

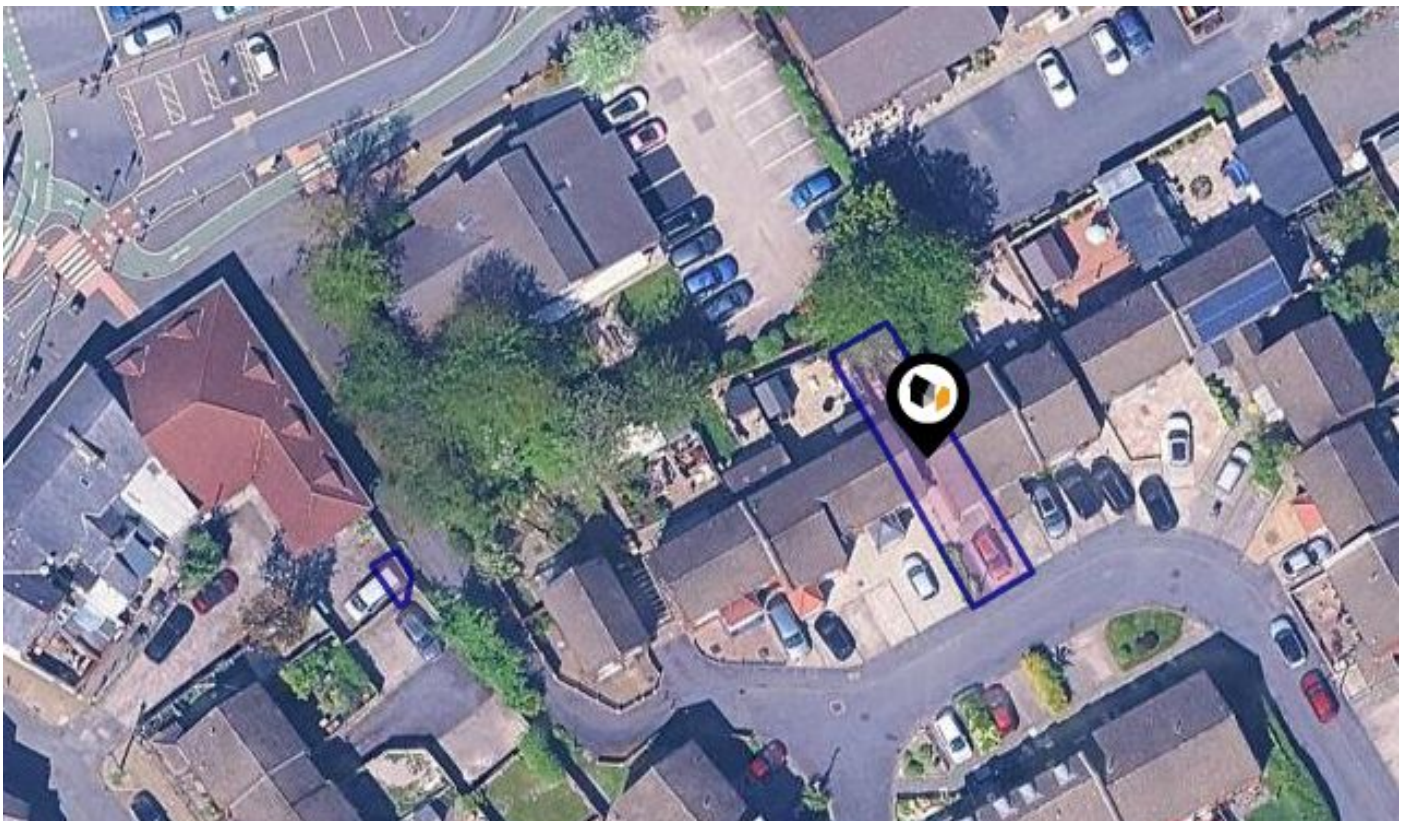


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th July 2026



COLMAN COURT, PRESTON, PR1

Roberts & Co

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

01772 746100

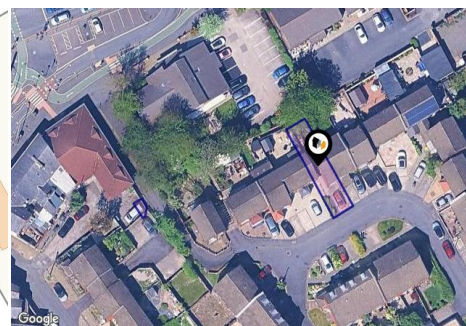
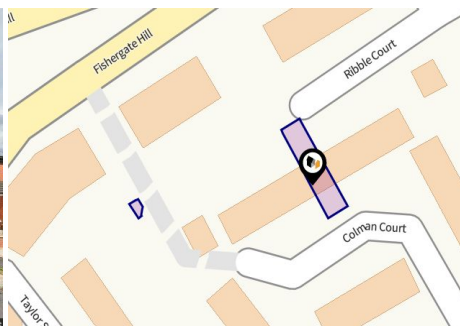
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Offered With No Chain * Two Allocated Parking Spaces * Ideal for First-Time Buyers, Professionals & Investors

This two-bedroom mid-terraced home is likely to appeal to first-time buyers looking to step onto the property ladder, young professionals wanting to be within easy reach of Preston City Centre, or investors seeking a property in a consistently popular rental location. Offering the convenience of two allocated parking spaces and an enclosed rear yard, the property combines practical living with an excellent location for commuting and everyday amenities. Internally, the accommodation comprises a welcoming living room and a fitted kitchen with ample storage, space for a tall fridge freezer, plumbing