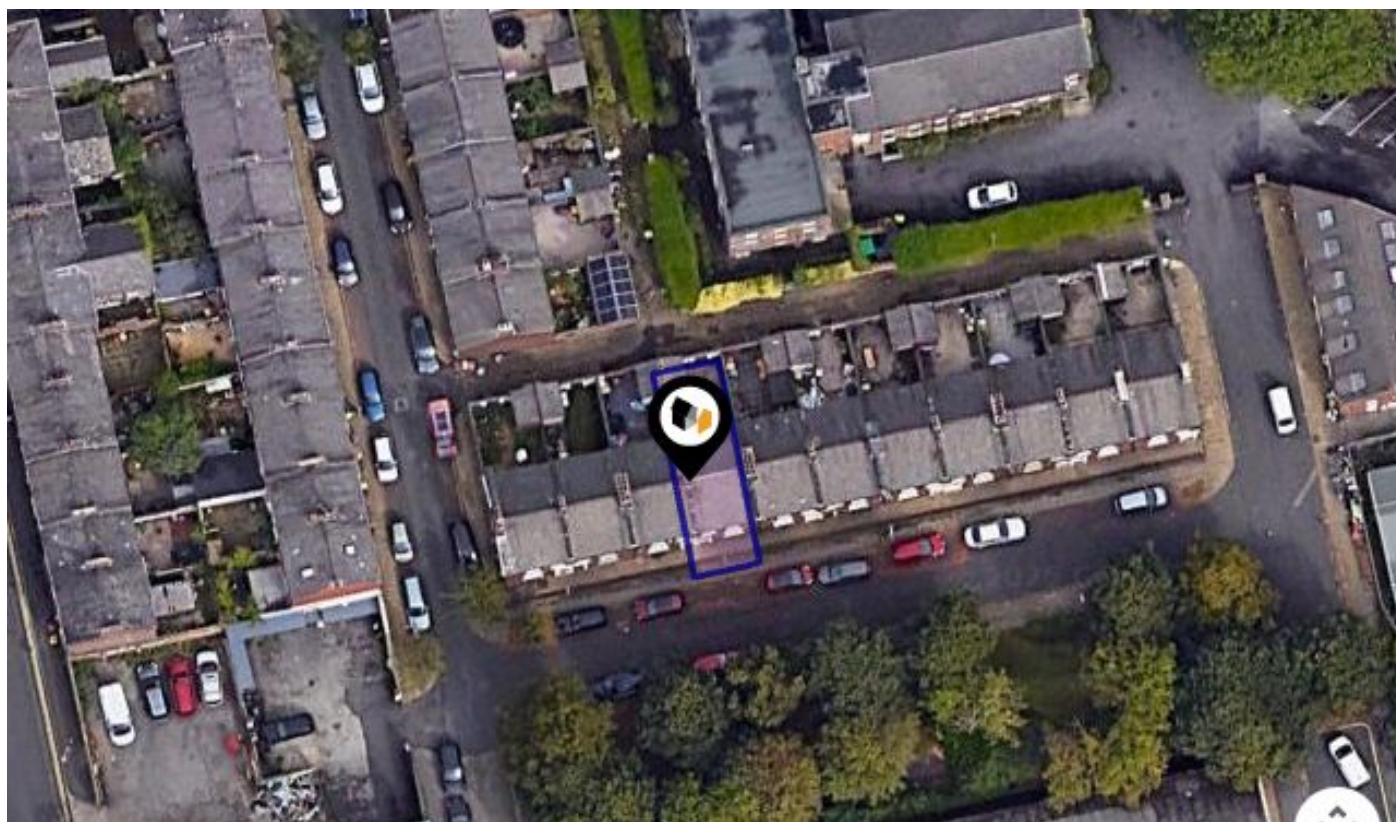


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 24<sup>th</sup> September 2025**



**VINE STREET, PRESTON, PR1**

## Roberts & Co

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

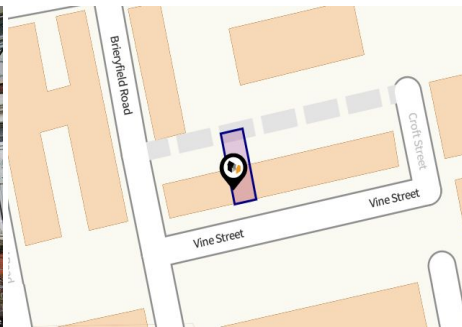
01772 746100

[penwortham@roberts-estates.co.uk](mailto:penwortham@roberts-estates.co.uk)

