

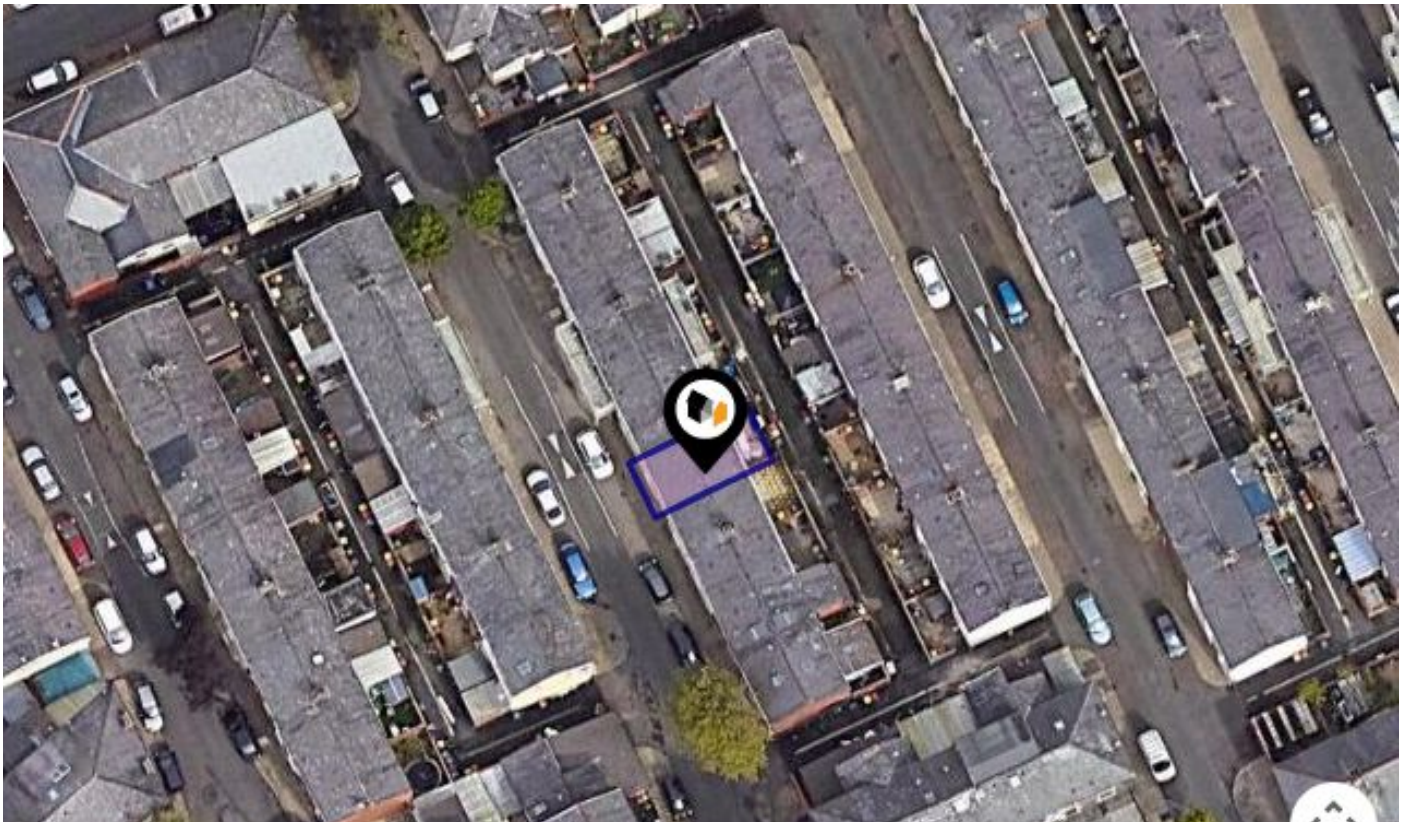


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28<sup>th</sup> August 2025



## RUTLAND STREET, 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

\* Spacious Mid-Terrace Property - \* Ideal Investment or First-Time Buy\* 3 Generous Size Bedrooms This well-presented mid-terrace home offers generous living space across two floors and is located in a convenient residential area. Previously tenanted, the property presents an excellent opportunity for both investors and those looking to step onto the property ladder. Upon entering, you're welcomed by a vestibule leading into a comfortable and spacious living room, ideal for relaxing or entertaining guests. To the rear, the fitted kitchen features ample worktop and storage space, with plumbing for a washing machine and room for a freestanding fridge freezer. The layout provides functional flow and easy access to the enclosed rear yard, perfect for outdoor seating or storage. Upstairs, the property boasts three generously sized bedrooms, providing plenty of space for a growing family, guests, or even a home office. The three-piece family bathroom completes the first floor with a clean and practical design. Externally, there is a private enclosed rear yard, while on-street parking is available to the front of the property. Situated close to local amenities, transport links, and schools, this property combines space, convenience, and potential.



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.01 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,652		
<b>Title Number:</b>	LA145350		

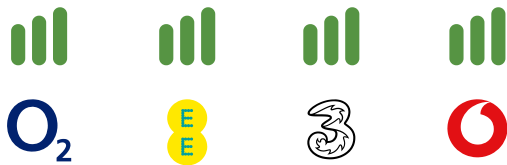
## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Low

