

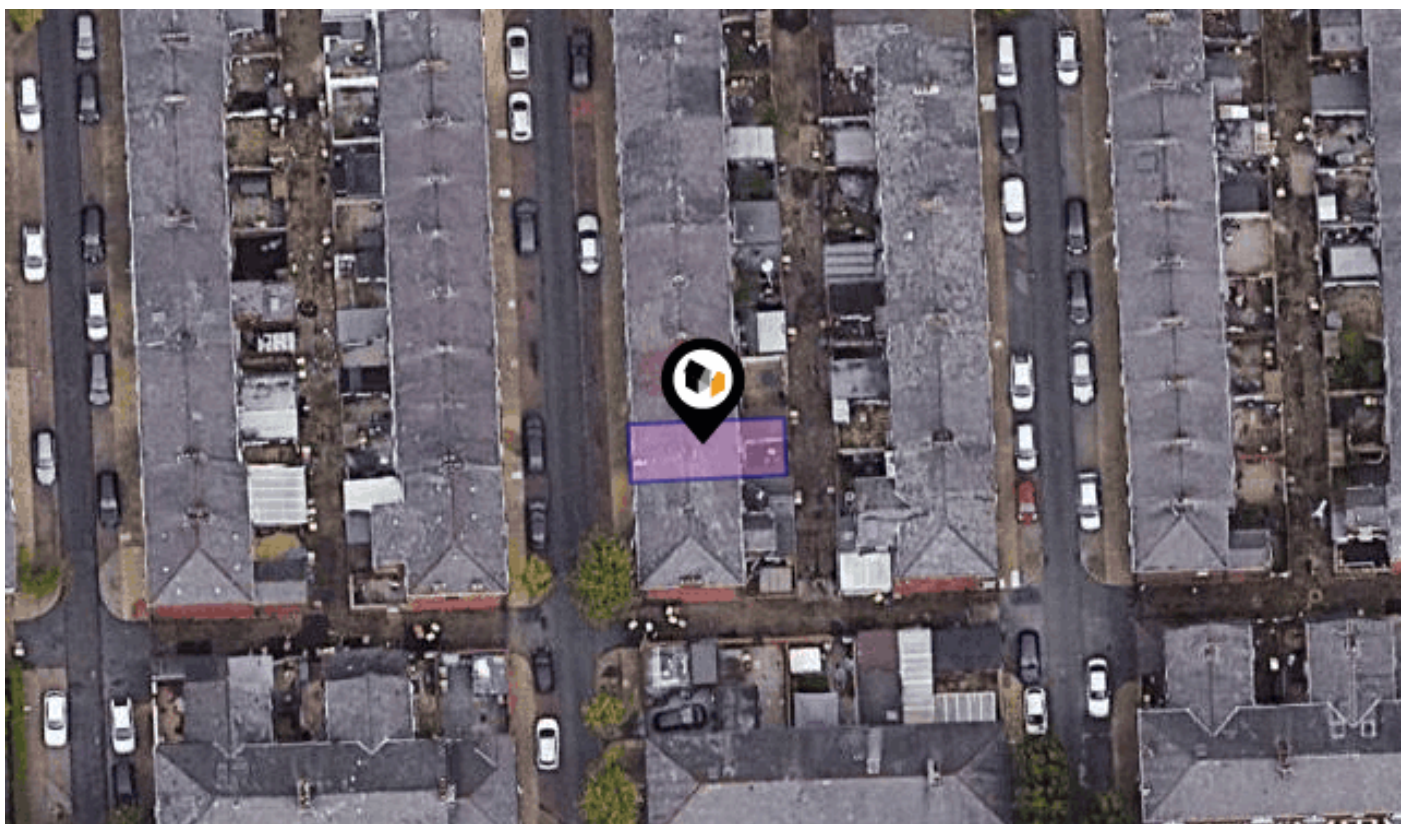


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th December 2025



ST. MICHAELS ROAD, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



Introduction

Our Comments

* Three-Bedroom Mid-Terrace Home * Ideal Investment Opportunity * Great Location

The accommodation is arranged over two floors and comprises a living room, a spacious kitchen-diner, and a bathroom located on the ground floor, with stairs leading to the first-floor bedrooms. Externally, the property benefits from on-street parking and an enclosed rear yard, providing a private outdoor space for dining or relaxing. While the property requires updating, it presents a fantastic blank canvas for someone looking to add their own personal touches and enhance the value. With its convenient layout, potential for improvement, and desirable location, this home is perfectly suited for those entering the property market or seeking a solid investment opportunity. Please note that this property may not be suitable for mortgage lending if seeking a high loan to value mortgage. Ideal cash purchase.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.01 acres
Council Tax :	Band A
Annual Estimate:	£1,652
Title Number:	LAN4475