[www.roberts-estates.co.uk](http://www.roberts-estates.co.uk)













\* 3-Bedroom Mid-Terrace Property\* Great Potential for First-Time Buyers or Investors\* Fantastic LocationThis three-bedroom mid-terrace home offers a fantastic opportunity for buyers looking to put their own stamp on a property. While the house would benefit from modernisation and general updating throughout, it provides a solid foundation with well-proportioned rooms and a practical layout. The accommodation includes a spacious living room, a kitchen, a three-piece bathroom, and three bedrooms. Externally, the property features a private, enclosed rear yard and on-street parking to the front. Situated in a convenient location close to the University, train station, and city centre, this property is ideal for those seeking a renovation project with strong rental or resale potential. Whether you're a first-time buyer looking for an affordable way onto the property ladder, or an investor seeking a refurbishment opportunity, this home is well worth considering.



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,652		
Title Number:	LA100736		

## Local Area

Local Authority:	Preston	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	71 mb/s	10000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	
				

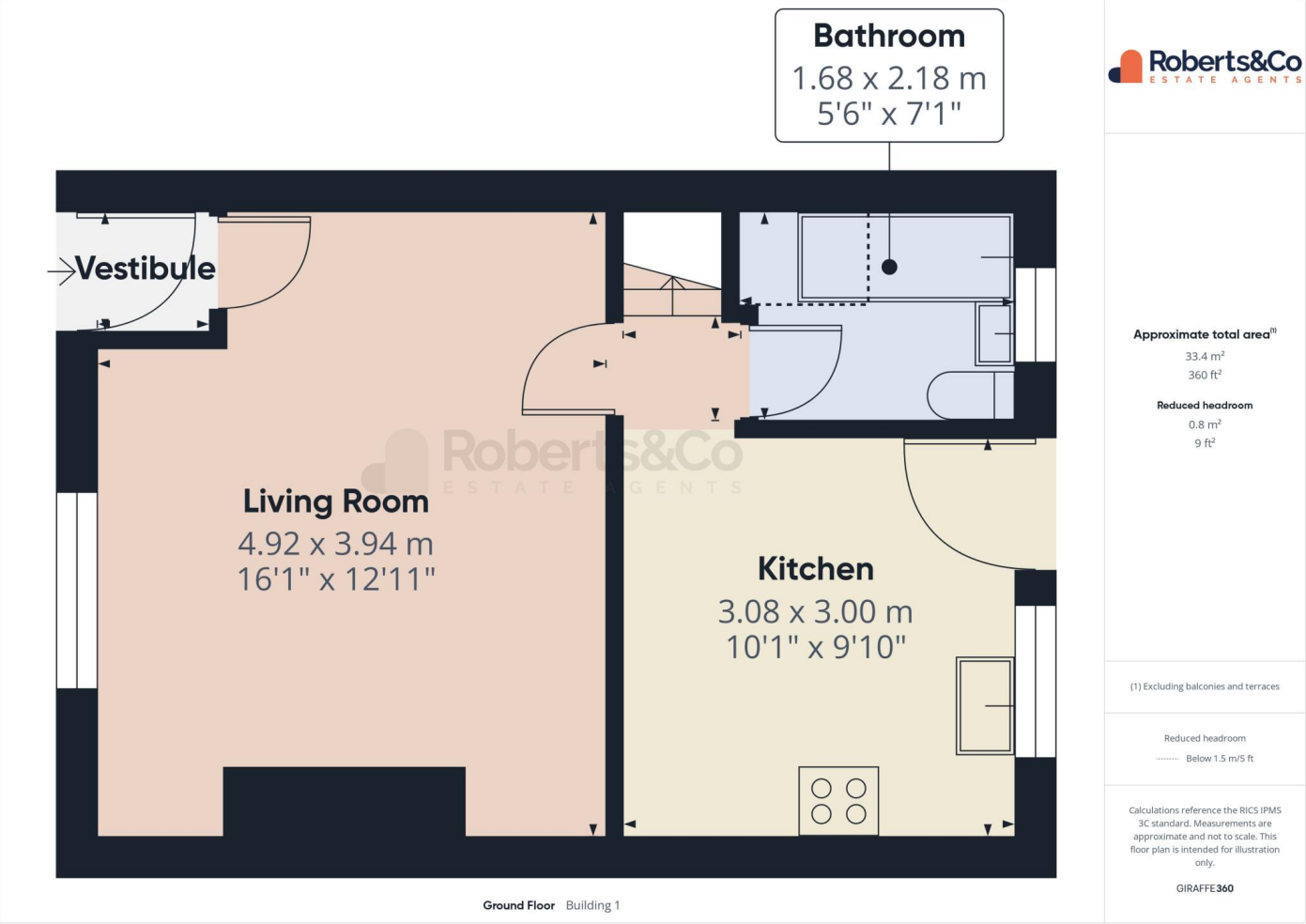




VINE STREET, PRESTON, PR1

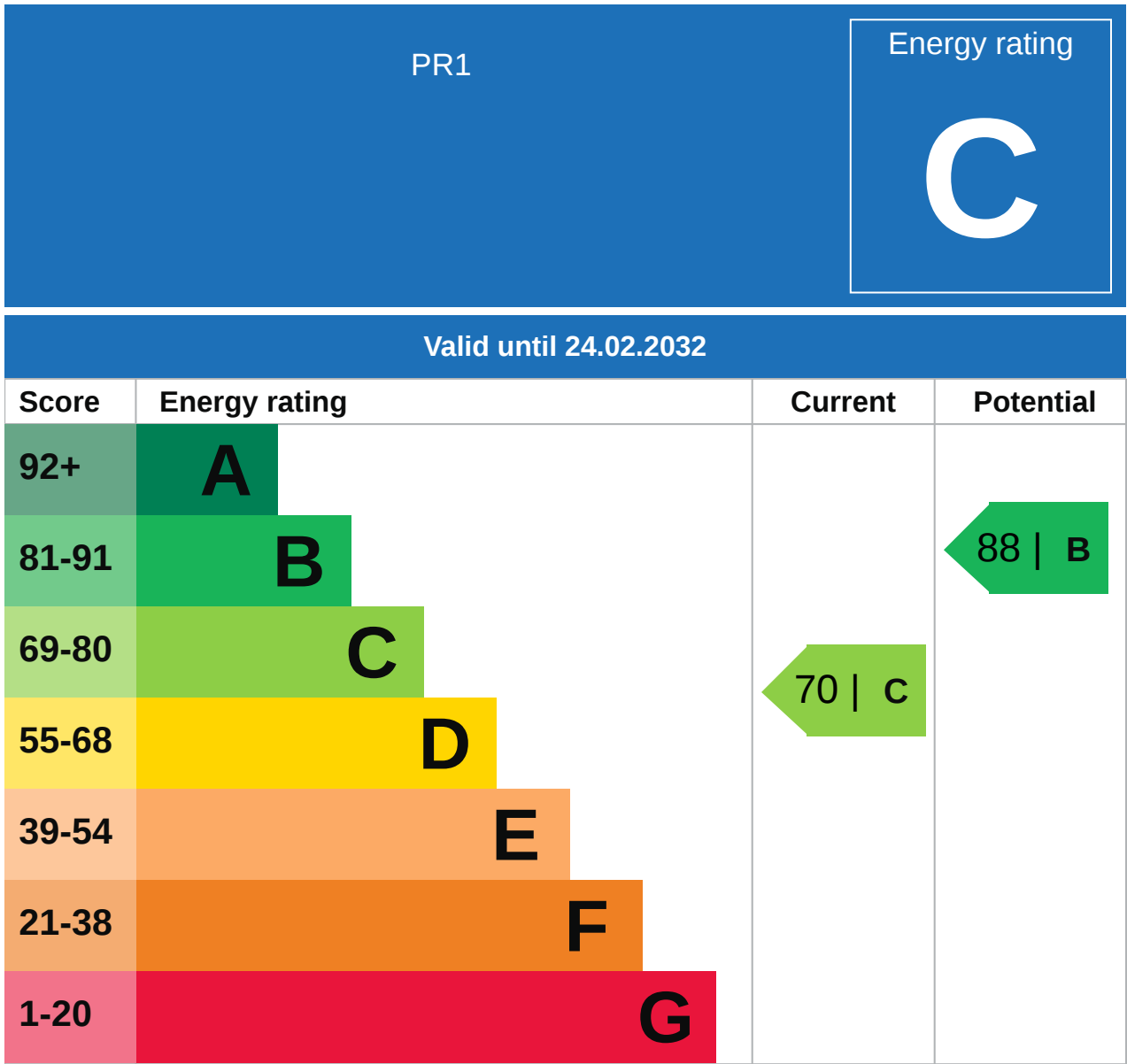


VINE STREET, PRESTON, PR1



VINE STREET, PRESTON, PR1







### Additional EPC Data

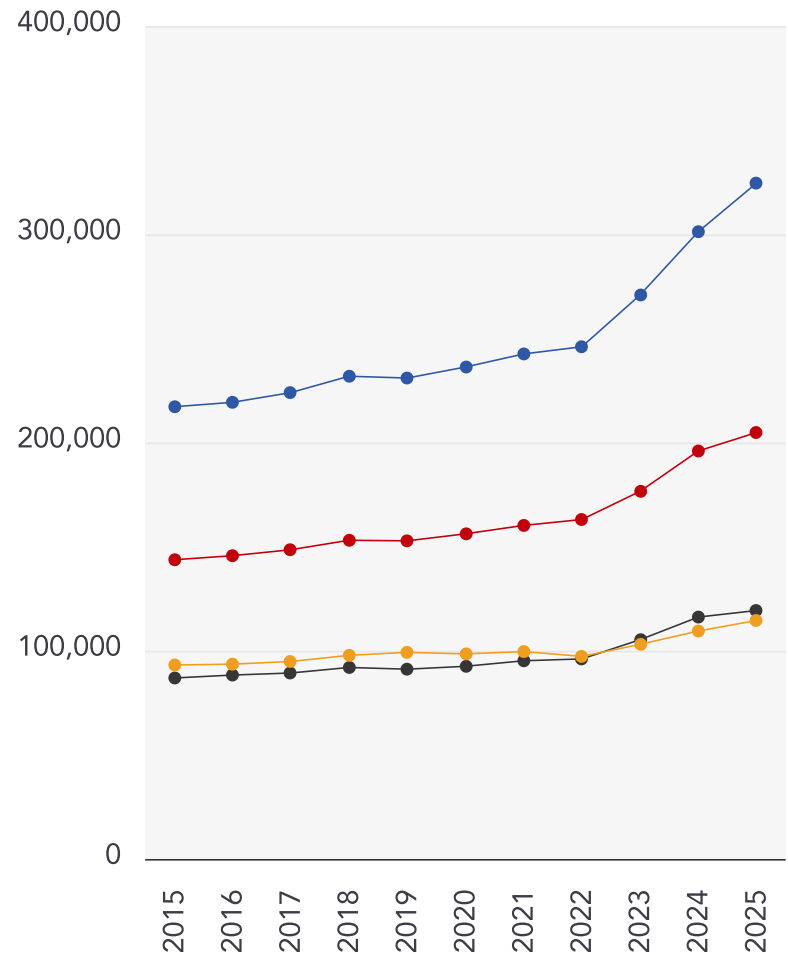
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 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

