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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 17th April 2026**



## **GREENSIDE, COTTAM, PRESTON, PR4**

### **Roberts & Co**

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

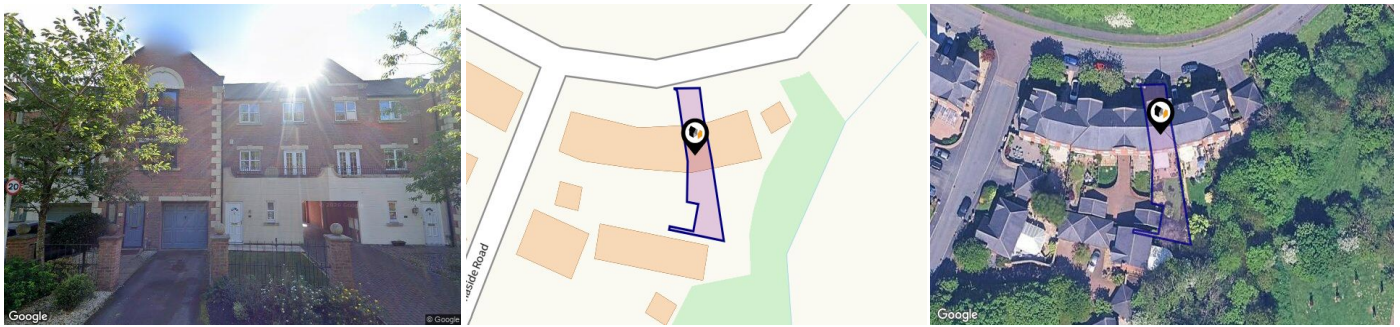
01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Spacious three-storey townhouse offering flexible and well-balanced family living accommodation \*  
Impressive open-plan dining kitchen with island unit, conservatory, and direct access to the rear garden \*  
Three double bedrooms including Jack and Jill bathroom, plus integral garage and driveway parking  
Beautifully Presented Three-Bedroom Mid Townhouse Over Three Floors with Integral Garage  
This impressive mid-townhouse offers generous and versatile living accommodation arranged over three floors, making it an ideal home for modern family living. The property is beautifully presented throughout and benefits from three well-proportioned double bedrooms, including a stylish Jack and Jill bathroom arrangement, along with a thoughtfully designed layout that works perfectly for both everyday life and entertaining. Upon entering, you are welcomed into a spacious entrance hallway which sets the tone for the rest of the home. The ground floor features a stunning open-plan dining kitchen, designed as the heart of the home. This space is fitted with a central island unit, integrated electric oven, electric hob, and provision for a tall fridge freezer, along with ample room for a family dining table. The kitchen flows seamlessly into a bright conservatory, which in turn opens directly onto the private rear garden, creating an excellent indoor-outdoor living experience. The first floor is home to a particularly spacious and light-filled living room, offering a fantastic area for relaxation or entertaining guests. Also on this level is a generous double bedroom and a separate modern shower room, providing excellent flexibility for guests or family members. The second floor comprises two further well-proportioned double bedrooms, both served by a Jack and Jill bathroom, offering convenience and a sense of privacy. Externally, the property enjoys an enviable position overlooking open green space and benefits from driveway parking and an integral garage. The rear garden is a standout feature, enjoying a high degree of privacy and a desirable south-facing aspect. It is thoughtfully arranged with a patio area ideal for outdoor dining, a lawned section, mature planted borders, and a charming pond, creating a peaceful and attractive outdoor retreat.



## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Terraced                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3  |                |          |
| <b>Floor Area:</b>      | 1,926 ft <sup>2</sup> / 179 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.06 acres                                 |                |          |
| <b>Year Built :</b>     | 2002                                       |                |          |
| <b>Council Tax :</b>    | Band E                                     |                |          |
| <b>Annual Estimate:</b> | £3,148                                     |                |          |
| <b>Title Number:</b>    | LA928309                                   |                |          |

## Local Area

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

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

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>4</b><br>mb/s | <b>62</b><br>mb/s | <b>1800</b><br>mb/s |
|                  |                   |                     |

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



### Satellite/Fibre TV Availability:







# Property EPC - Certificate

Energy rating

C

Valid until 18.02.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 79   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Additional EPC Data