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

<b>21</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

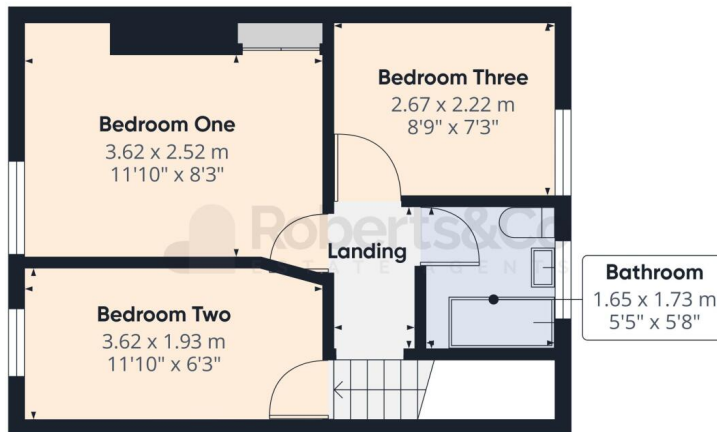




## RUTLAND STREET, PRESTON, PR1



Ground Floor



Floor 1



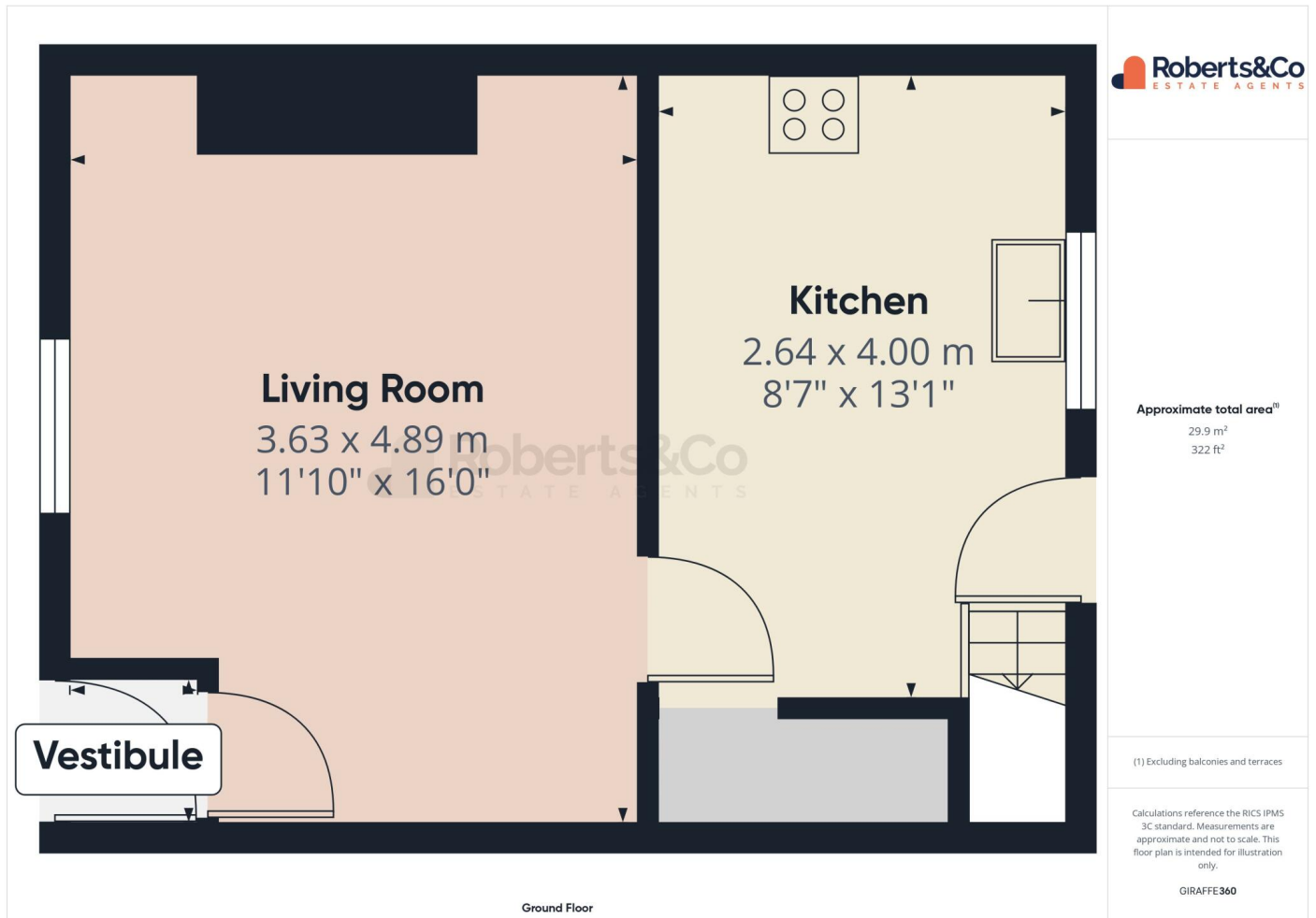
Approximate total area<sup>(1)</sup>  
57.4 m<sup>2</sup>  
617 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