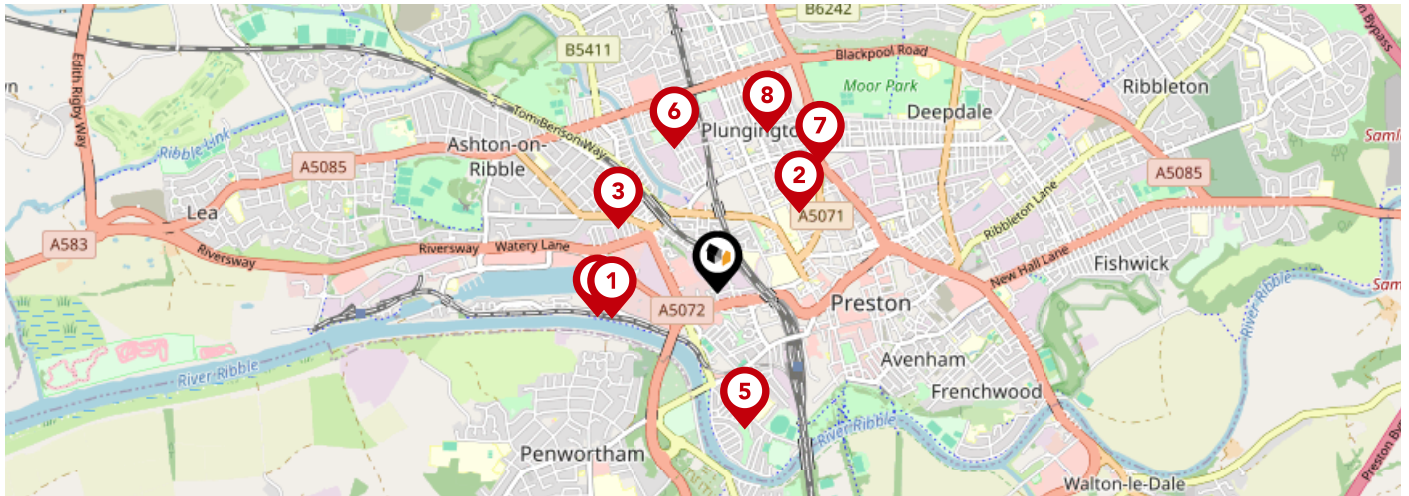
**+42.52%**

Flat

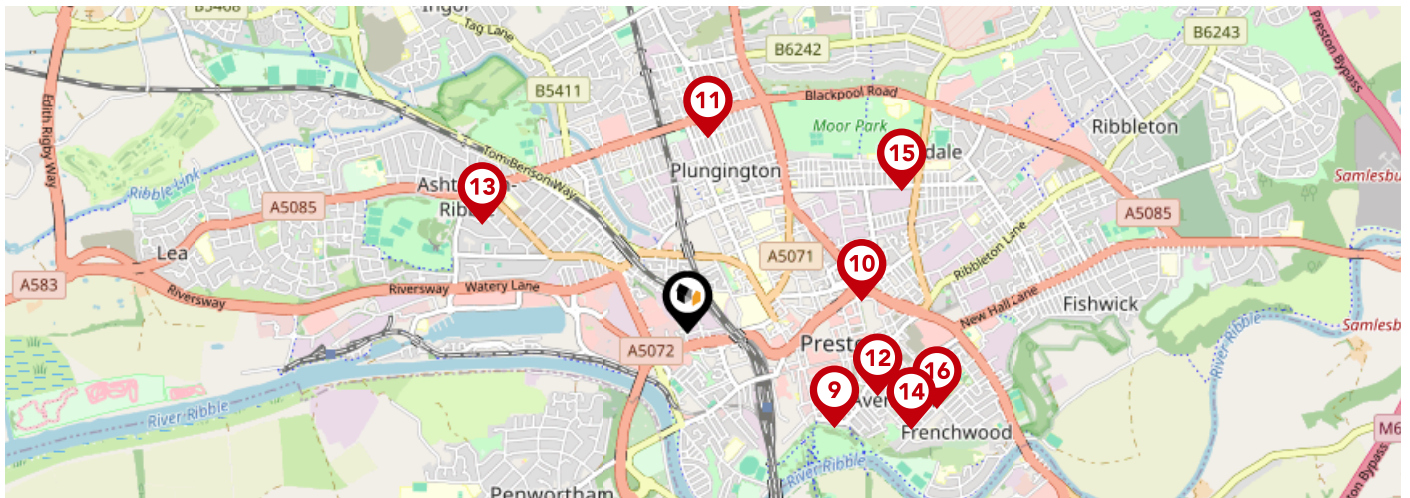
**+22.94%**

Terraced

**+37.28%**



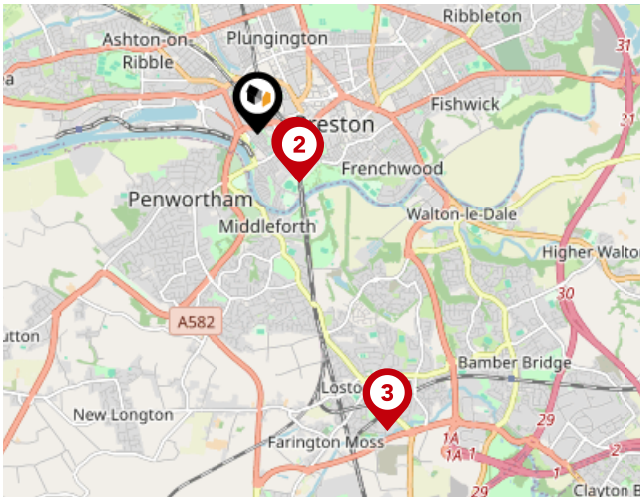
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 237   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 334   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Abrar Academy</b> Ofsted Rating: Not Rated   Pupils: 83   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 257   Distance:0.73	<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>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 63   Distance:0.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Augustine's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 278   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Moor Park High School and Sixth Form</b> Ofsted Rating: Good   Pupils: 609   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