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	72 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







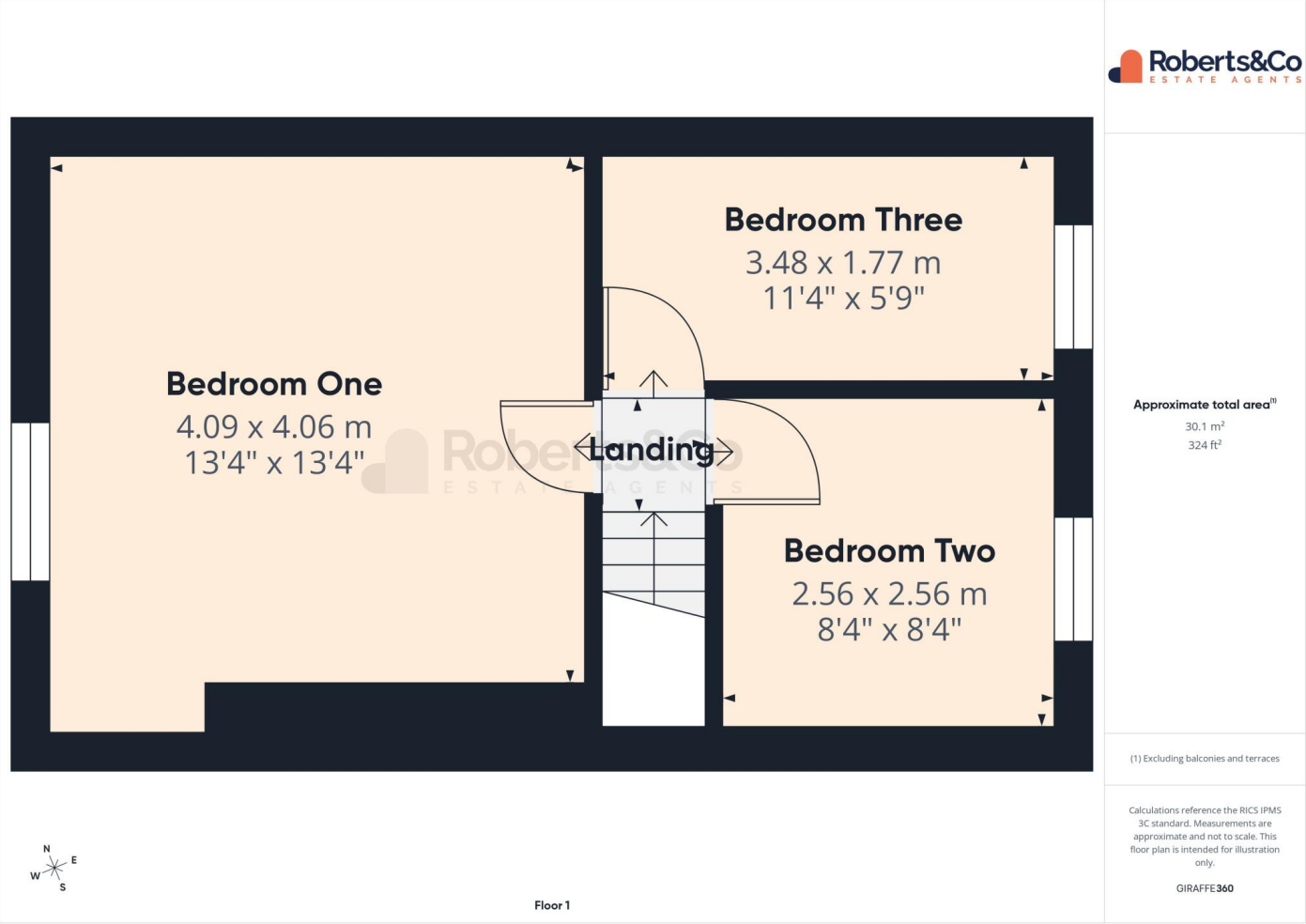
ST. MICHAELS ROAD, PRESTON, PR1

