

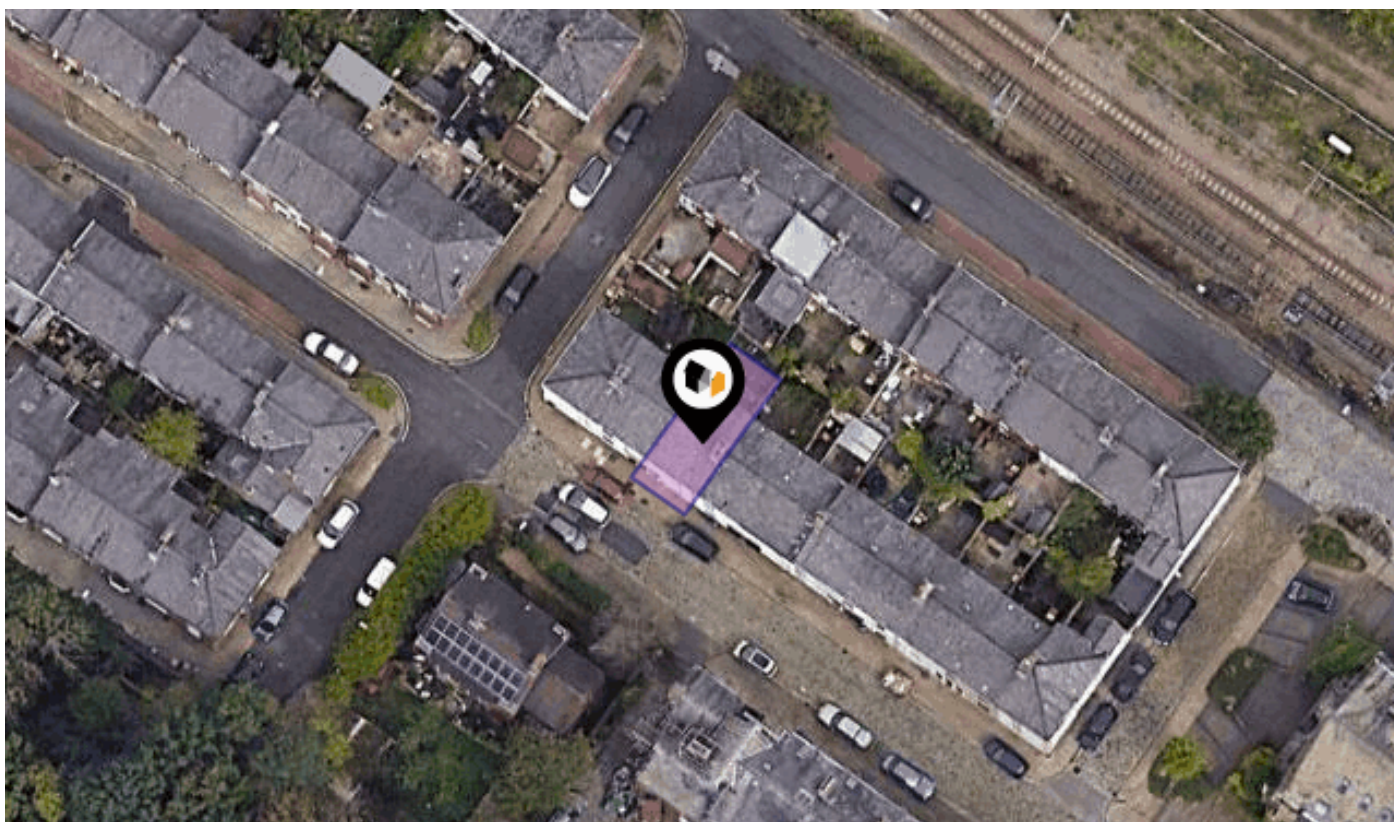


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 23<sup>rd</sup> December 2025**



