

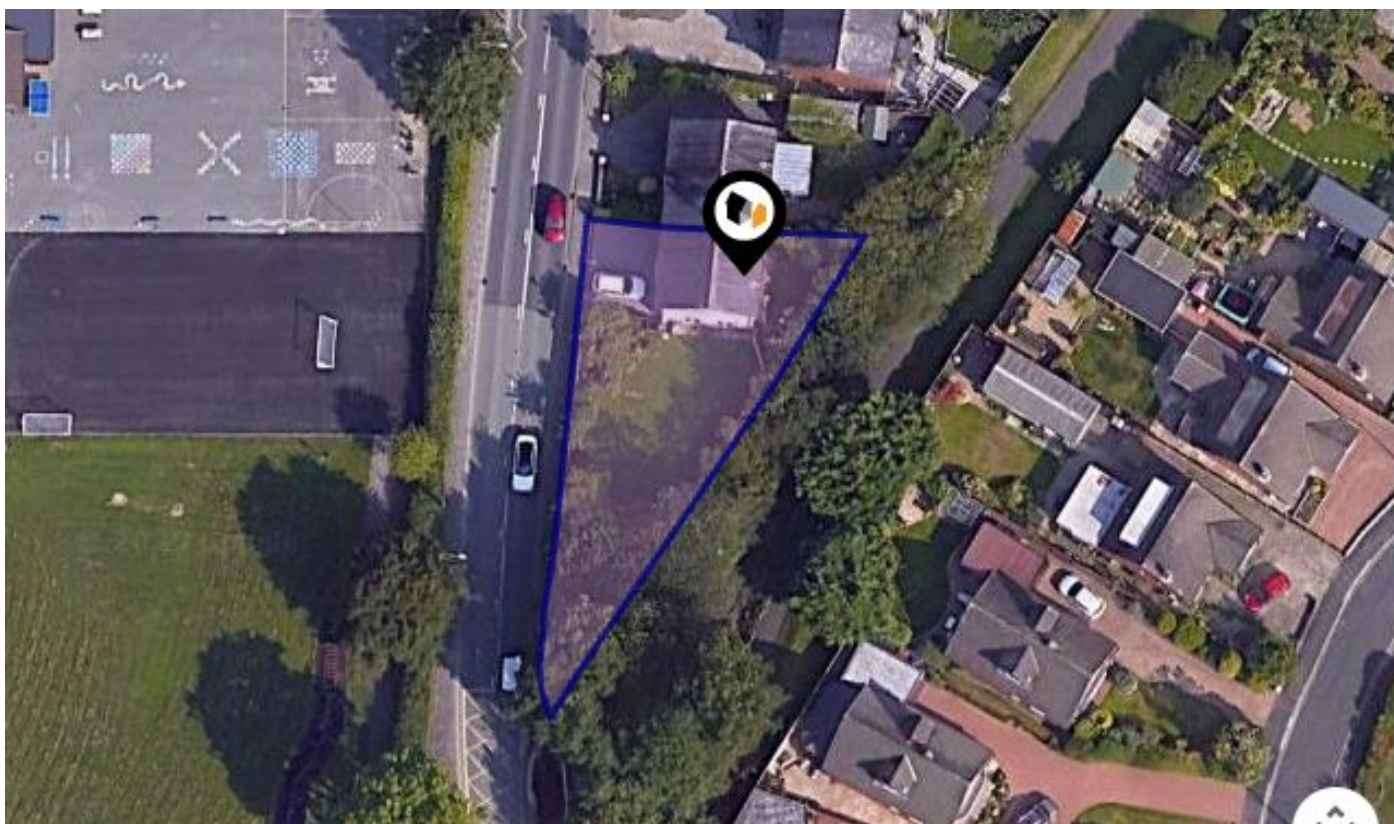


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



PRESTON ROAD, GRIMSARGH, PRESTON, PR2

Roberts & Co

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

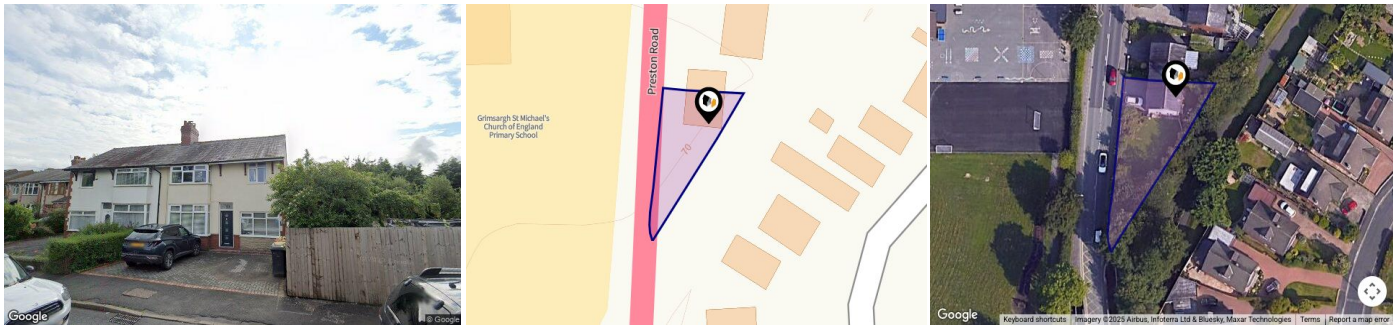
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* Beautifully Presented 3-Bedroom Home* Sought-After Village of Grimsargh* Fantastic Size Plot This beautifully presented three-bedroom home offers spacious living, stylish interiors, and excellent outdoor space-perfect for families or anyone seeking a peaceful village lifestyle with easy access to amenities. The property is situated on a fantastic plot with a well-maintained exterior and ample space to the side and rear. A private driveway provides parking for three vehicles. Upon entering, you're welcomed by a practical porch that leads into a bright hallway. The main living room is warm and inviting, featuring a bay window that floods the room with natural light, and a cosy wood-burning stove-ideal for relaxing evenings. To the rear of the home is a second reception room, complete with a wood-burning stove and double doors that open directly onto the garden, creating a seamless indoor-outdoor flow-perfect for entertaining or enjoying the garden views. The spacious kitchen is a standout feature of the home, with two sets of double doors opening onto the garden, allowing plenty of natural