

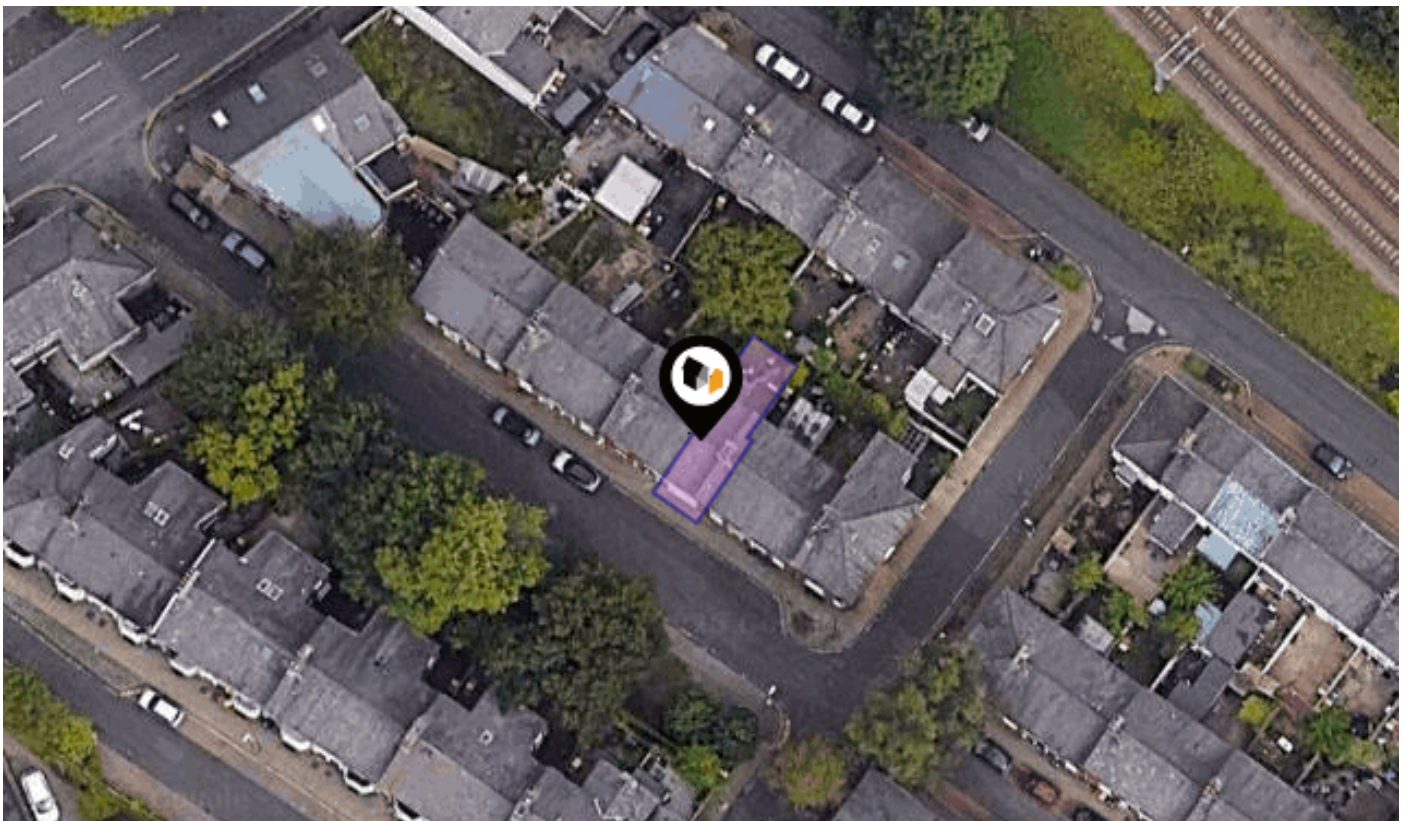


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th October 2025



WELLINGTON STREET, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



* Stunning Fully Renovated Two-Bedroom Mid Terrace * Ideal First Home or Investment Opportunity*
Located in a Popular Residential Area

This immaculately presented two-bedroom mid terrace has been fully renovated throughout to a high standard. Offered with no chain delay, this turn-key property is perfect for first-time buyers or investors looking for a low-maintenance buy-to-let.

