

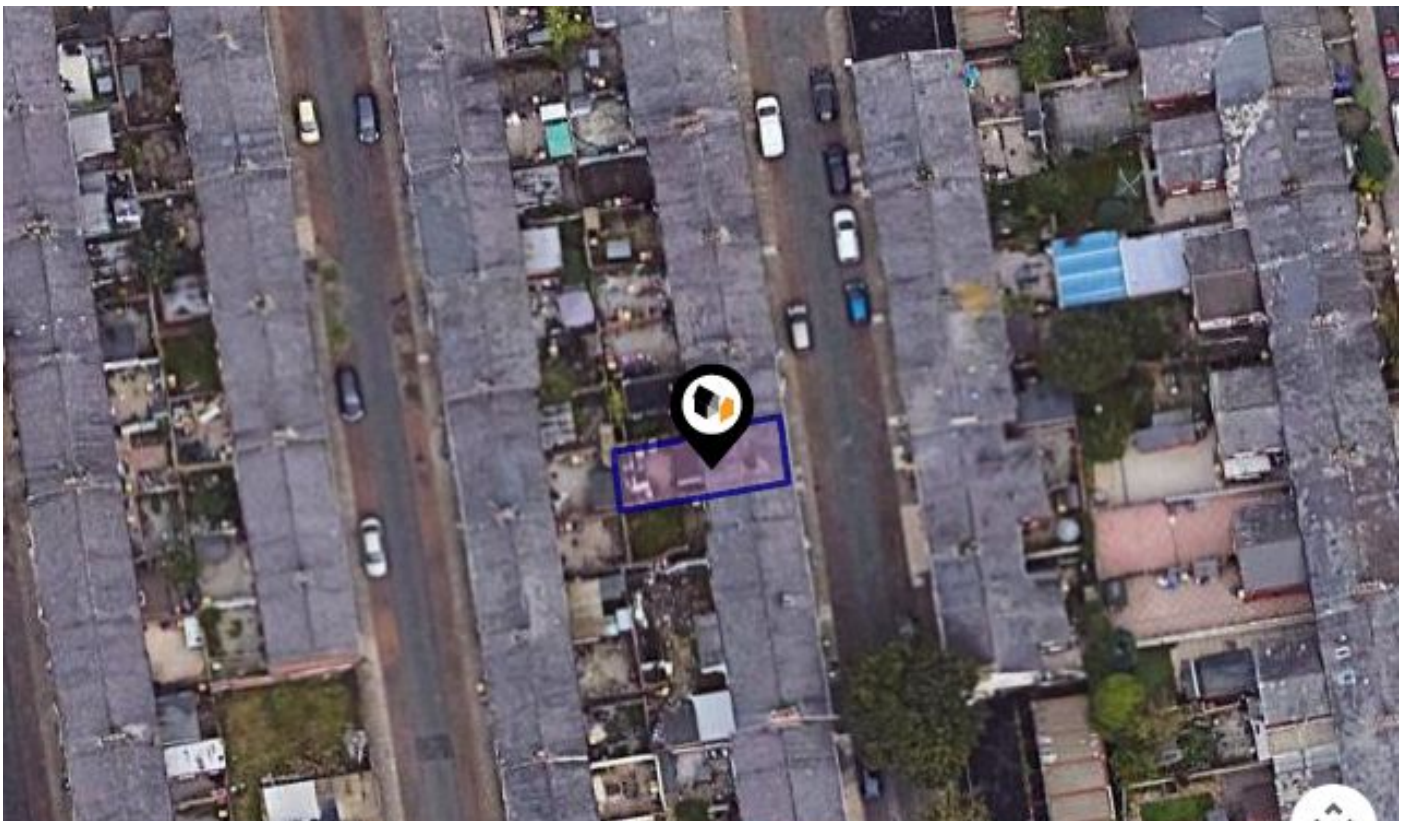


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th August 2025



ST. ANNES STREET, PRESTON, PR1

Roberts & Co

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

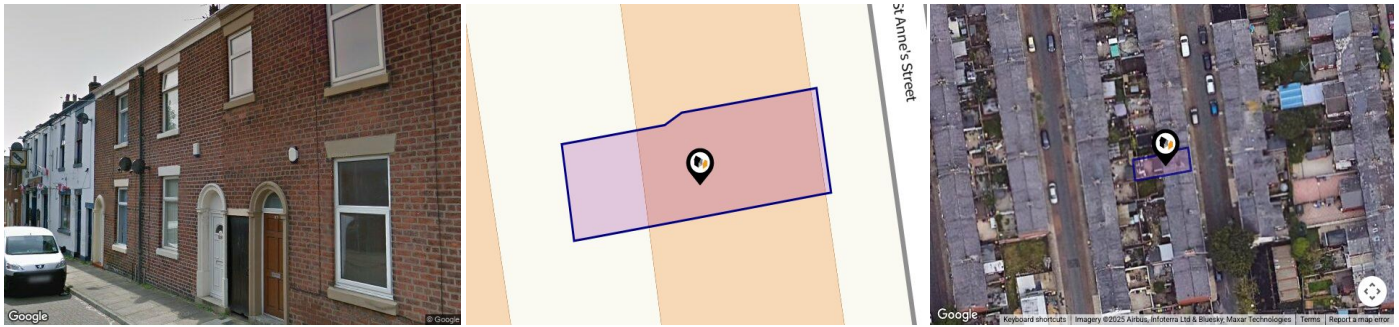
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* Mid-Terrace Property* No Onward Chain* Ideal Investment Opportunity This well-proportioned mid-terrace home offers a practical layout and excellent location, making it an attractive option for investors or future homeowners alike. Step through the vestibule into a welcoming living room, perfect for relaxing or entertaining. The kitchen is positioned at the rear, with stairs leading to the first floor and a convenient back door opening to the rear yard. Upstairs, you'll find two generous double