for both a washing machine and dishwasher, and room to create a functional dining area. The property also benefits from a modern three-piece family bathroom and two well-proportioned bedrooms. Positioned just minutes from Preston City Centre, this home is ideal for anyone who wants easy access to shops, supermarkets, restaurants, cafés, schools, and leisure facilities. Excellent transport links, nearby bus routes, and convenient access to the motorway network make it a great choice for commuters travelling across Lancashire and beyond. Whether you're purchasing your first home, searching for a low-maintenance property close to the city, or adding to a buy-to-let portfolio, this home offers an attractive combination of location, practicality, and value.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,717
Title Number:	LA524898

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

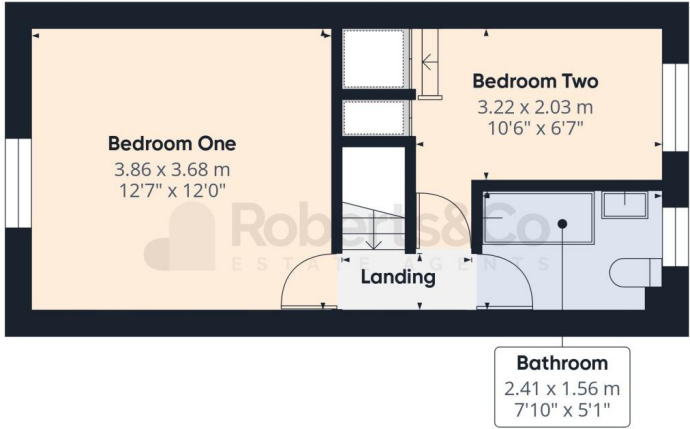




COLMAN COURT, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
57.1 m²
614 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