light to fill the space. There is an induction hob, integrated microwave, integrated fridge and freezer, and integrated Zanussi washer/dryer and dishwasher. It also includes a breakfast bar, double electric ovens, attractive blue cabinetry, and contrasting white worktops, combining both style and functionality. Upstairs, you'll find three generously sized bedrooms, all well-proportioned and thoughtfully decorated. The second bedroom includes built-in wardrobes, offering excellent storage. The family bathroom is modern and well-appointed. Outside, the property boasts a large gravelled area to the rear, ideal for outdoor seating or additional storage, and a substantial lawned area to the side, perfect for families, pets, or gardening enthusiasts. This home offers spacious accommodation both inside and out and has been maintained to a high standard throughout. With its blend of character features, modern touches, and sought-after village location, this is a rare opportunity not to be missed.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,151 ft ² / 107 m ²
Plot Area:	0.12 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,203
Title Number:	LAN221588

Tenure:	Freehold
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Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	- mb/s
		

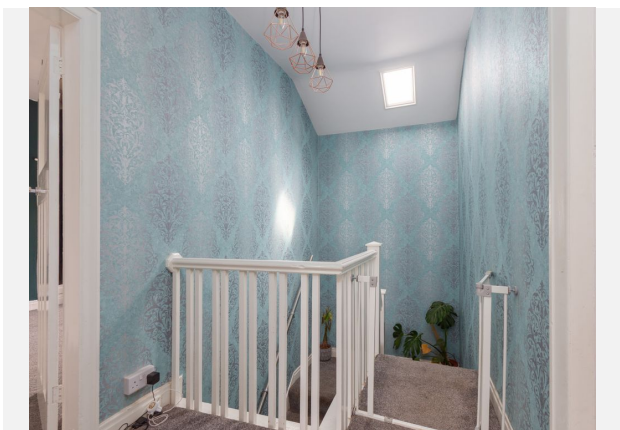
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