**WELLINGTON STREET, PRESTON, PR1**

## Roberts & Co

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

01772 746100

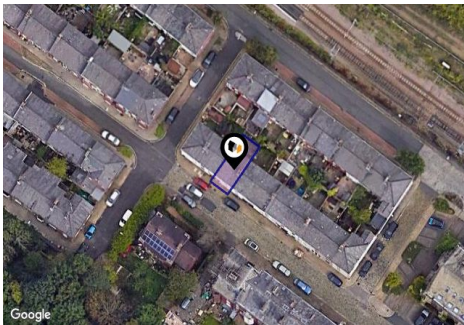
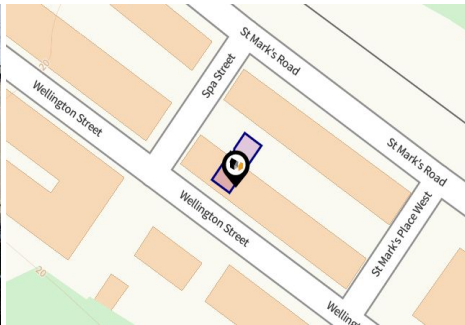
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Three-Bedroom Mid Terrace \* Ideal First Home or Investment Opportunity \* Offered With No Chain

This three-bedroom home presents an excellent opportunity for investors or first-time buyers. This home requires some updating but will make a great home. It is located in a popular and convenient residential area, just a short distance from local amenities, schools, transport links, and Preston city centre. The ground floor features a spacious living room. This leads through to an open-plan kitchen and dining area, with stairs providing access to the first floor. There is also under stairs storage. Upstairs, there are three generously sized bedrooms, offering plenty of space for a family, guests, or home working. The property also includes a three-piece bathroom suite with shower over the bath. To the rear, there is an enclosed yard providing a private outdoor space, with a raised area of artificial grass and a wooden shed included.



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	731 ft <sup>2</sup> / 68 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,652
Title Number:	LA613654

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>58</b> mb/s	<b>2000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