The property opens into an inviting hallway that leads into a spacious and light-filled living room, beautifully illuminated by an abundance of natural light. To the rear, you'll find a contemporary dining kitchen, recently fitted with sleek modern units and integrated appliances including an electric oven and hob. There is also plumbing for a washing machine and space for a fridge freezer, making this space both stylish and practical - perfect for everyday family meals or entertaining guests.

Upstairs, the home offers two generously sized double bedrooms. The contemporary three-piece bathroom has also been newly fitted, offering a fresh and modern finish.

Externally, the property enjoys a private rear yard along with an outbuilding, offering valuable outdoor space ideal for seating, storage, or practical use.

Renovation works include:

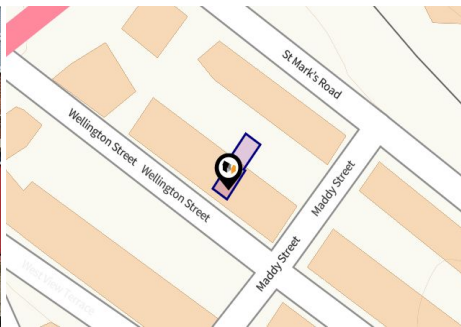
Re-plastered walls

New kitchen and bathroom

New internal and new front door.

New skirtings.

This is a truly move-in-ready property that combines modern living with traditional charm.