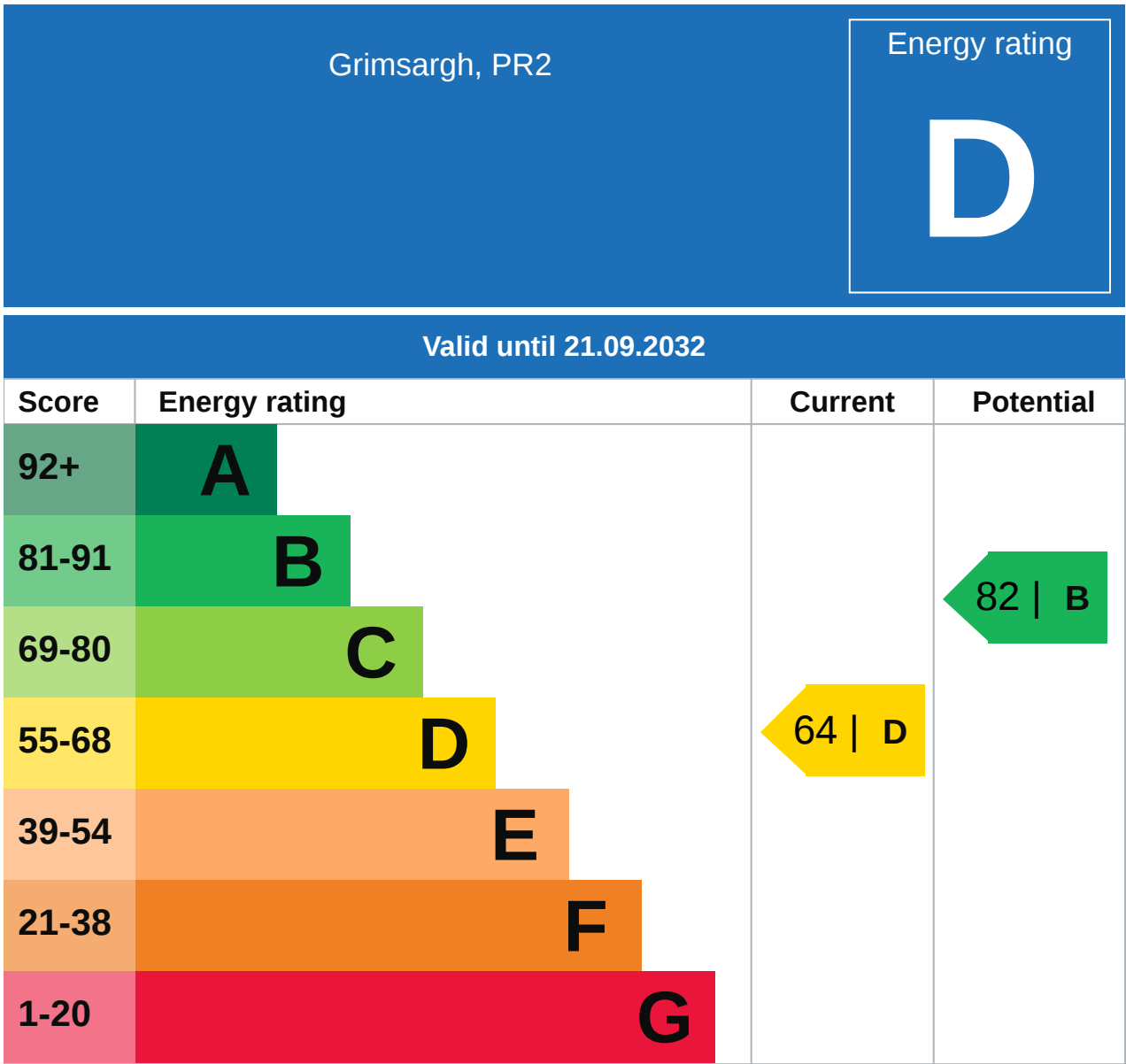


PRESTON ROAD, GRIMSARGH, PRESTON, PR2



Total Area: 109.6 m² ... 1179 ft²

All measurements are approximate and for display purposes only