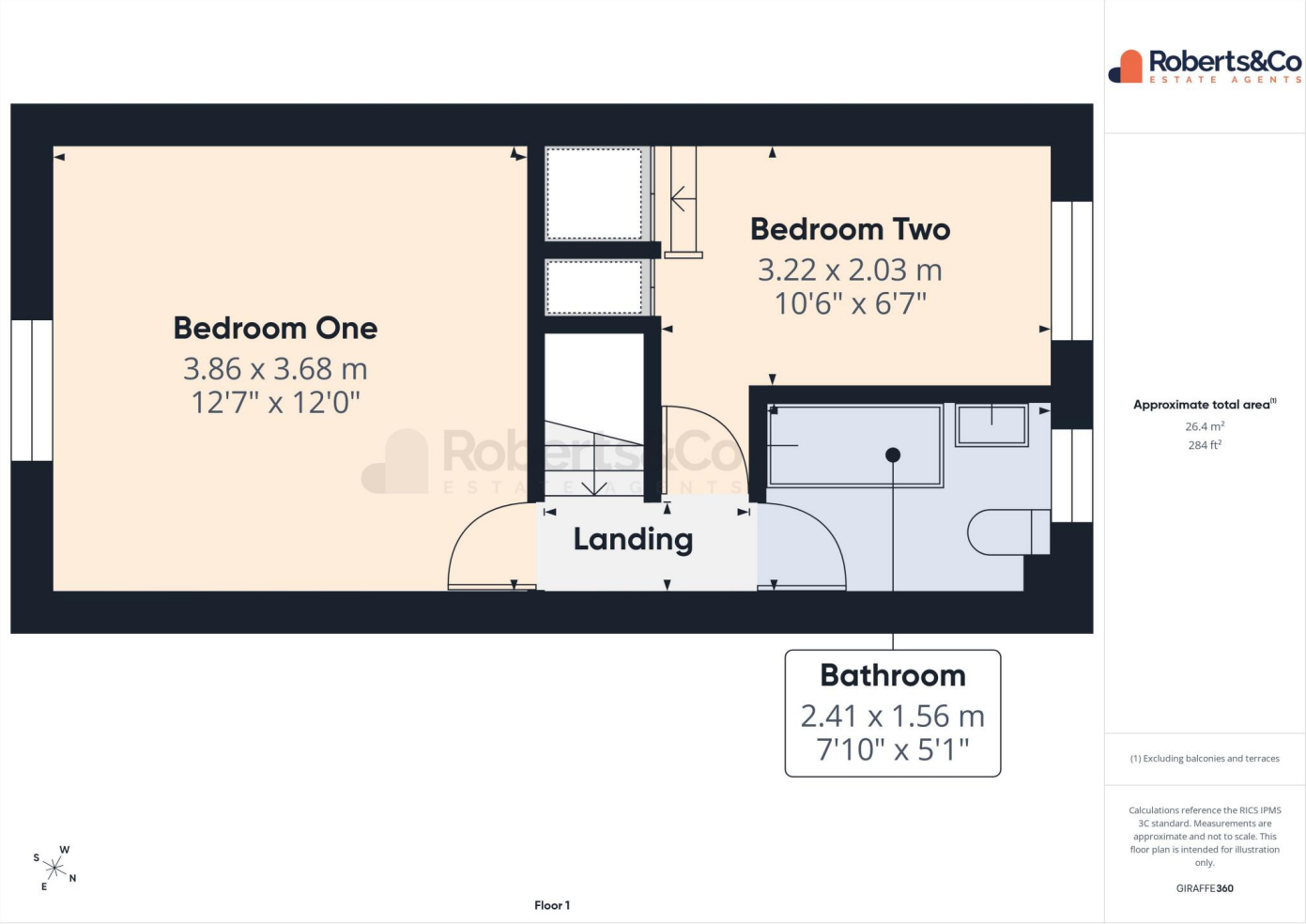
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