bedrooms and a modern three-piece bathroom suite. Situated in a highly desirable area, this property is ideally located for access to the University of Central Lancashire, Royal Preston Hospital, and is just a short drive to Preston City Centre. Excellent road and rail links make commuting simple and convenient.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,652		
Title Number:	LA333975		

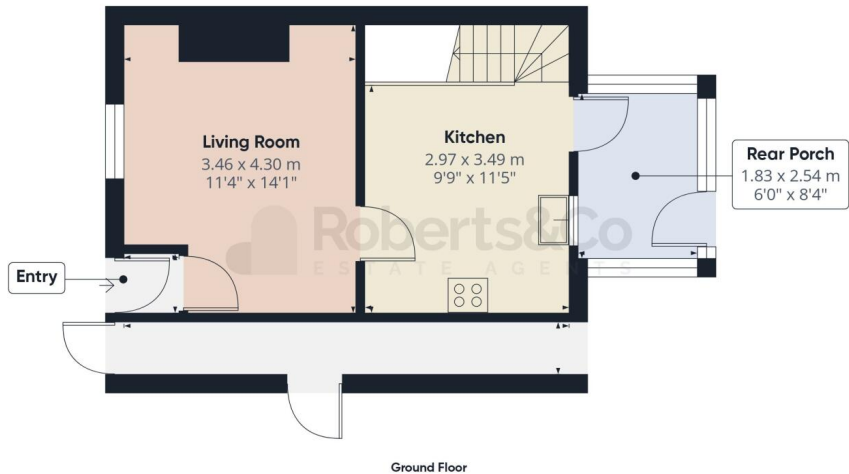
Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	Moor Park (Preston)	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	15	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

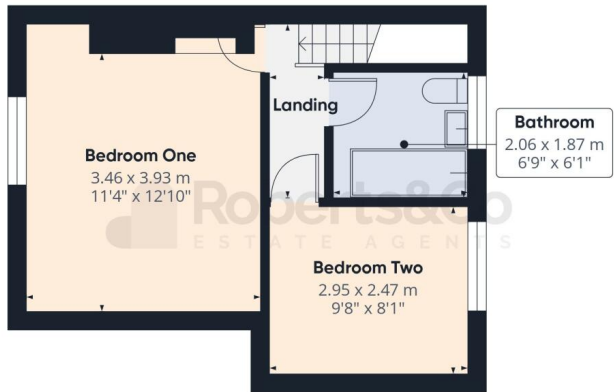




ST. ANNES STREET, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area^m
64.7 m²
697 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