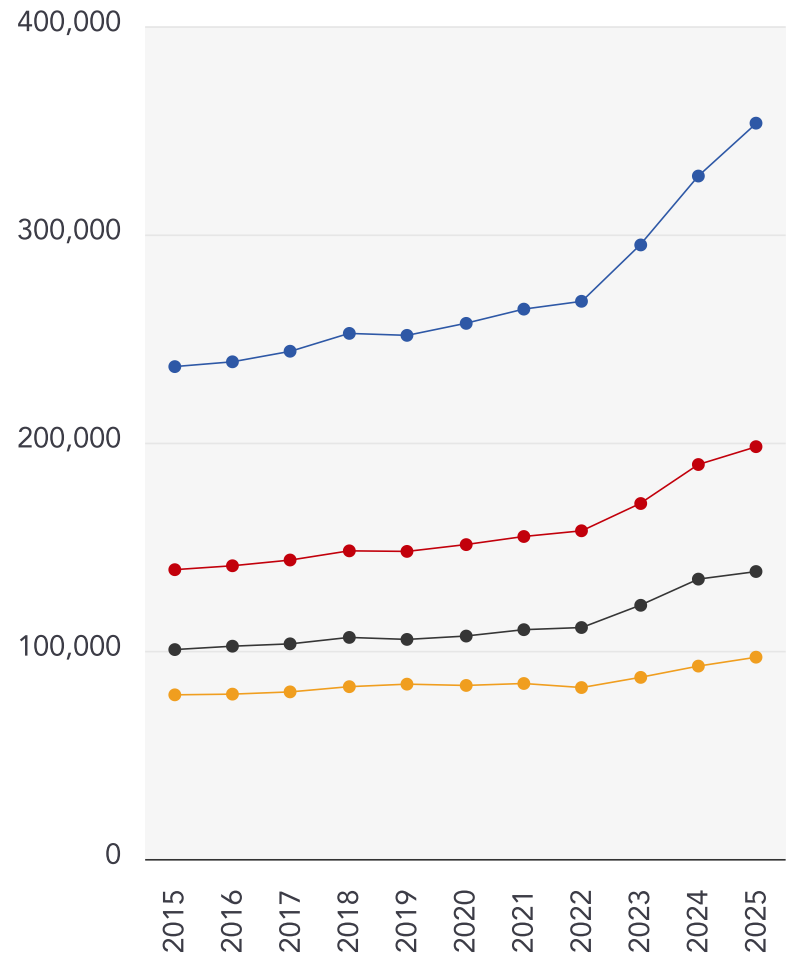
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 93% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	107 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