RUTLAND STREET, PRESTON, PR1



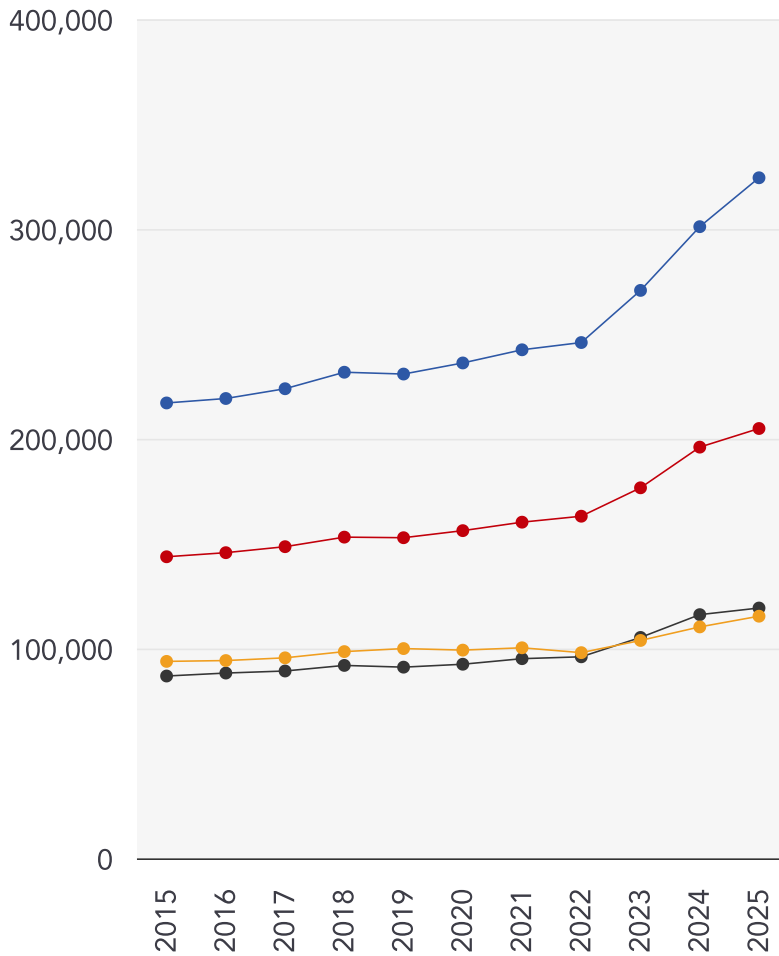
## RUTLAND STREET, PRESTON, PR1



# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

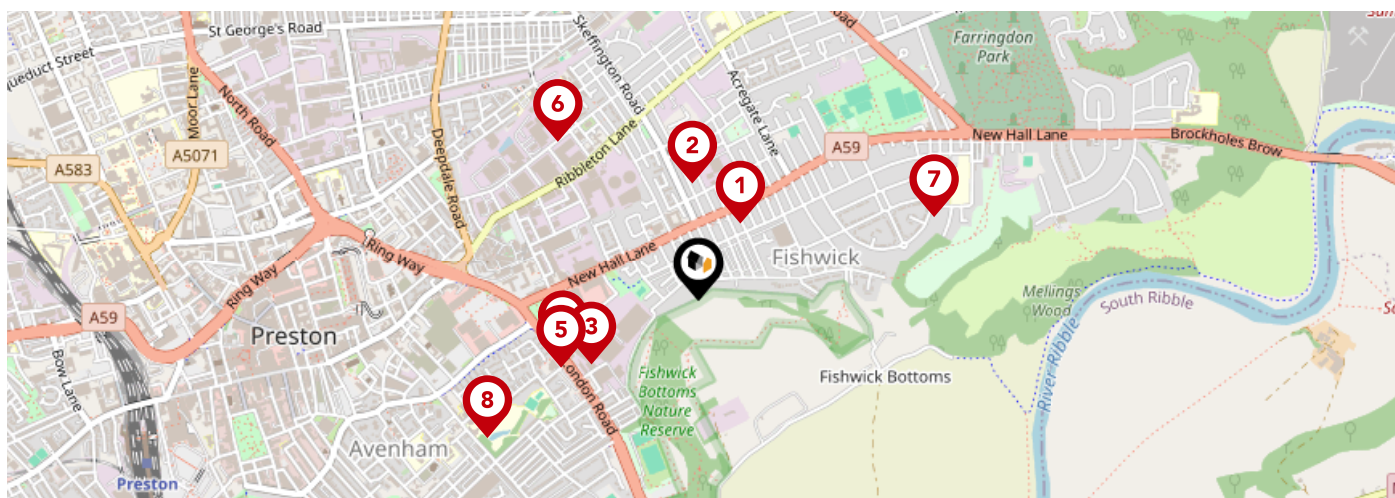
Flat

**+22.94%**

Terraced

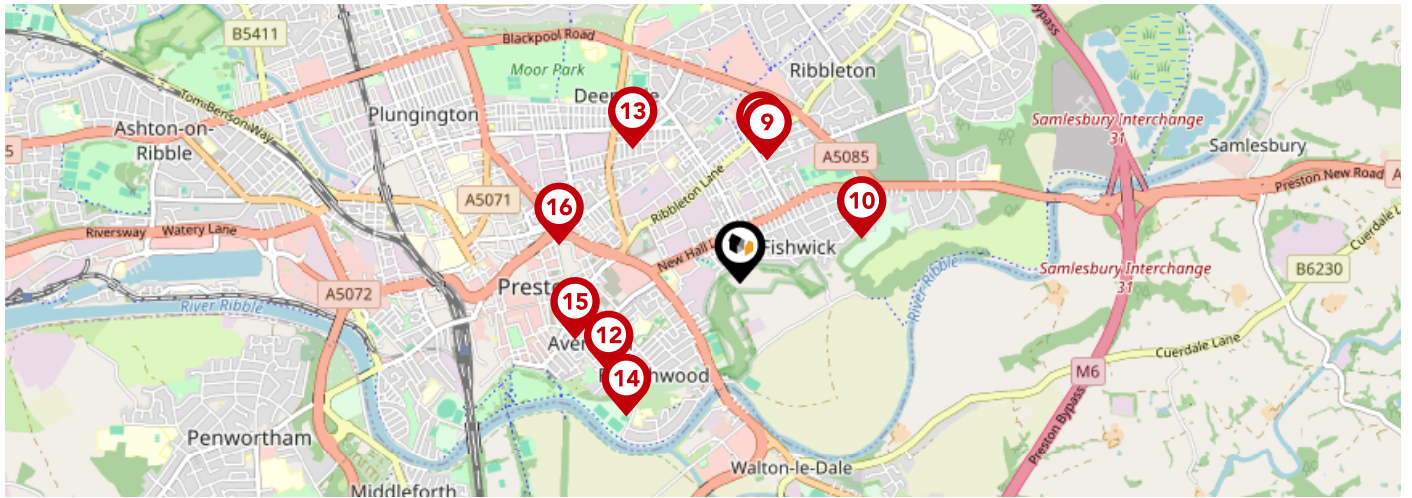
**+37.28%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Matthew's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 468   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Joseph's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 345   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Olive School, Preston</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Eden Boys' School, Preston</b> Ofsted Rating: Outstanding   Pupils: 613   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lancaster University School of Mathematics</b> Ofsted Rating: Not Rated   Pupils: 89   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Preston Muslim Girls High