ST. ANNES STREET, PRESTON, PR1



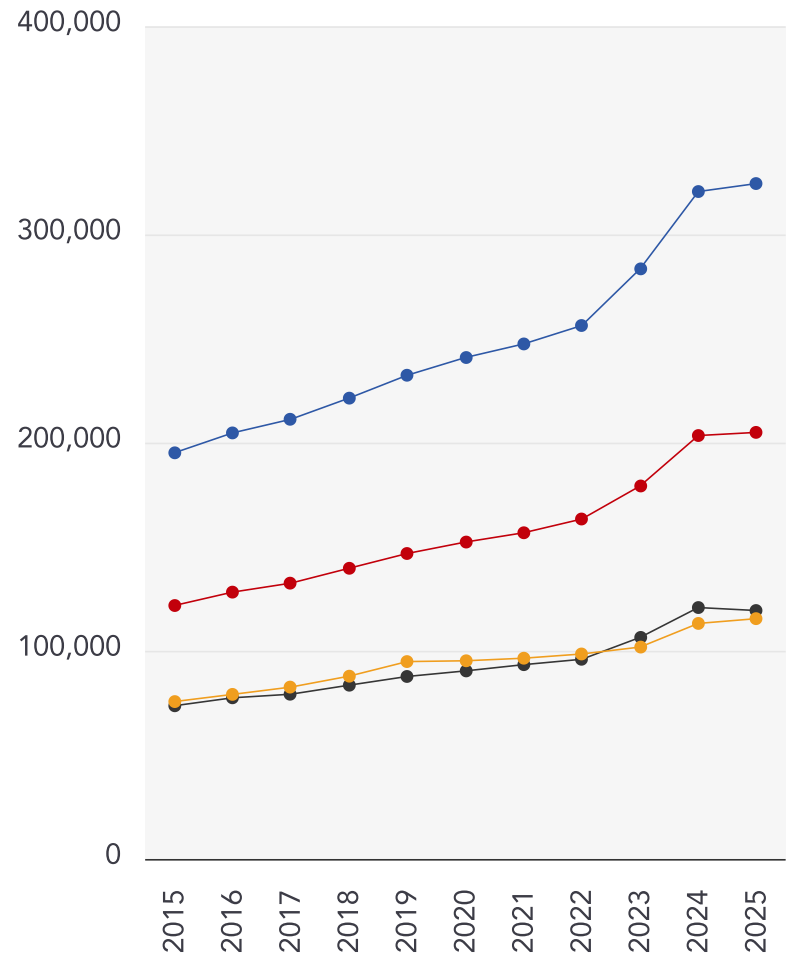
ST. ANNES STREET, PRESTON, PR1



Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

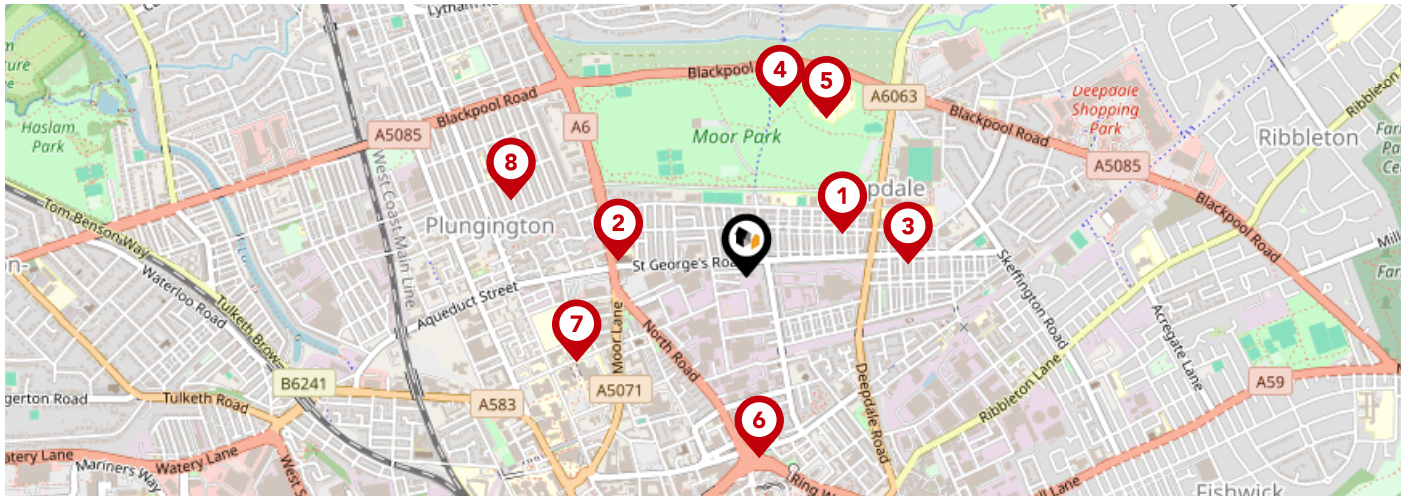
+68.31%

Flat

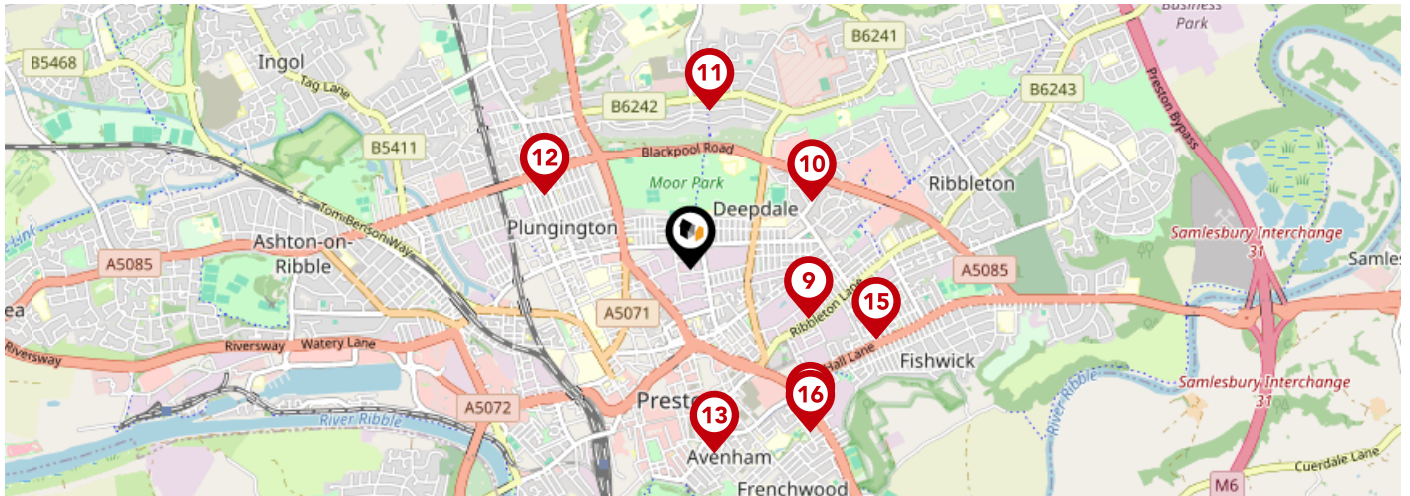
+52.7%

Terraced

+62.15%



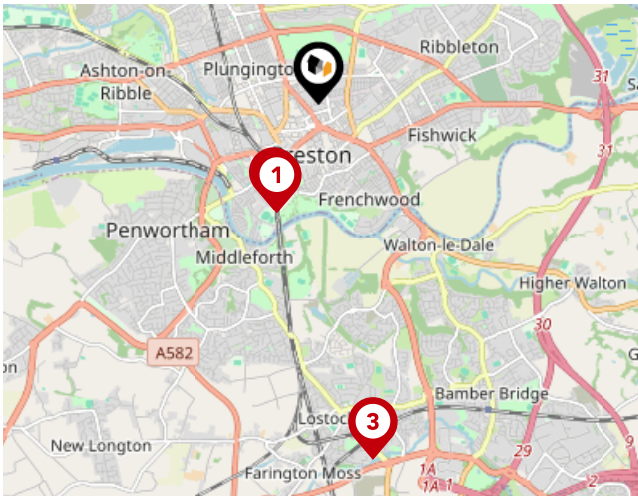
		Nursery	Primary	Secondary	College	Private
1	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:0.23	☐	☐	☒	☐	☐
2	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.28	☐	☐	☒	☐	☐
3	Deepdale Community Primary School Ofsted Rating: Good Pupils: 691 Distance:0.36	☐	☒	☐	☐	☐
4	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.38	☐	☒	☐	☐	☐
5	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.39	☐	☐	☒	☐	☐
6	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.4	☐	☒	☐	☐	☐
7	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.42	☐	☒	☐	☐	☐
8	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.54	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Preston Muslim Girls High School Ofsted Rating: Outstanding Pupils: 599 Distance:0.56	☐	☐	☒	☐	☐
	St Gregory's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 209 Distance:0.61	☐	☒	☐	☐	☐
	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.7	☐	☒	☐	☐	☐
	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.72	☐	☐	☒	☐	☐
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.81	☒	☐	☐	☐	☐
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:0.86	☐	☐	☒	☐	☐
	St Joseph's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 345 Distance:0.87	☐	☒	☐	☐	☐
	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:0.89	☐	☐	☒	☐	☐