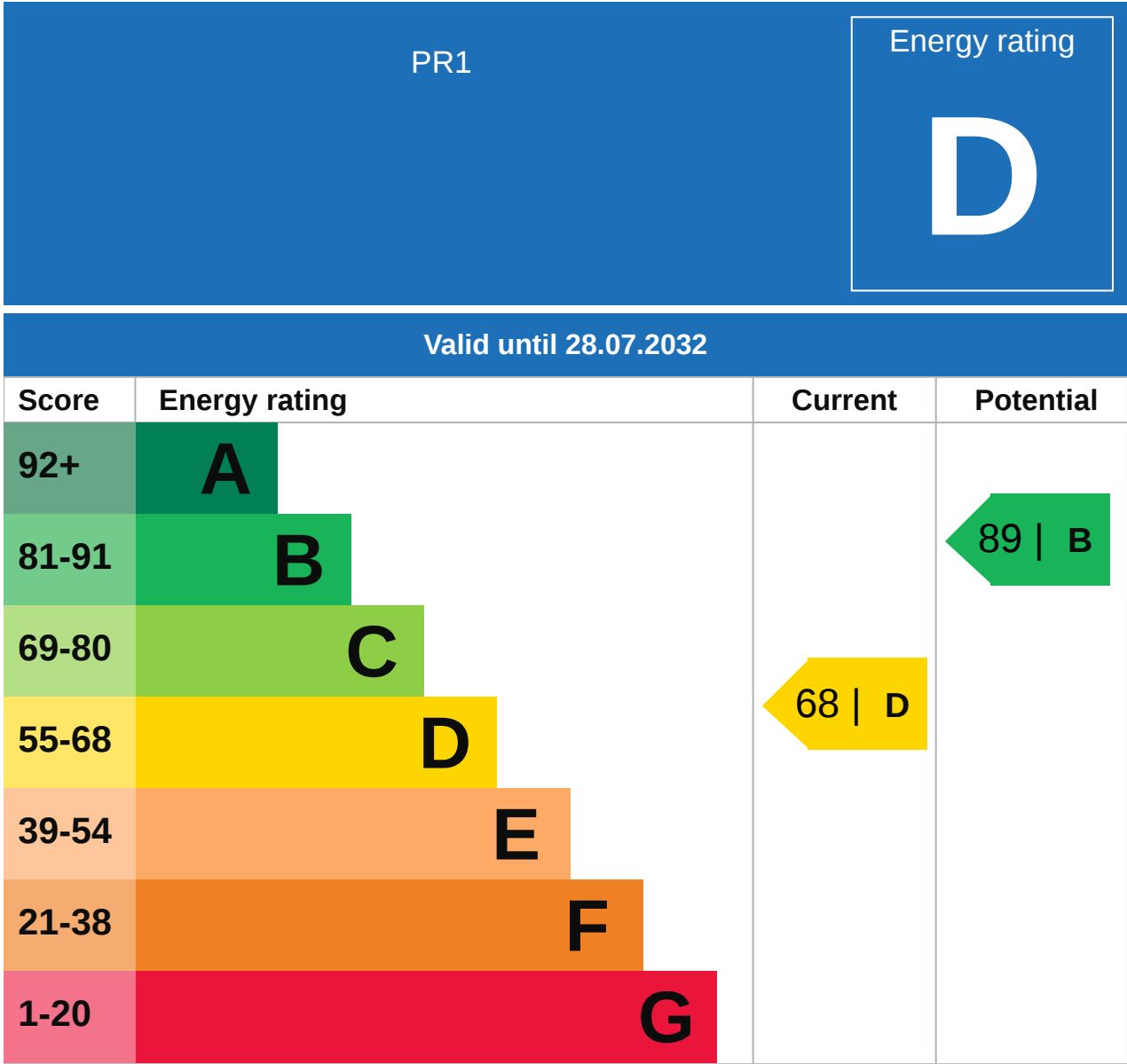
**Satellite/Fibre TV Availability:**











### Additional EPC Data

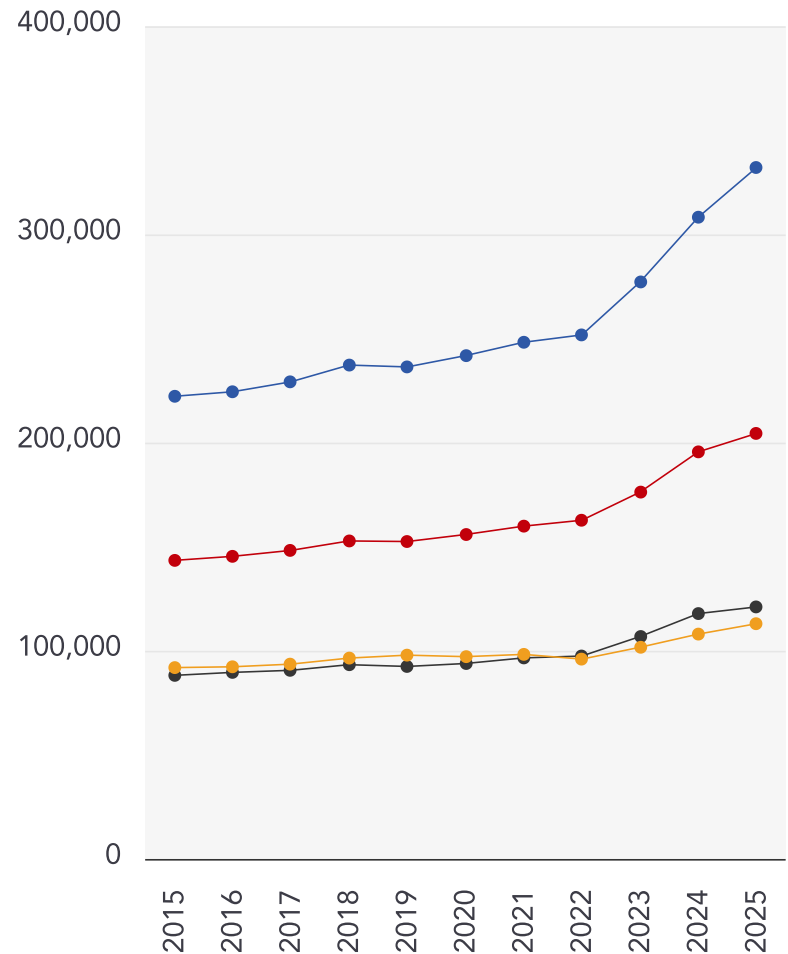
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</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>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	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>	68 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%**