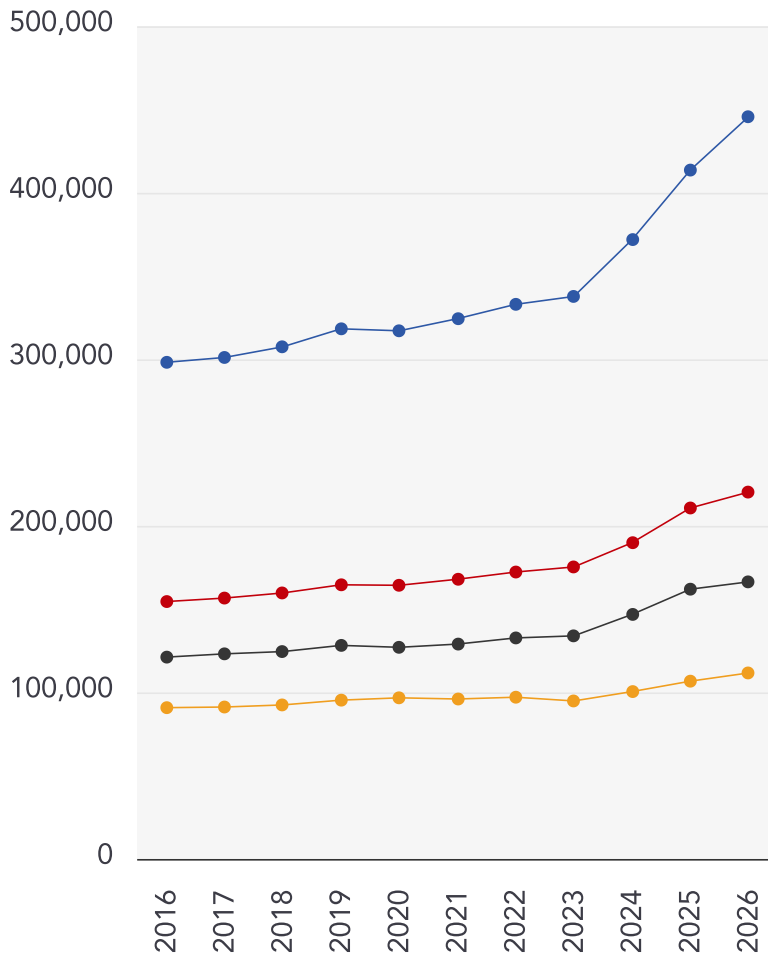
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|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Property Type:</b>               | Mid-terrace house                    |
| <b>Previous Extension:</b>          | 0                                    |
| <b>Open Fireplace:</b>              | 0                                    |
| <b>Walls:</b>                       | Cavity wall, filled cavity           |
| <b>Walls Energy:</b>                | Cavity wall, filled cavity           |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation      |
| <b>Roof Energy:</b>                 | Pitched, 300 mm loft insulation      |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas      |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs |
| <b>Hot Water System:</b>            | From main system                     |
| <b>Hot Water Energy Efficiency:</b> | From main system                     |
| <b>Lighting:</b>                    | Excellent lighting efficiency        |
| <b>Floors:</b>                      | Solid, insulated (assumed)           |
| <b>Total Floor Area:</b>            | 179 m <sup>2</sup>                   |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