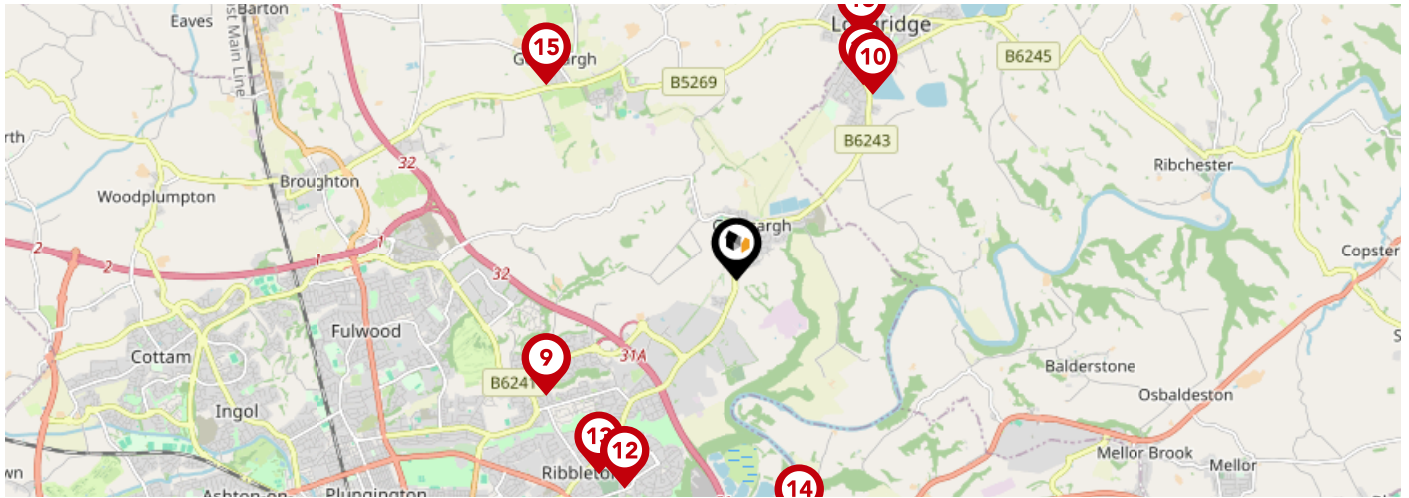
+37.28%

Flat

+22.94%



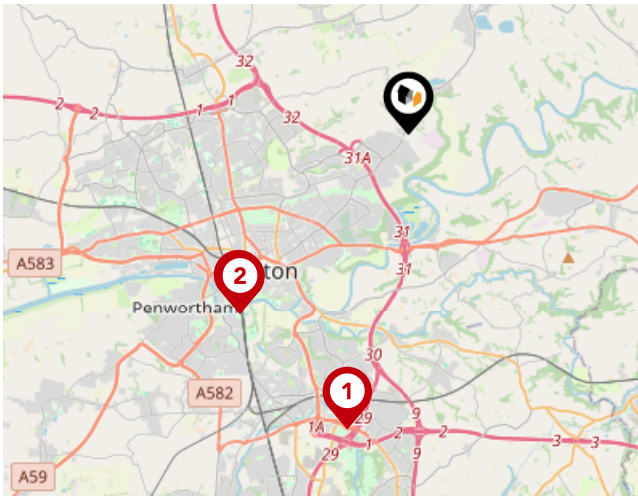
		Nursery	Primary	Secondary	College	Private
1	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.19	☐	☒	☐	☐	☐
2	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:1.04	☐	☒	☐	☐	☐
3	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:1.55	☐	☒	☐	☐	☐
4	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:1.6	☐	☒	☐	☐	☐
5	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:1.63	☐	☒	☐	☐	☐
6	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:1.64	☐	☒	☐	☐	☐
7	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:1.92	☐	☒	☐	☐	☐
8	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:1.92	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:1.95	☐	☒	☐	☐	☐
	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:2.02	☐	☐	☒	☐	☐
	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:2.04	☐	☐	☒	☐	☐
	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:2.07	☐	☒	☐	☐	☐
	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:2.09	☐	☒	☐	☐	☐
	Samlesbury Church of England School Ofsted Rating: Good Pupils: 68 Distance:2.23	☐	☒	☐	☐	☐
	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.39	☐	☒	☐	☐	☐
	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:2.39	☐	☒	☐	☐	☐

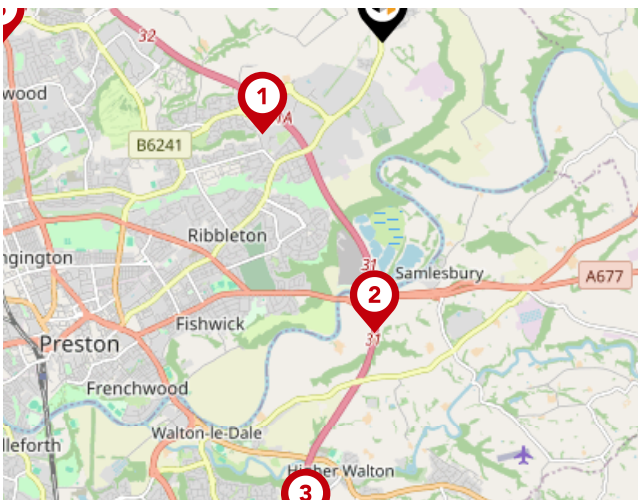
Area

Transport (National)