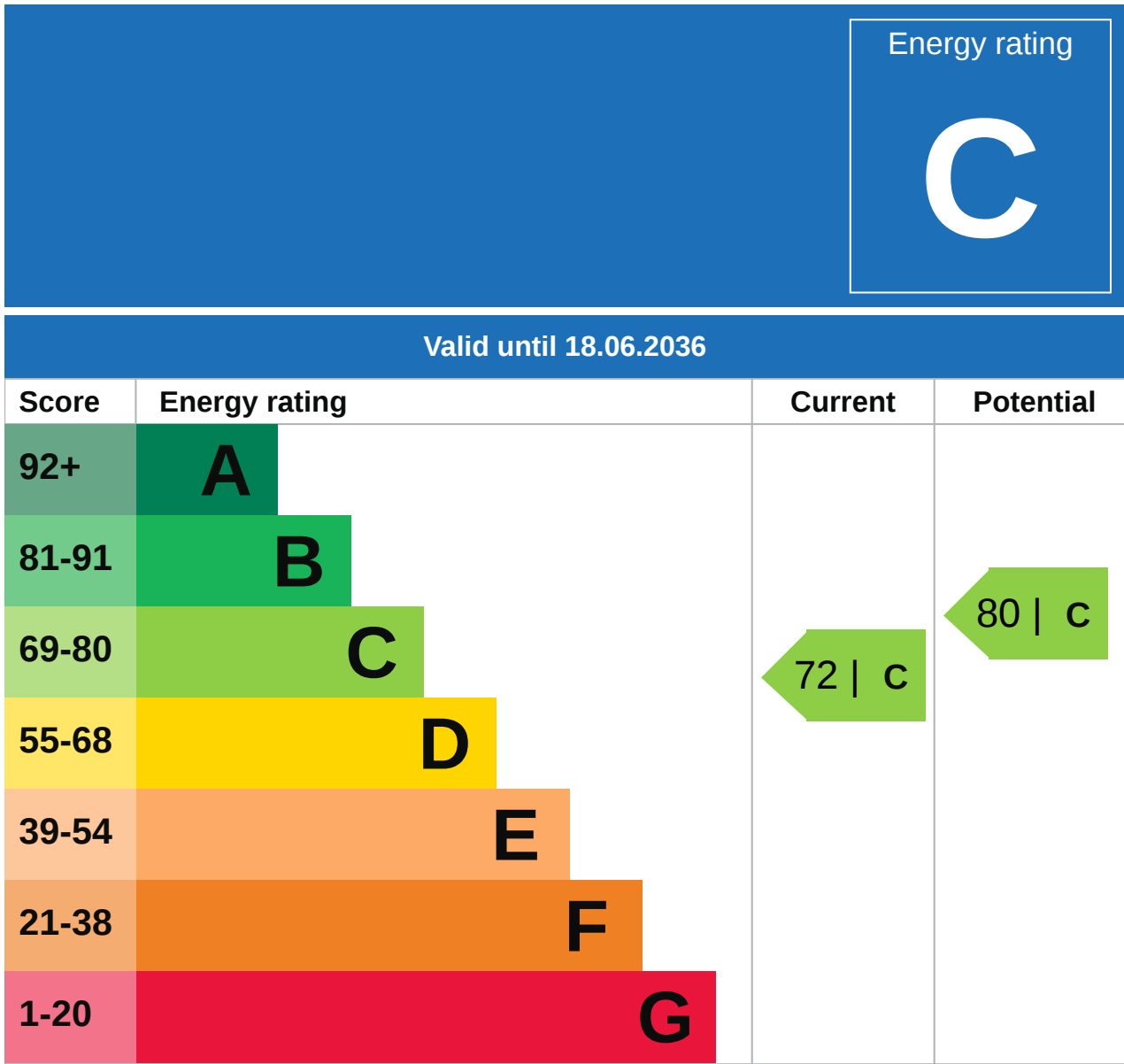
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COLMAN COURT, PRESTON, PR1



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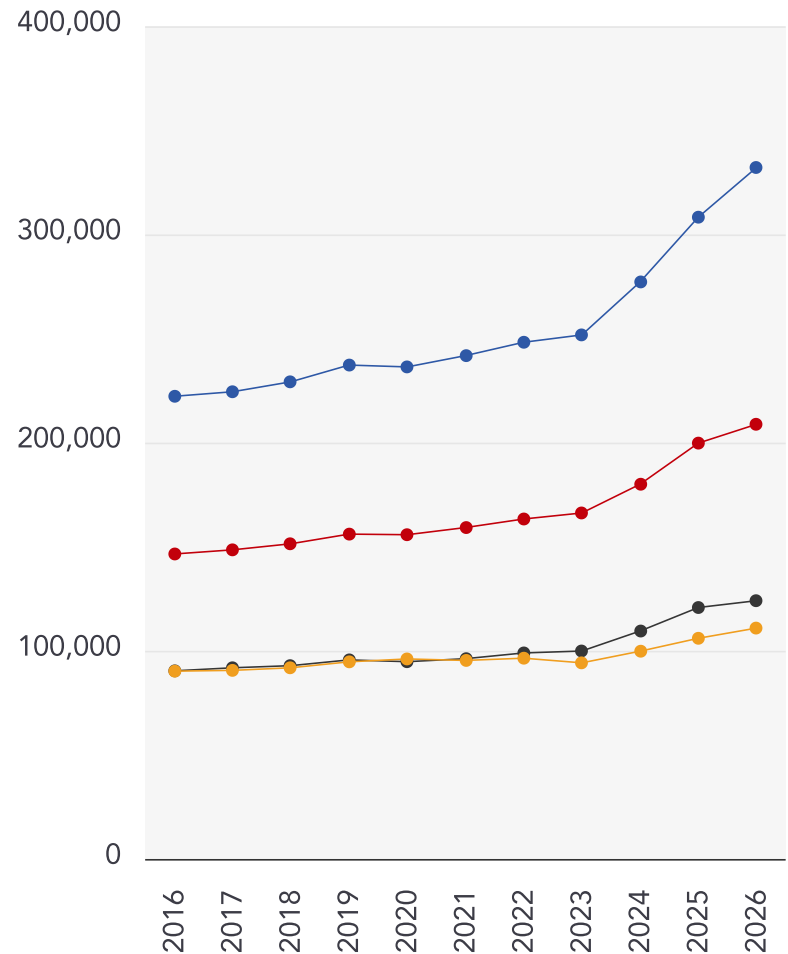
Additional EPC Data