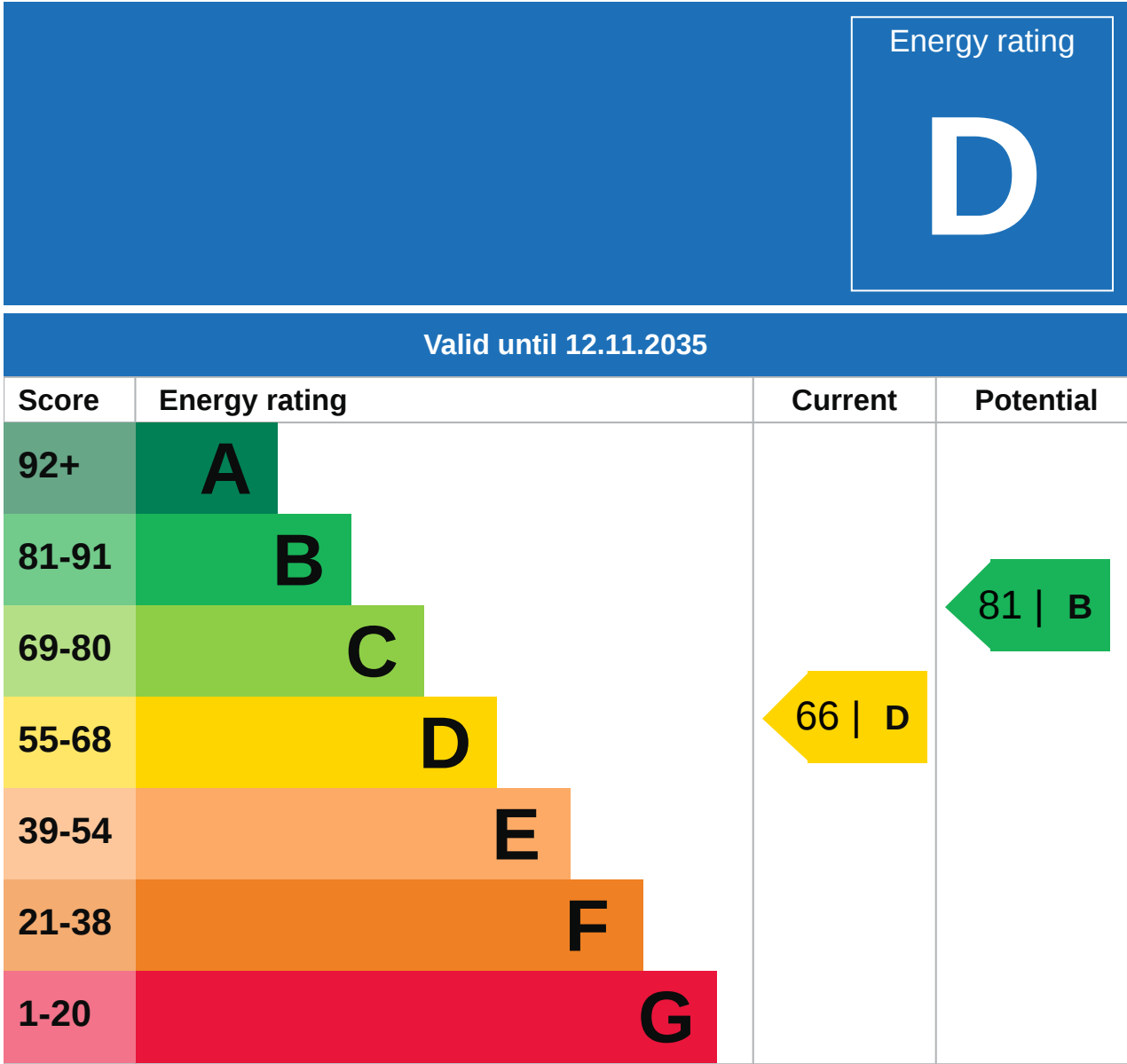


ST. MICHAELS ROAD, PRESTON, PR1



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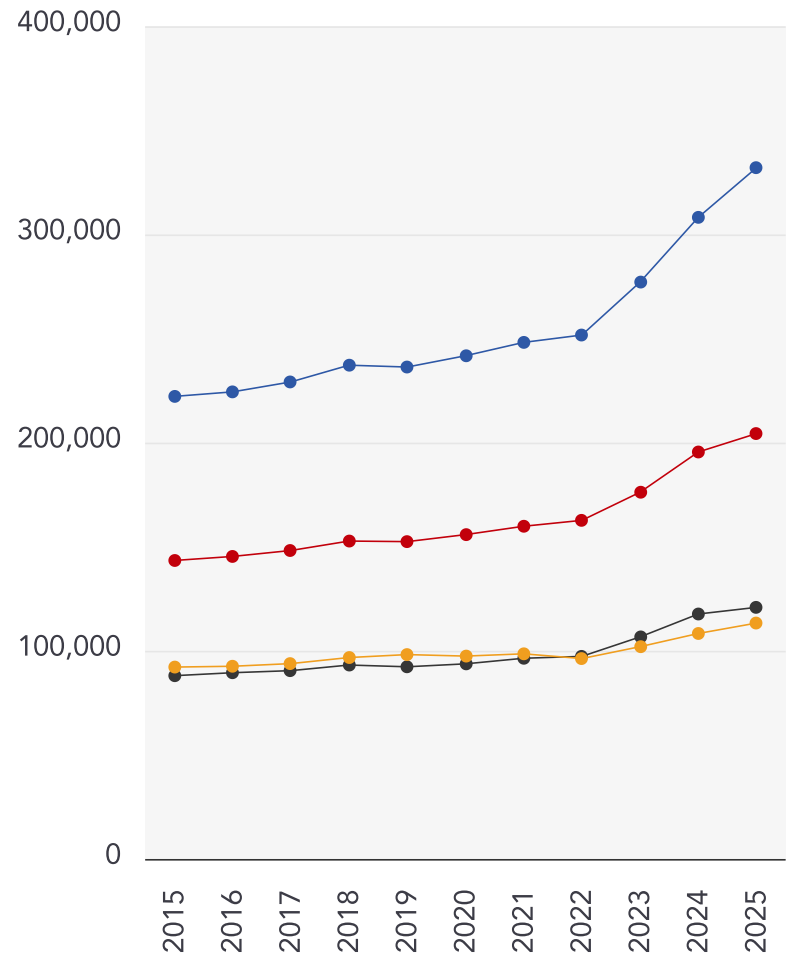
Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