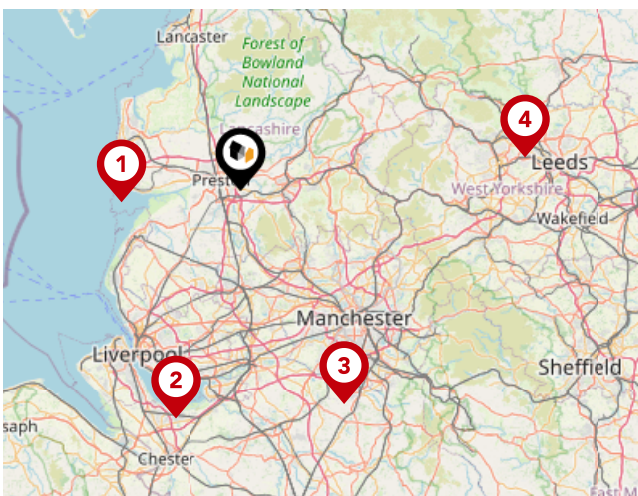
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	5.26 miles
2	Preston Rail Station	4.31 miles
3	Preston Rail Station	4.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.32 miles
2	M6 J31	2.55 miles
3	M6 J30	4.33 miles
4	M6 J32	2.75 miles
5	M55 J1	3.35 miles

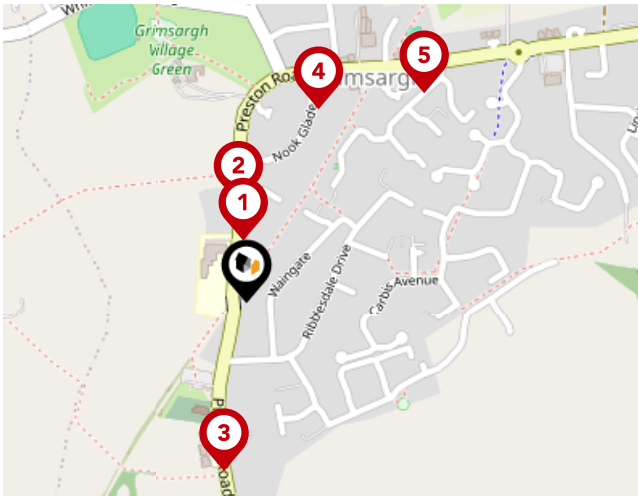


Airports/Helipads

Pin	Name	Distance
1	Highfield	16.72 miles
2	Speke	33.33 miles
3	Manchester Airport	33.35 miles
4	Leeds Bradford Airport	40.04 miles

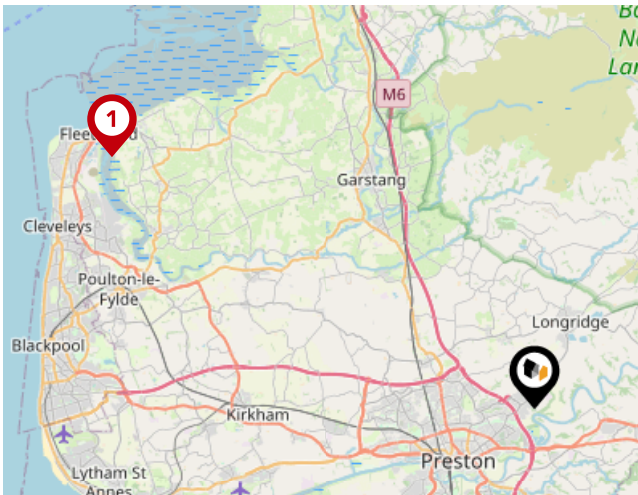
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nook Crescent	0.07 miles
2	Nook Glade	0.11 miles
3	St Michaels Church	0.19 miles
4	Post Office	0.23 miles
5	Plough Inn	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.21 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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