Property Type:	End-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
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:	60 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

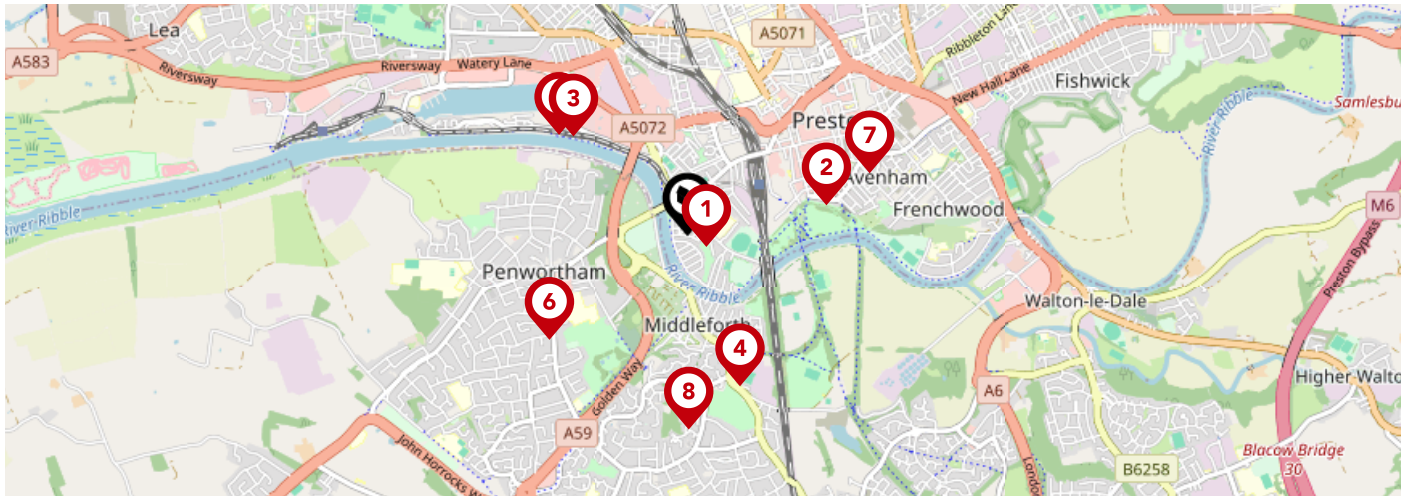
+42.52%

Terraced

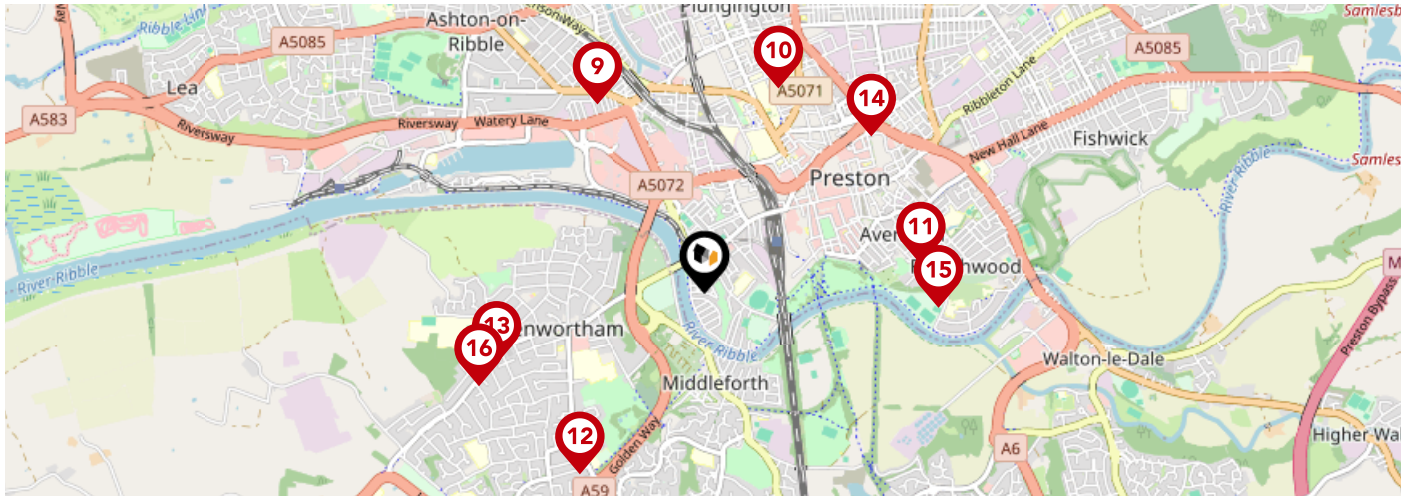
+37.28%

Flat

+22.94%



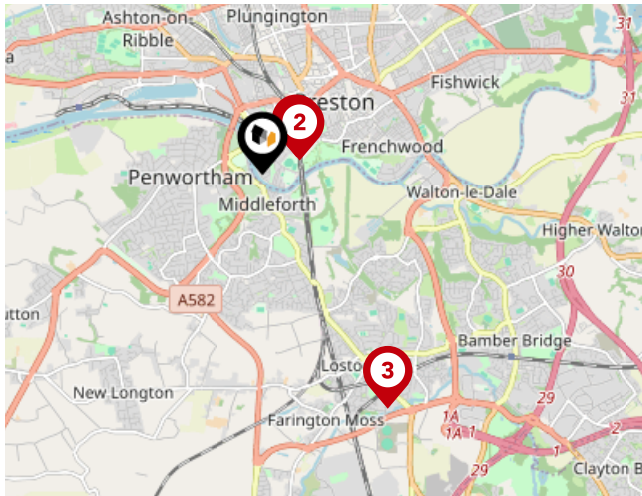
		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.1	☐	☒	☐	☐	☐
2	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.63	☐	☒	☐	☐	☐
3	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.66	☐	☐	☒	☐	☐
4	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.7	☐	☒	☐	☐	☐
5	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.72	☐	☐	☒	☐	☐
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.76	☐	☐	☒	☐	☐