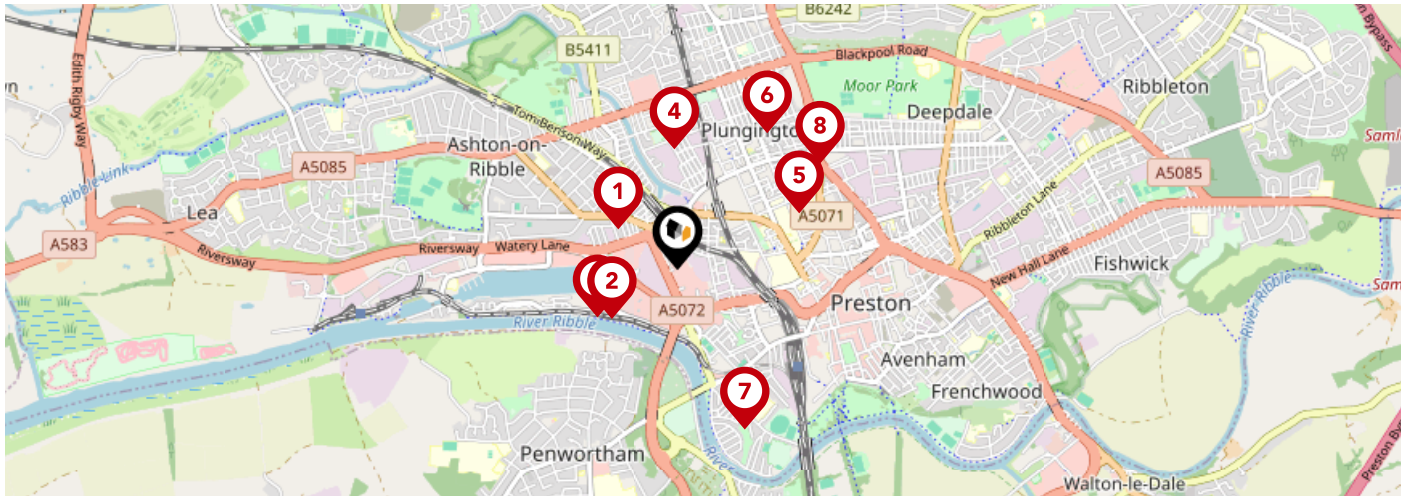
Terraced

**+37.28%**

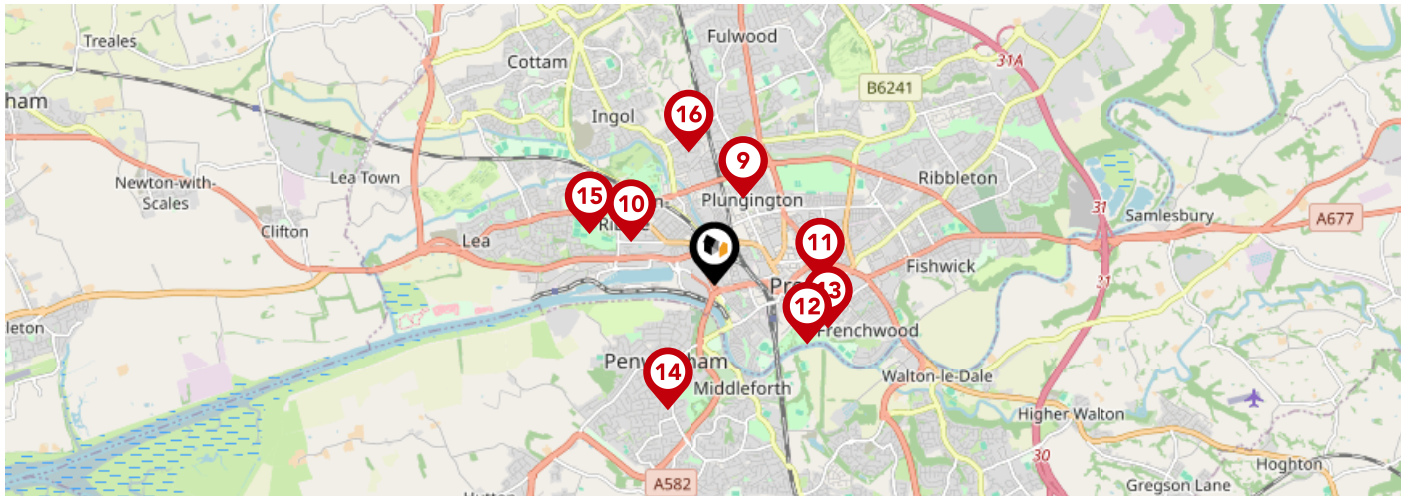
Flat









**+22.94%**





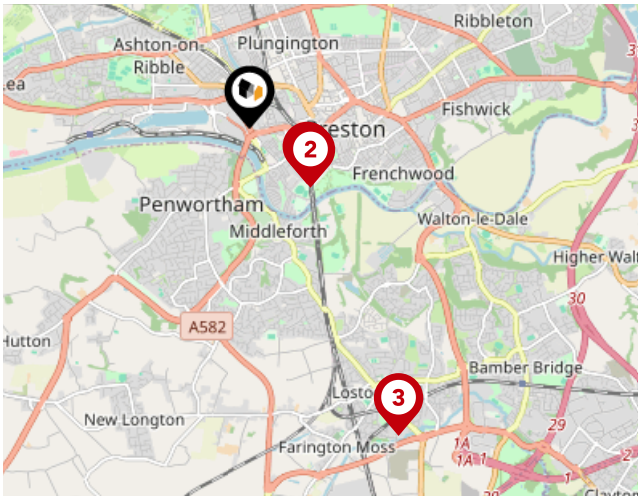
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 334   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 237   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 257   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Abrar Academy</b> Ofsted Rating: Not Rated   Pupils: 83   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 63   Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 319   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