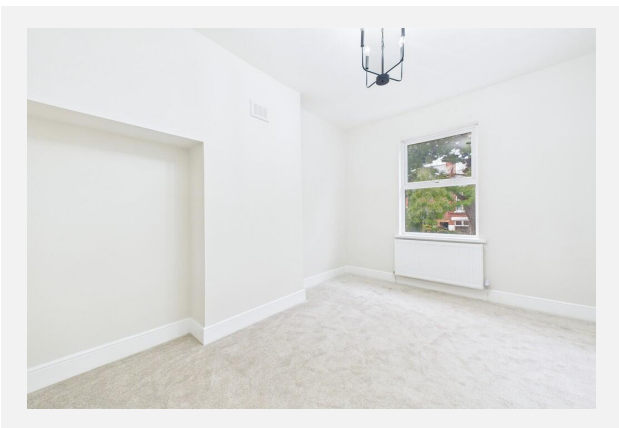
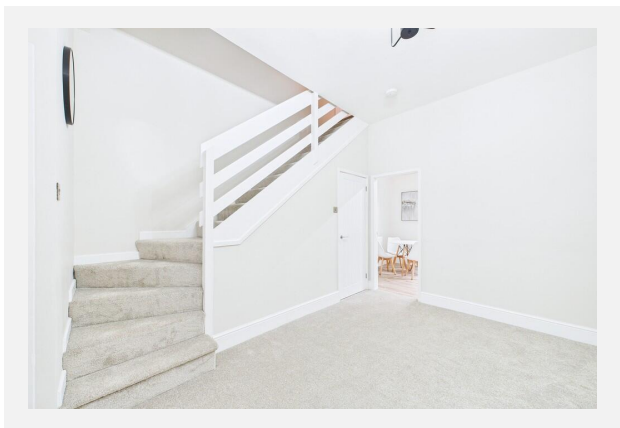
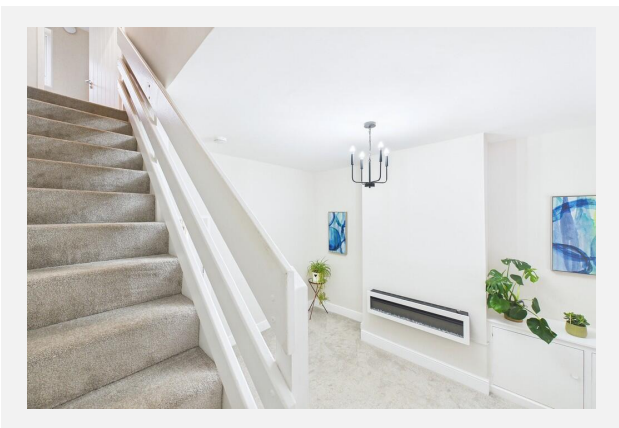
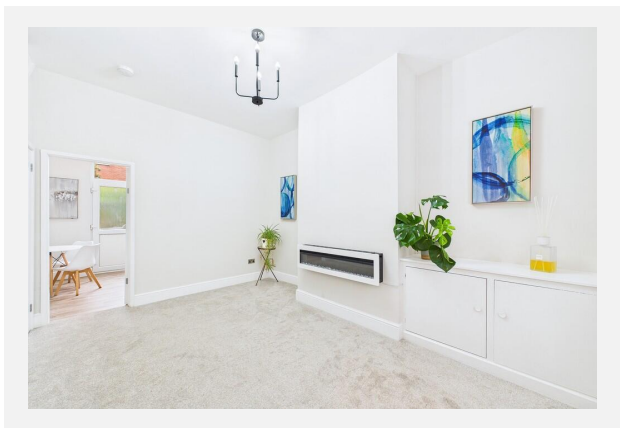
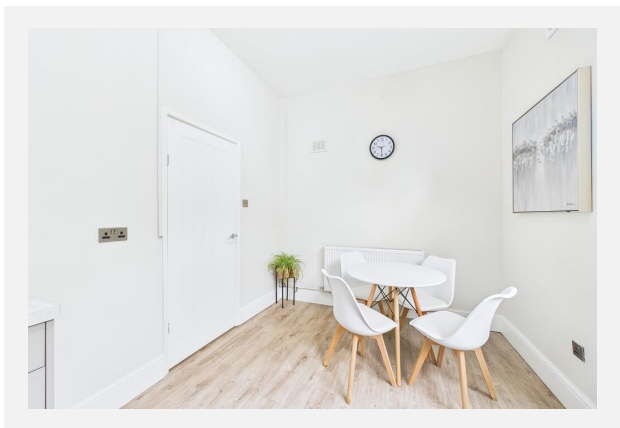
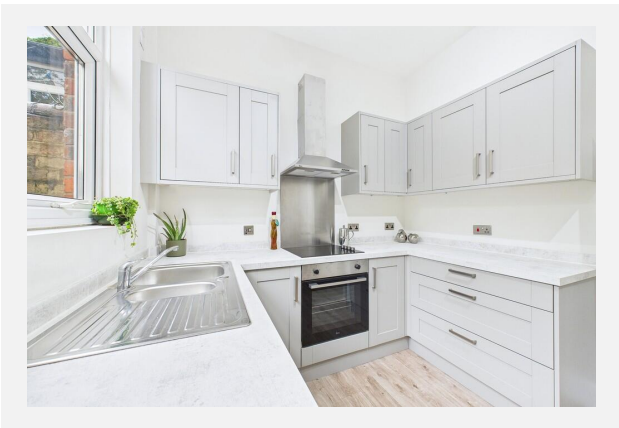
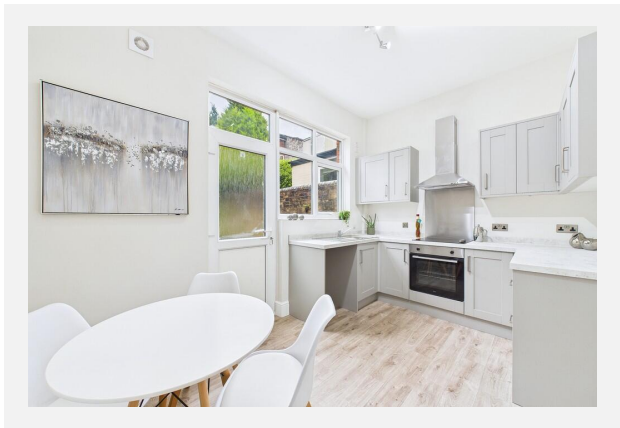
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,652		
Title Number:	LA505245		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	66 mb/s	10000 mb/s
• Surface Water	Very low			