7	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.85	☒	☐	☐	☐	☐
8	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.85	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.95	☐	☒	☐	☐	☐
10	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.95	☐	☒	☐	☐	☐
11	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.96	☐	☒	☐	☐	☐
12	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.96	☐	☒	☐	☐	☐
13	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.96	☐	☒	☐	☐	☐
14	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1	☐	☒	☐	☐	☐
15	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.03	☐	☒	☐	☐	☐
16	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.07	☐	☒	☐	☐	☐

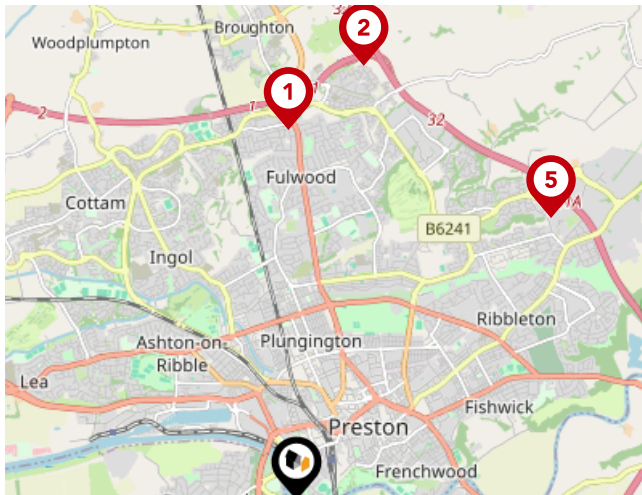
Area

Transport (National)