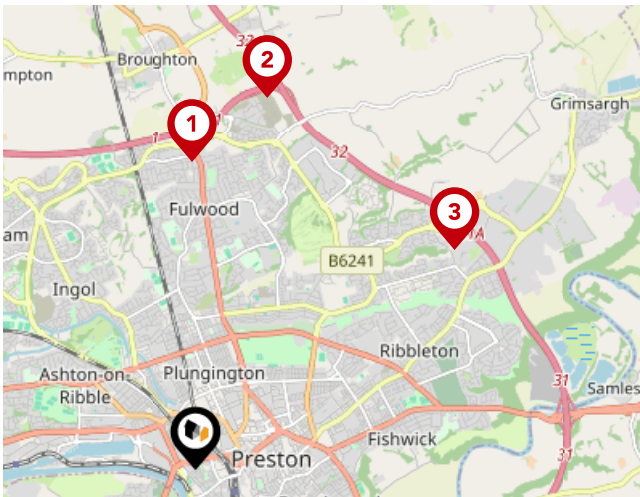
# Area

## Transport (National)



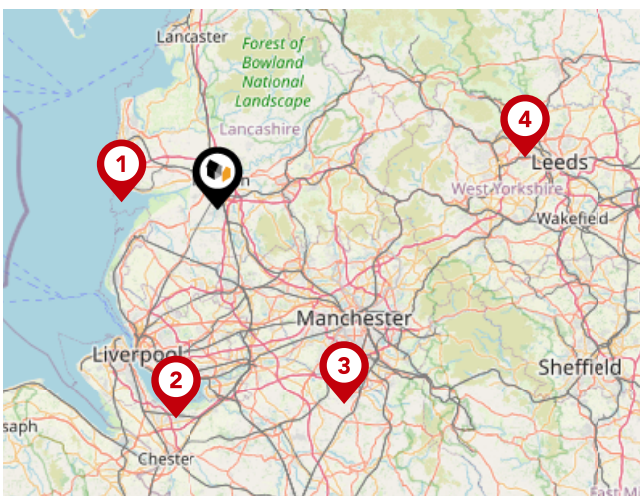
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Preston Rail Station	0.52 miles
<b>2</b>	Preston Rail Station	0.56 miles
<b>3</b>	Lostock Hall Rail Station	2.84 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M55 J1	2.7 miles
<b>2</b>	M6 J32	3.31 miles
<b>3</b>	M6 J31A	2.98 miles
<b>4</b>	M65 J1A	3.63 miles
<b>5</b>	M6 J30	3.08 miles



### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	13.38 miles
<b>2</b>	Speke	29.9 miles
<b>3</b>	Manchester Airport	32.63 miles
<b>4</b>	Leeds Bradford Airport	43.73 miles



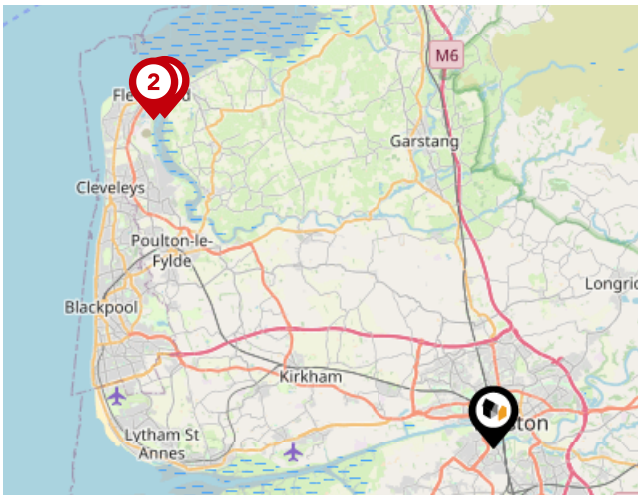
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Atholl Street	0.1 miles
2	Priory Street	0.13 miles
3	Pedder Street	0.14 miles
4	Carlton Street	0.22 miles
5	Leighton Hall	0.21 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.26 miles
2	Fleetwood for Knott End Ferry Landing	16.48 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 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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