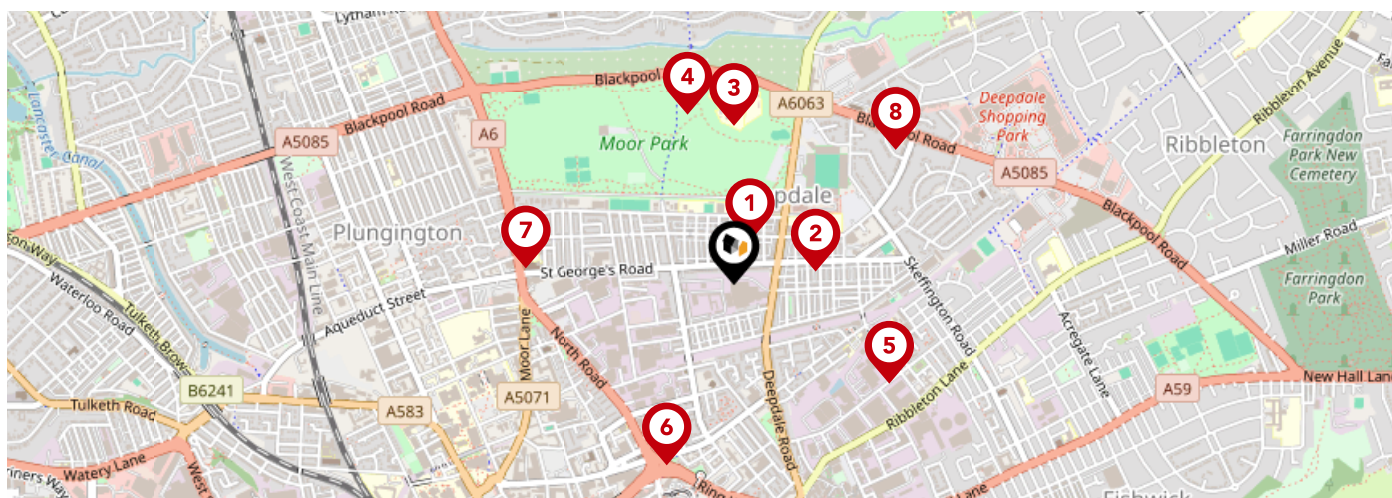
+42.52%

Flat

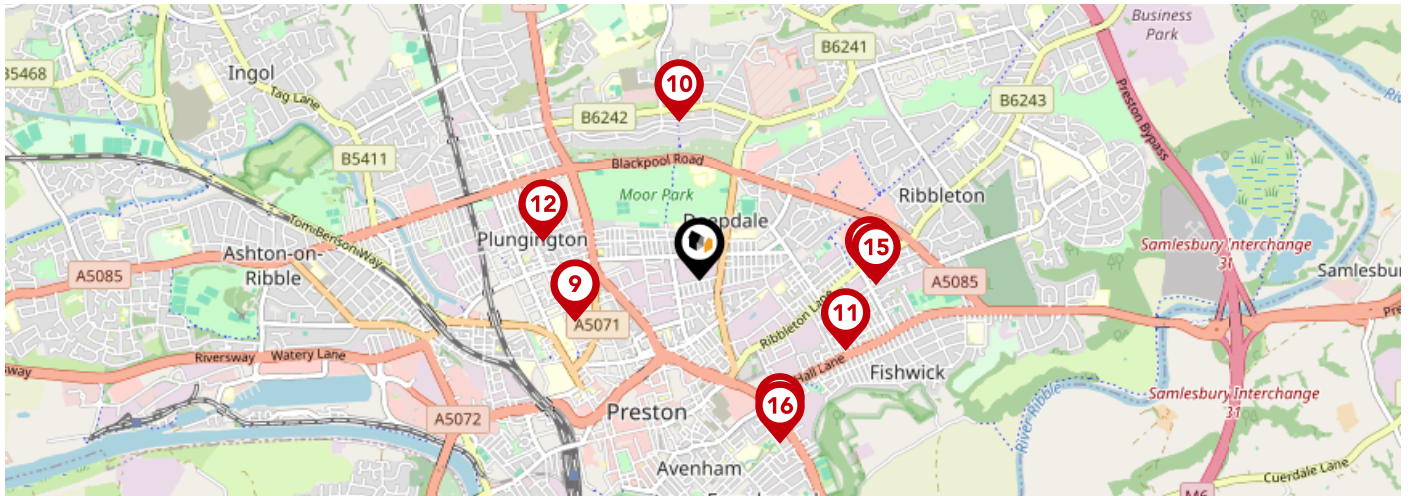
+22.94%









Terraced

+37.28%



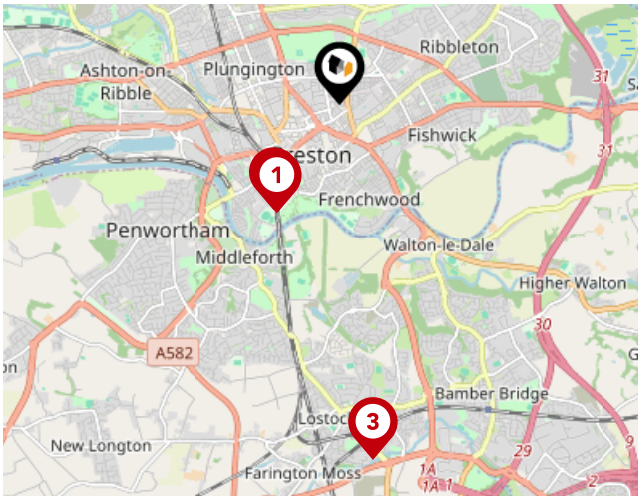
		Nursery	Primary	Secondary	College	Private
1	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Deepdale Community Primary School Ofsted Rating: Good Pupils: 691 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Preston Muslim Girls High School Ofsted Rating: Outstanding Pupils: 599 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Gregory's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 209 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 345 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

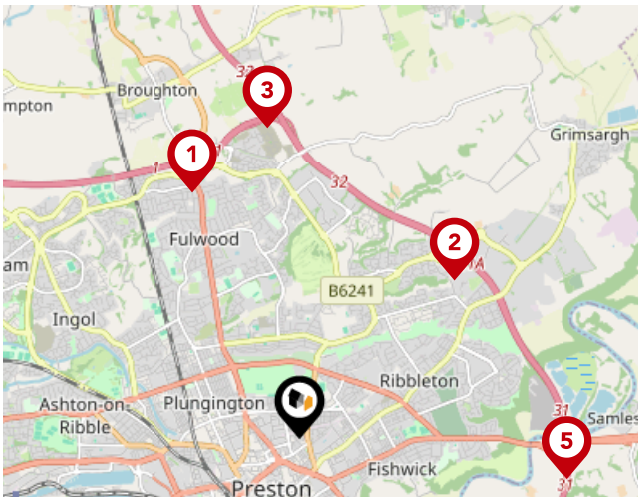
Area

Transport (National)