School</b> Ofsted Rating: Outstanding   Pupils: 599   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Fishwick Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

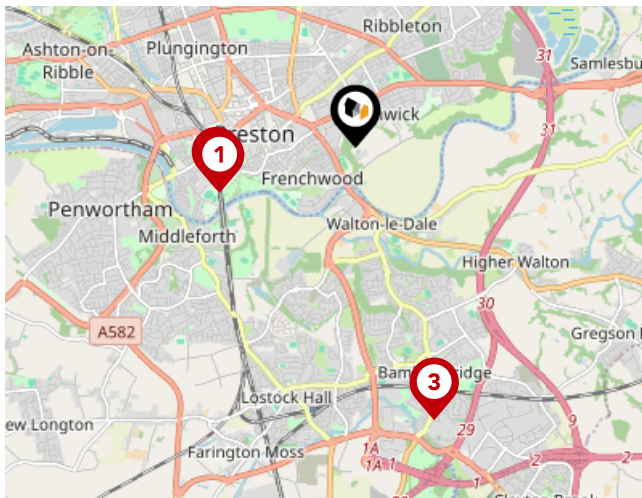
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Ribbleton Avenue Infant School</b> Ofsted Rating: Outstanding   Pupils: 248   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Teresa's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 201   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ribbleton Avenue Methodist Junior School</b> Ofsted Rating: Good   Pupils: 278   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 278   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Deepdale Community Primary School</b> Ofsted Rating: Good   Pupils: 691   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:0.76	<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:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