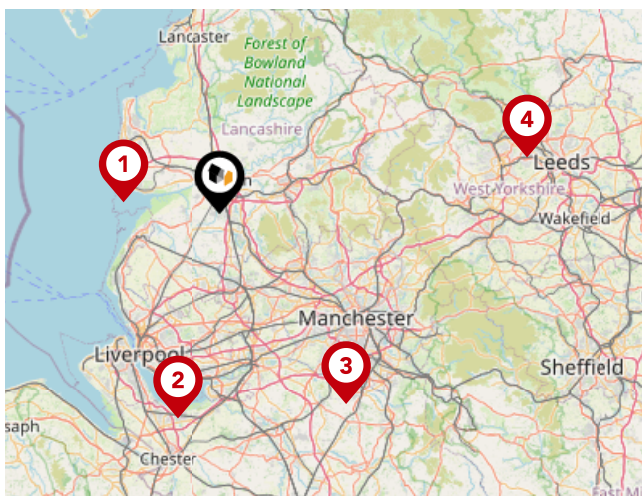
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.34 miles
2	Preston Rail Station	0.36 miles
3	Lostock Hall Rail Station	2.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.25 miles
2	M6 J32	3.84 miles
3	M65 J1A	3.16 miles
4	M65 J1	3.36 miles
5	M6 J31A	3.33 miles

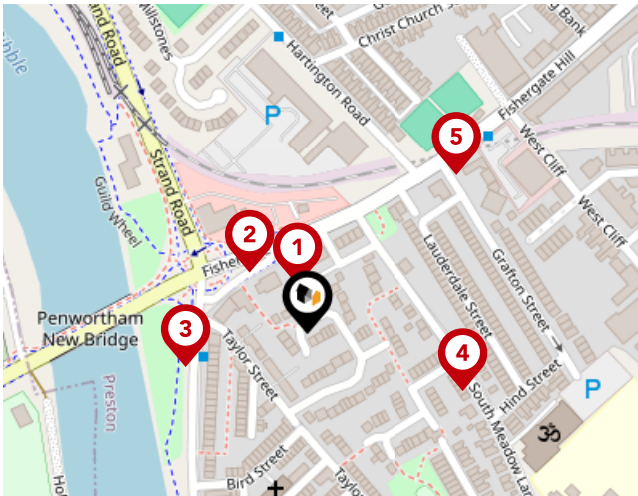


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.47 miles
2	Speke	29.37 miles
3	Manchester Airport	32.16 miles
4	Leeds Bradford Airport	43.8 miles

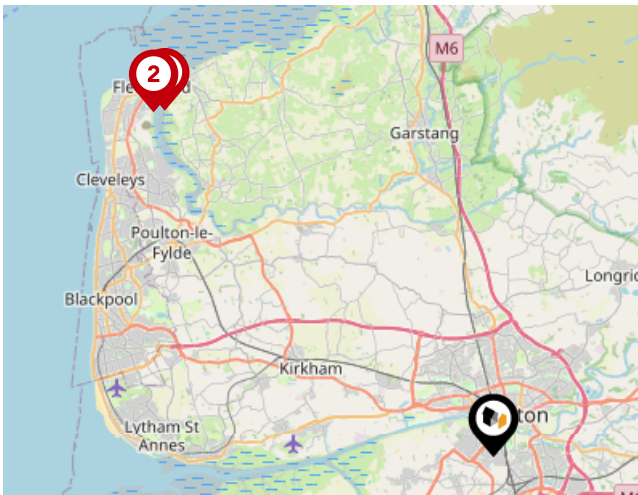
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fishergate Hill Surgery	0.03 miles
2	Fishergate Hill Surgery	0.05 miles
3	Taylor Street	0.07 miles
4	Beech Terrace	0.09 miles
5	Hartington Road	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.68 miles
2	Fleetwood for Knott End Ferry Landing	16.89 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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