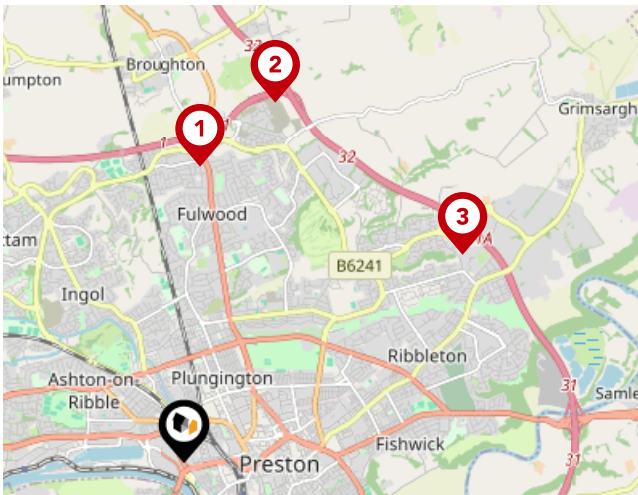
# Area

## Transport (National)



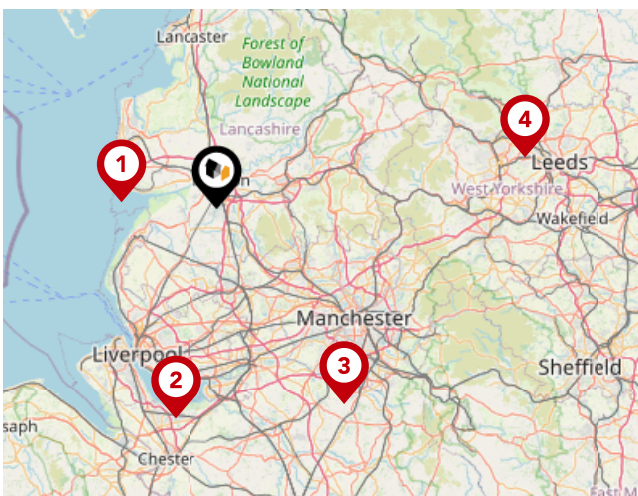
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.71 miles
2	Preston Rail Station	0.75 miles
3	Lostock Hall Rail Station	3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.6 miles
2	M6 J32	3.25 miles
3	M6 J31A	3.05 miles
4	M65 J1A	3.81 miles
5	M6 J30	3.28 miles



### Airports/Helipads

Pin	Name	Distance
1	Highfield	13.19 miles
2	Speke	29.97 miles
3	Manchester Airport	32.81 miles
4	Leeds Bradford Airport	43.89 miles








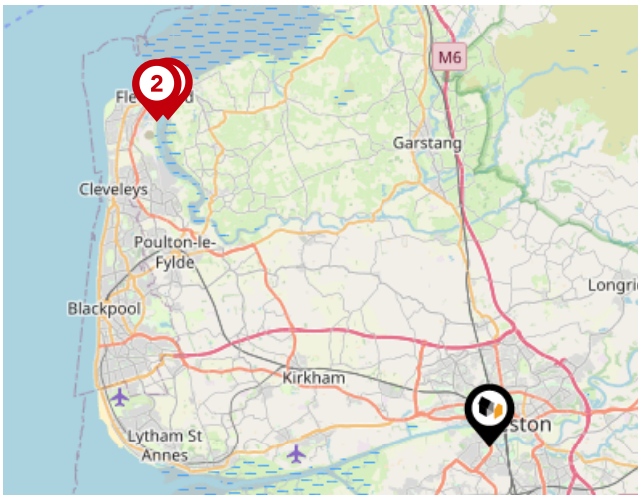
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Water Lane	0.1 miles
	Water Lane Viaduct	0.11 miles
	Carlton Street	0.15 miles
	Priors Street	0.14 miles
	Swansea Street	0.18 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.07 miles
	Fleetwood for Knott End Ferry Landing	16.28 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

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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



/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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