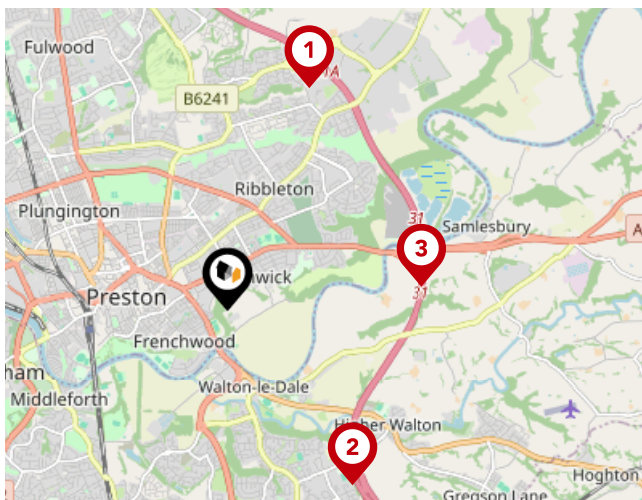
# Area

## Transport (National)



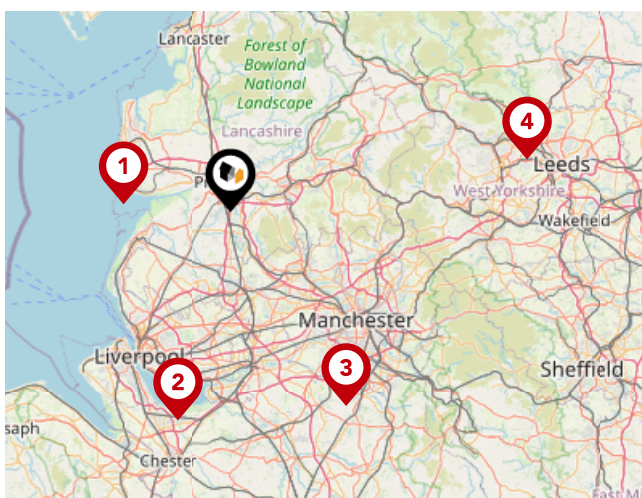
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.25 miles
2	Preston Rail Station	1.27 miles
3	Bamber Bridge Rail Station	2.49 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	2.08 miles
2	M6 J30	1.88 miles
3	M6 J31	1.71 miles
4	M65 J1A	3.08 miles
5	M65 J1	3.19 miles

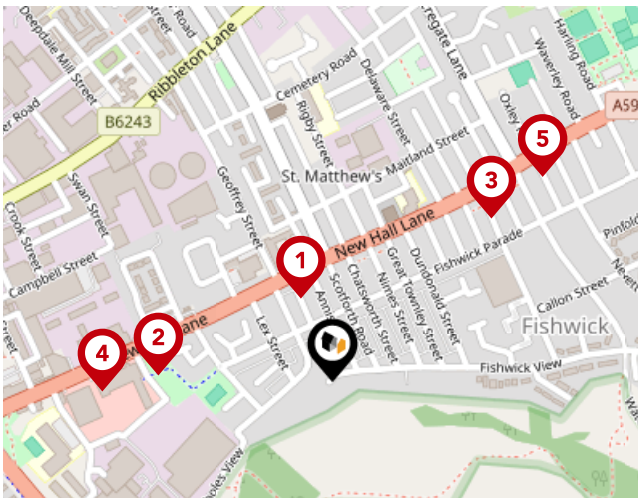


### Airports/Helipads

Pin	Name	Distance
1	Highfield	14.93 miles
2	Speke	30.21 miles
3	Manchester Airport	31.77 miles
4	Leeds Bradford Airport	42.21 miles

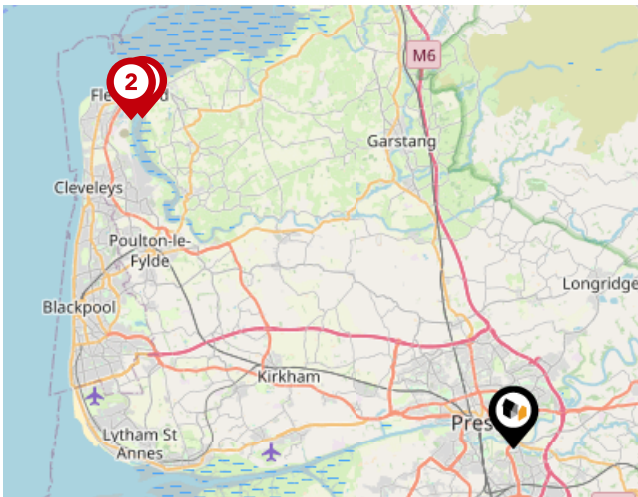
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Skeffington Road	0.1 miles
2	Centenary Mill	0.19 miles
3	Acregate Lane	0.25 miles
4	Centenary Mill	0.25 miles
5	Acregate Lane	0.32 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.42 miles
2	Fleetwood for Knott End Ferry Landing	17.65 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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