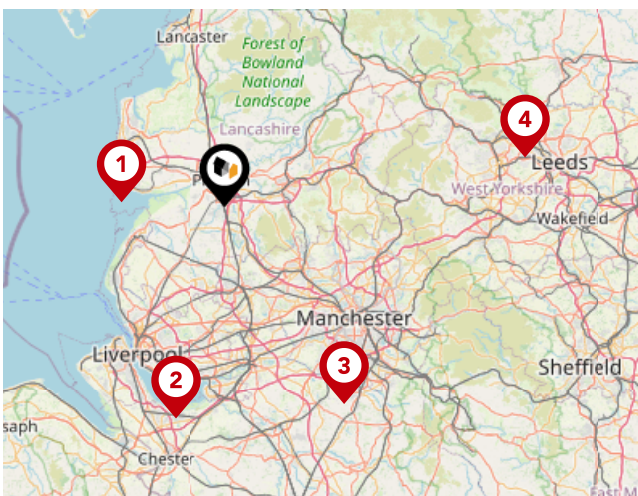
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.09 miles
2	Preston Rail Station	1.08 miles
3	Lostock Hall Rail Station	3.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.36 miles
2	M6 J31A	1.95 miles
3	M6 J32	2.73 miles
4	M6 J30	2.72 miles
5	M6 J31	2.38 miles

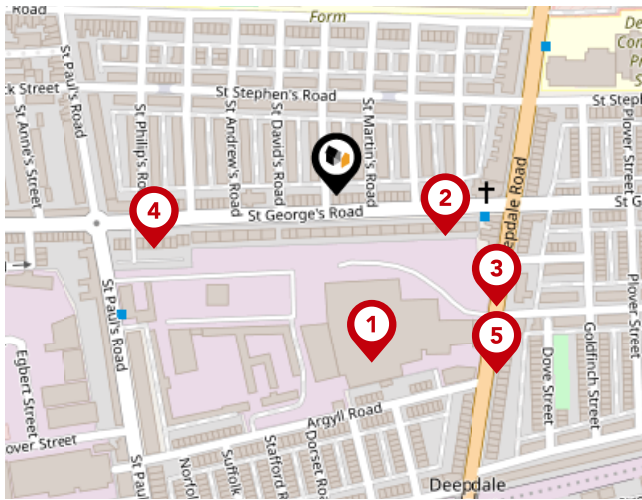


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.25 miles
2	Speke	30.61 miles
3	Manchester Airport	32.59 miles
4	Leeds Bradford Airport	42.75 miles

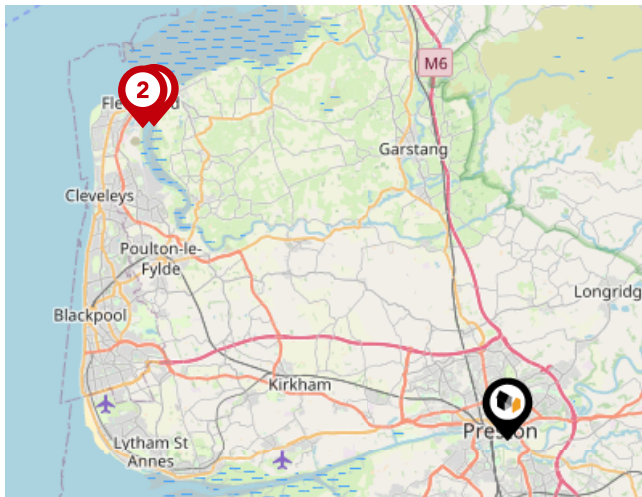
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Depot	0.09 miles
2	St Anthony's Road	0.06 miles
3	Holmrook Road	0.11 miles
4	St Paul's Road	0.1 miles
5	Holmrook Road	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.56 miles
2	Fleetwood for Knott End Ferry Landing	16.79 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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