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





WELLINGTON STREET, PRESTON, PR1

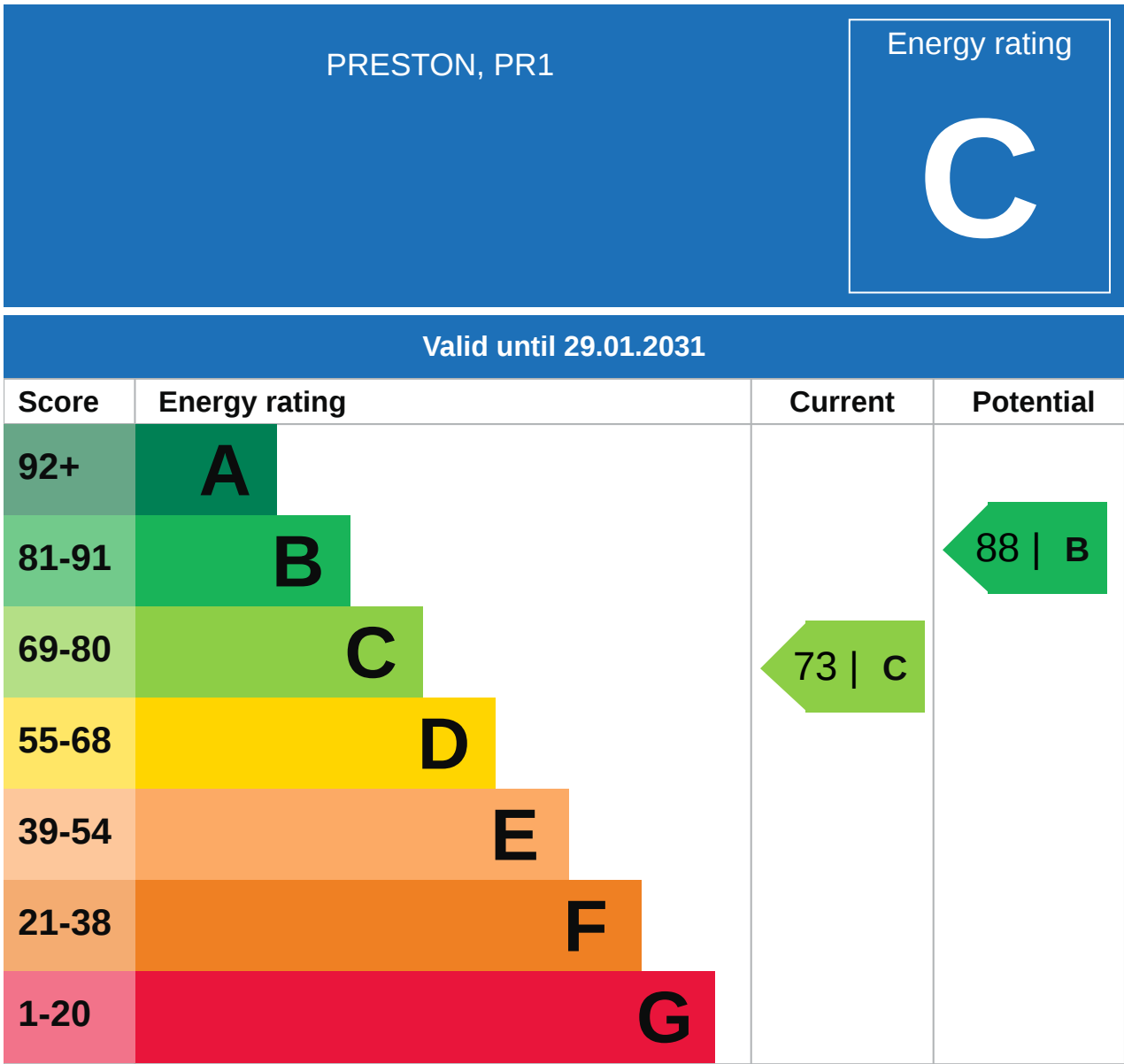


WELLINGTON STREET, PRESTON, PR1



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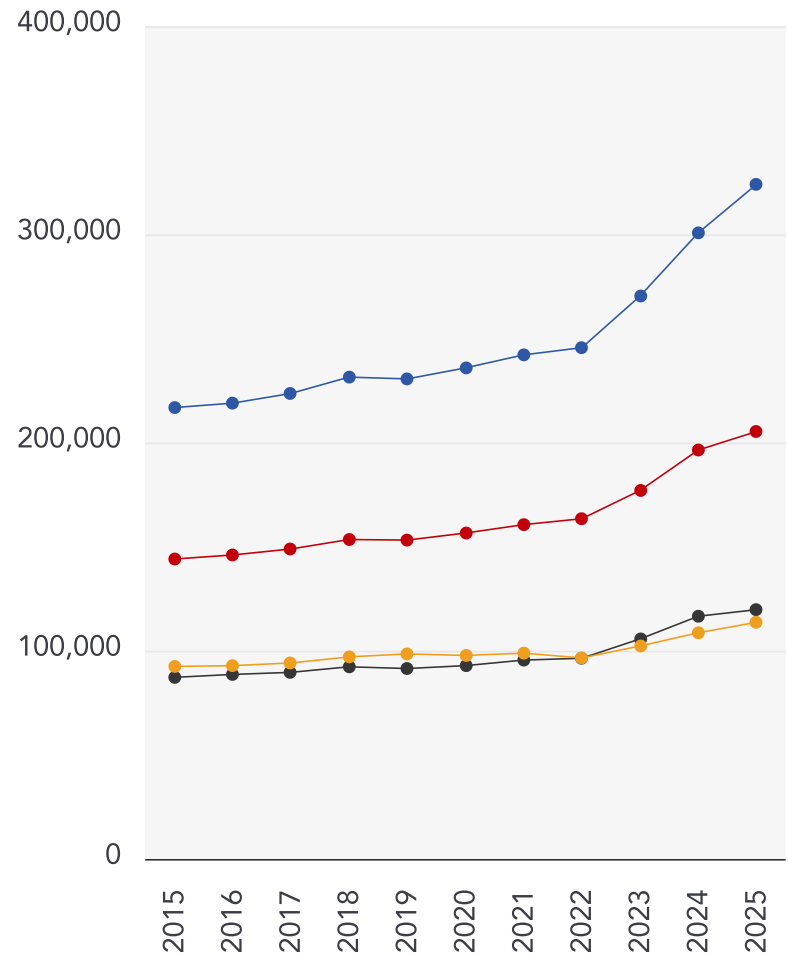
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

