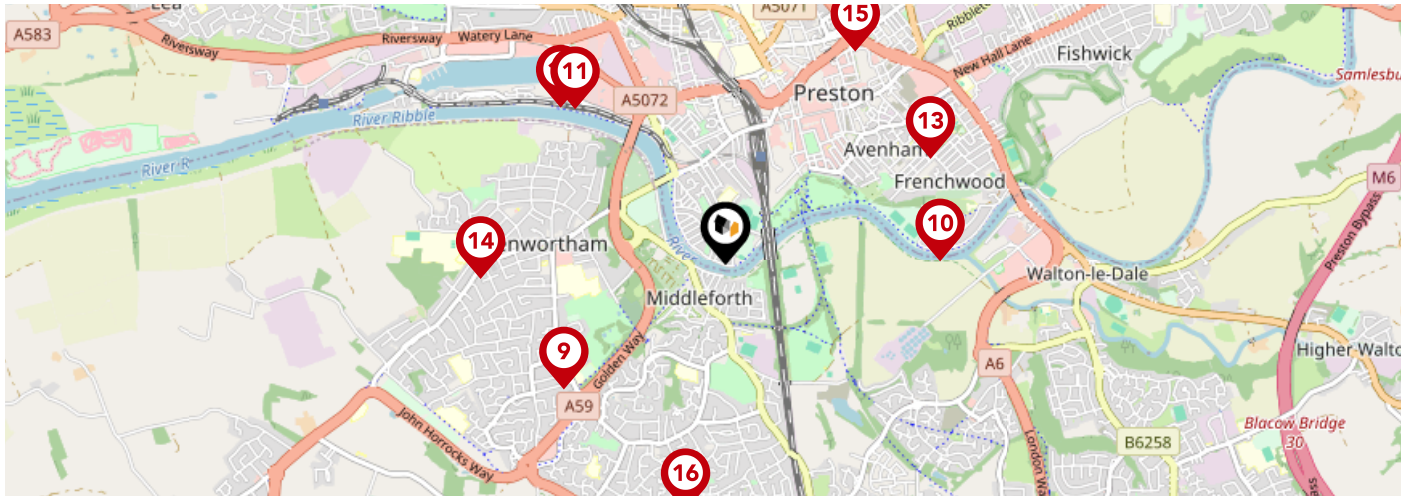
Terraced

**+37.28%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Middlefirth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stoneygates Nursery School</b> Ofsted Rating: Good   Pupils: 63   Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Augustine's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 278   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

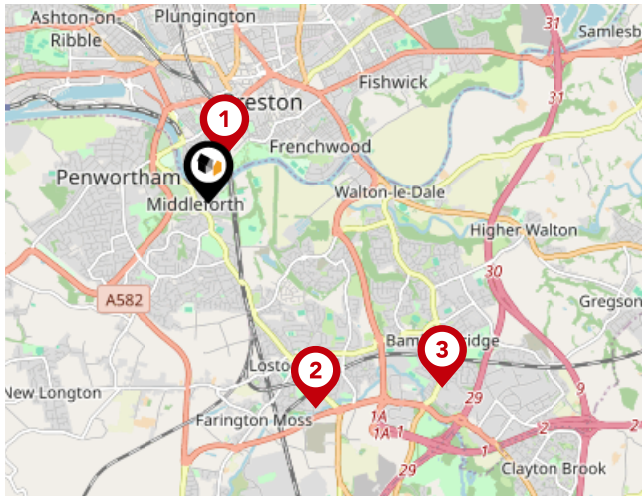




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

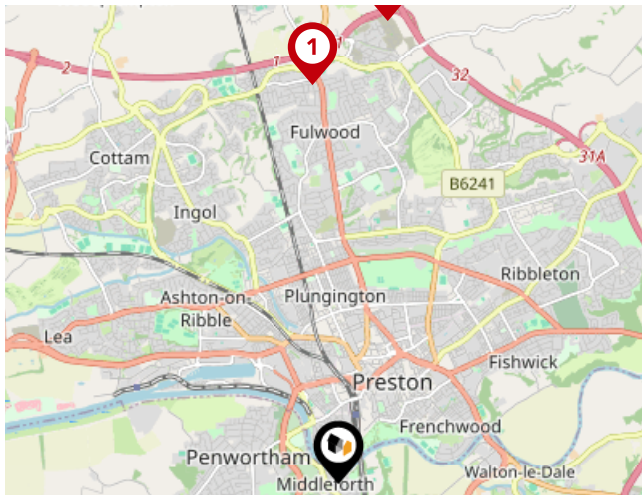
# Area

## Transport (National)



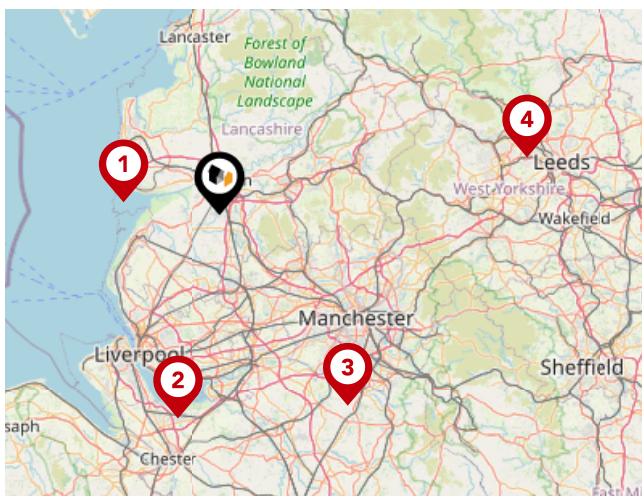
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Preston Rail Station	0.43 miles
<b>2</b>	Lostock Hall Rail Station	2.03 miles
<b>3</b>	Bamber Bridge Rail Station	2.62 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M55 J1	3.5 miles
<b>2</b>	M65 J1A	2.87 miles
<b>3</b>	M65 J1	3.07 miles
<b>4</b>	M6 J32	4.07 miles
<b>5</b>	M6 J30	2.58 miles



### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	13.66 miles
<b>2</b>	Speke	29.16 miles
<b>3</b>	Manchester Airport	32.3 miles
<b>4</b>	Leeds Bradford Airport	43.69 miles

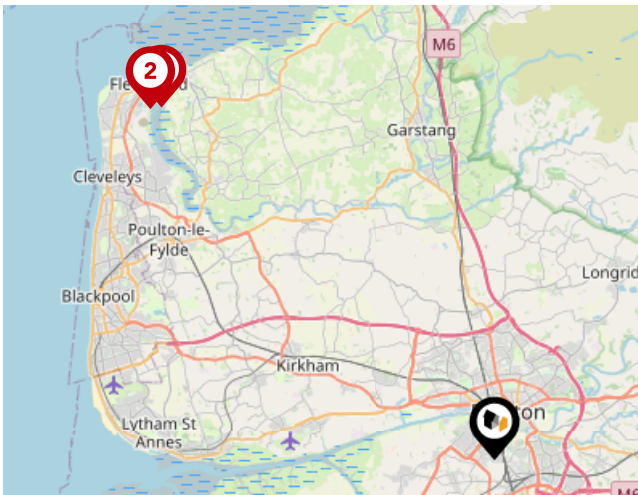
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Meadow Court	0.08 miles
2	Beech Terrace	0.23 miles
3	Terminus	0.16 miles
4	Bridge Inn	0.24 miles
5	Ardee Road	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.97 miles
2	Fleetwood for Knott End Ferry Landing	17.18 miles



### Roberts & Co

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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

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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



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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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