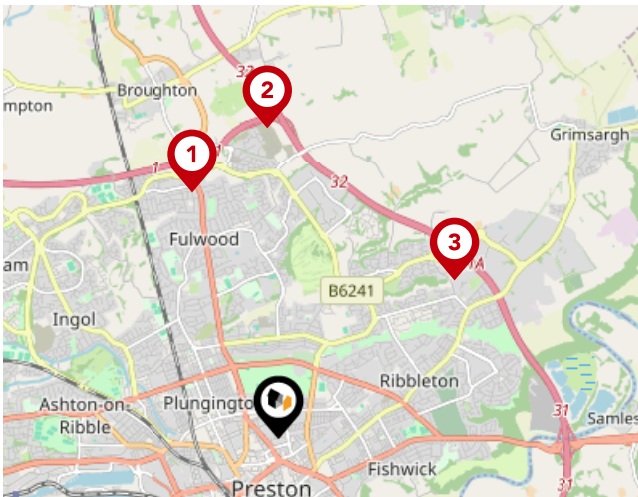
Area

Transport (National)



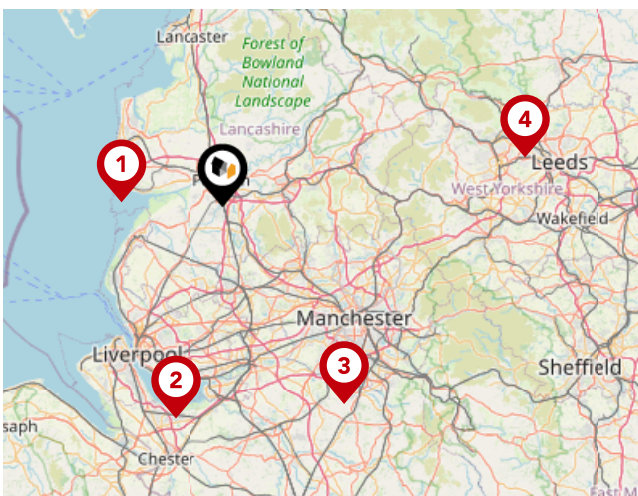
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.01 miles
2	Preston Rail Station	1 miles
3	Lostock Hall Rail Station	3.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.29 miles
2	M6 J32	2.72 miles
3	M6 J31A	2.08 miles
4	M6 J30	2.84 miles
5	M65 J1A	3.81 miles

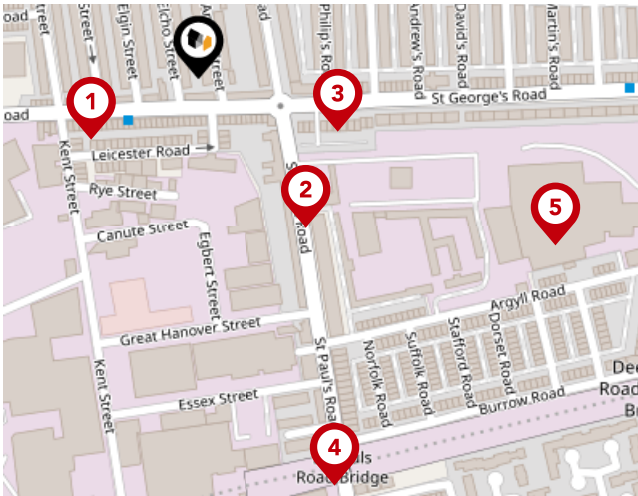


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.07 miles
2	Speke	30.57 miles
3	Manchester Airport	32.68 miles
4	Leeds Bradford Airport	42.92 miles

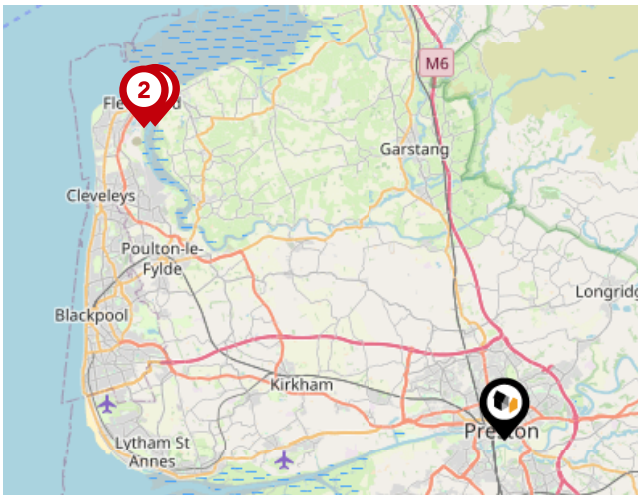
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kent Street	0.07 miles
2	Council Depot	0.1 miles
3	St Pauls Road	0.08 miles
4	Burrow Road	0.23 miles
5	Bus Depot	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.42 miles
2	Fleetwood for Knott End Ferry Landing	16.66 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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