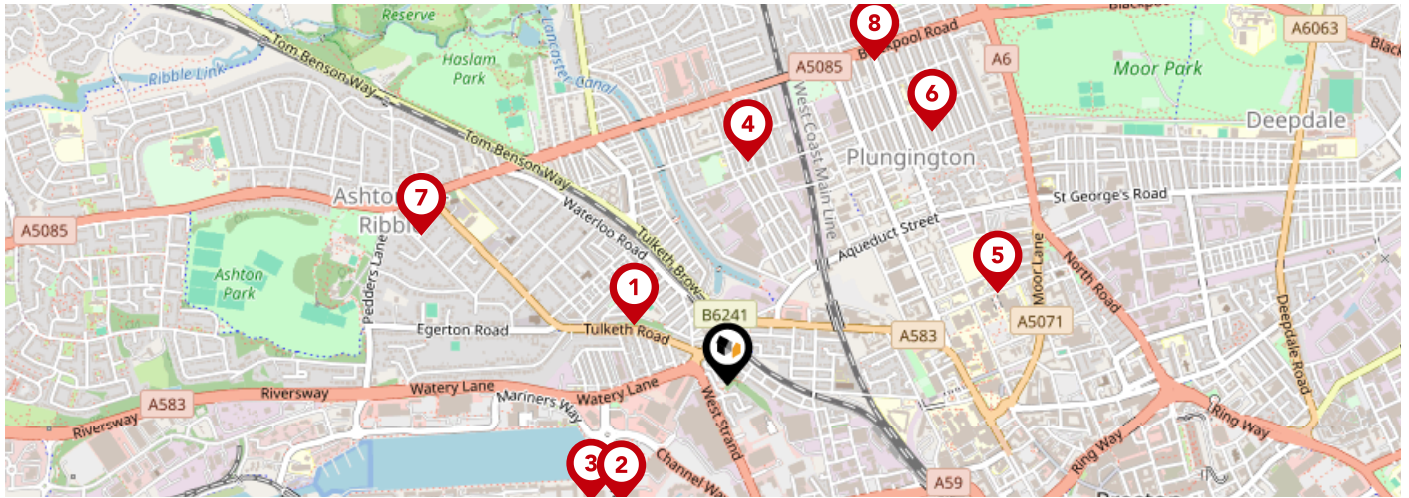
+42.52%

Flat

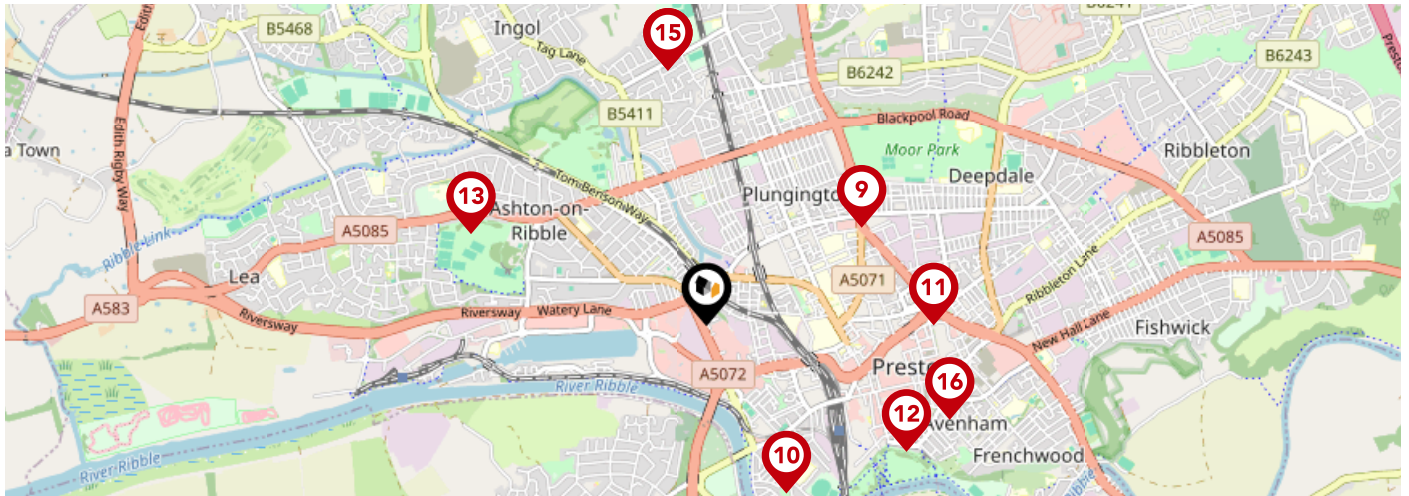
+22.94%

Terraced

+37.28%



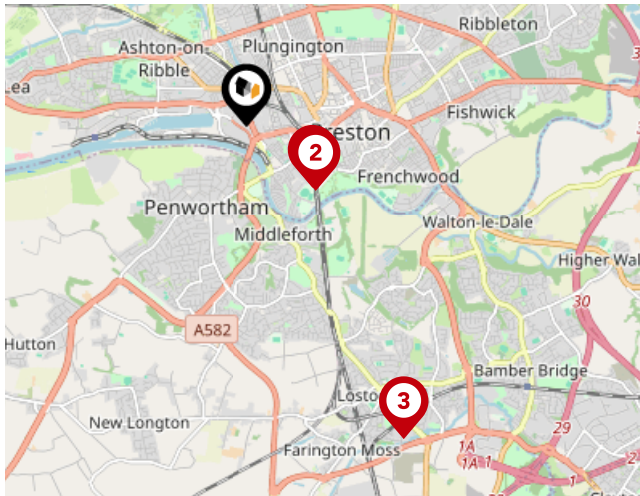
		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.24	☐	☒	☐	☐	☐
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.35	☐	☐	☒	☐	☐
3	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.39	☐	☐	☒	☐	☐
4	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.49	☐	☒	☐	☐	☐
5	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.63	☐	☒	☐	☐	☐
6	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.72	☐	☒	☐	☐	☐
7	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.75	☐	☒	☐	☐	☐
8	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.78	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Abbar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.81	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.82	☐	☒	☐	☐	☐
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.99	☐	☒	☐	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.04	☐	☒	☐	☐	☐
	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:1.11	☐	☐	☒	☐	☐
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:1.13	☐	☒	☐	☐	☐
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:1.13	☐	☐	☒	☐	☐
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:1.15	☒	☐	☐	☐	☐

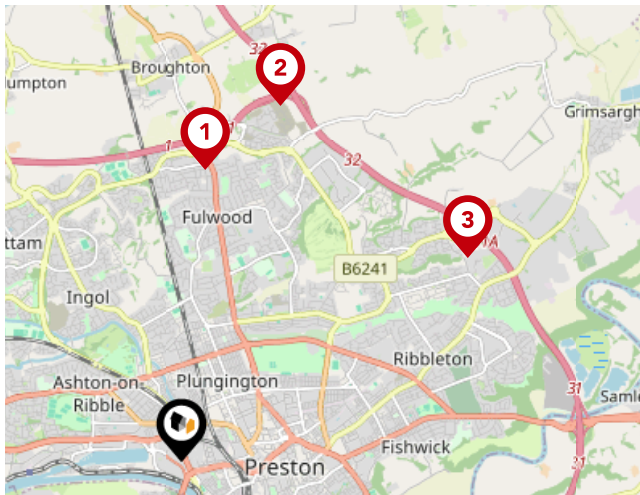
Area

Transport (National)



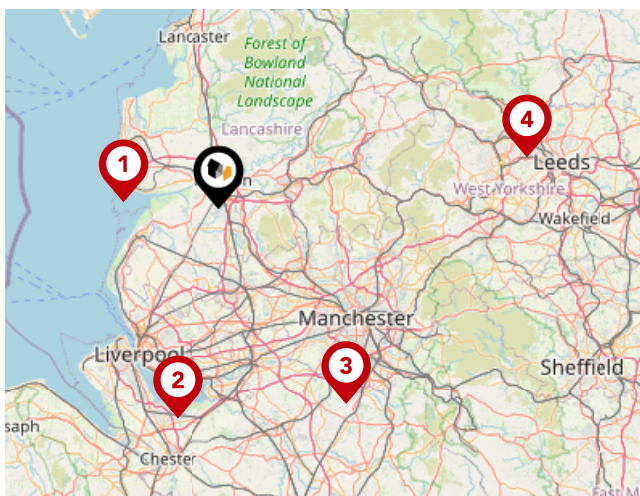
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.78 miles
2	Preston Rail Station	0.82 miles
3	Lostock Hall Rail Station	3.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.56 miles
2	M6 J32	3.22 miles
3	M6 J31A	3.07 miles
4	M65 J1A	3.88 miles
5	M55 J2	3.6 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	13.13 miles
2	Speke	29.99 miles
3	Manchester Airport	32.88 miles
4	Leeds Bradford Airport	43.94 miles

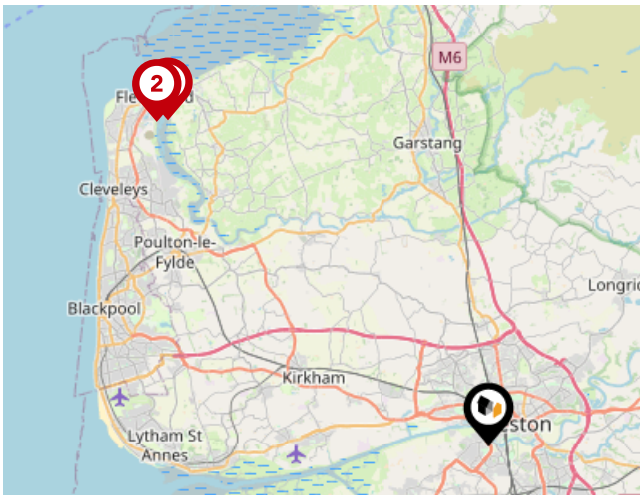
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Water Lane	0.03 miles
2	Water Lane Viaduct	0.05 miles
3	Swansea Street	0.13 miles
4	Swansea Street	0.15 miles
5	Hull Street	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16 miles
2	Fleetwood for Knott End Ferry Landing	16.22 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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