**+49.45%**

Semi-Detached

**+42.52%**

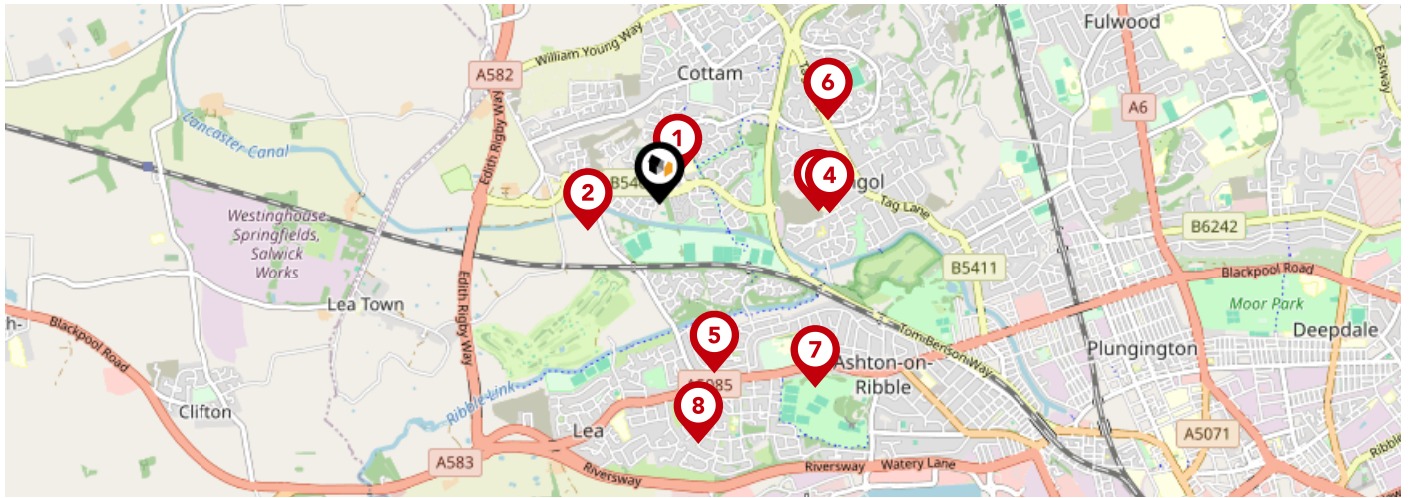
Terraced

**+37.28%**

Flat

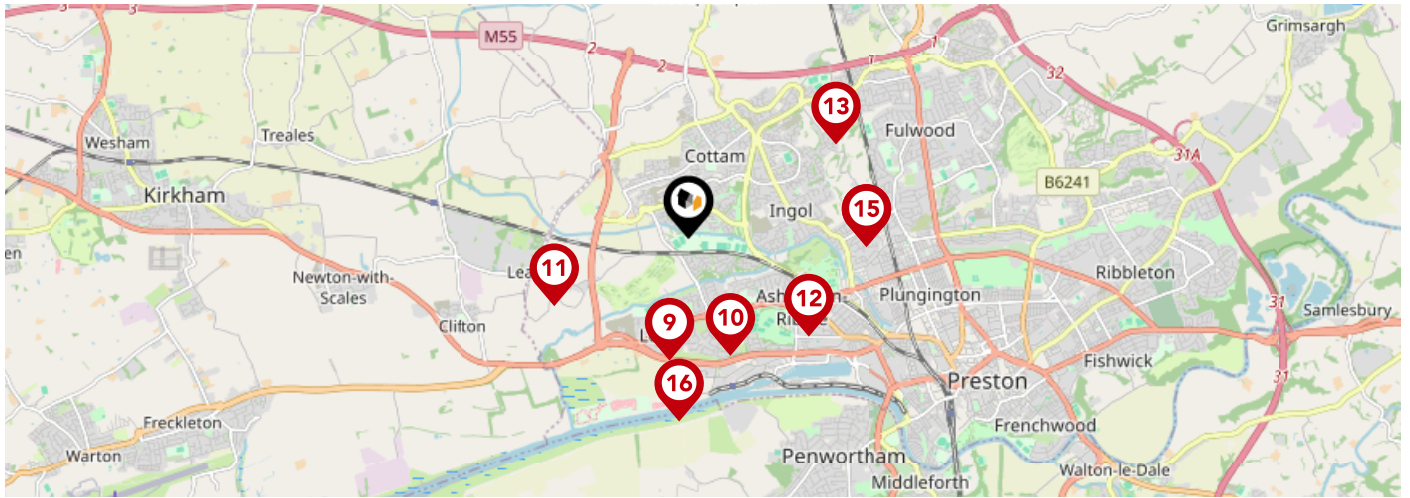
**+22.94%**

# Area Schools



|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Cottam Primary School</b><br>Ofsted Rating: Good   Pupils: 249   Distance:0.15                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lea Neeld's Endowed Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 141   Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Holy Family Catholic Primary School, Ingol, Preston</b><br>Ofsted Rating: Good   Pupils: 203   Distance:0.7   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ingol Community Primary School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.75                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashton Primary School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.77                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Pool House Community Primary School</b><br>Ofsted Rating: Good   Pupils: 179   Distance:0.82                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashton Community Science College</b><br>Ofsted Rating: Good   Pupils: 854   Distance:1.05                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lea Community Primary School</b><br>Ofsted Rating: Good   Pupils: 253   Distance:1.06                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

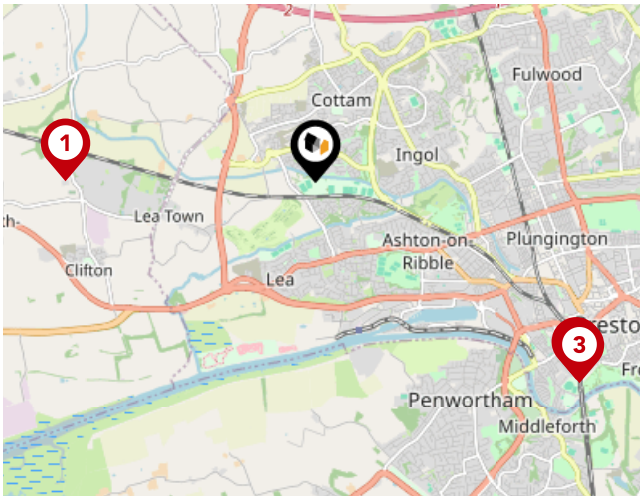
# Area Schools



|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>St Bernard's Catholic Primary School, Preston</b><br>Ofsted Rating: Good   Pupils: 235   Distance: 1.09                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Royal Cross Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 26   Distance: 1.09                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 107   Distance: 1.32                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashton-on-Ribble St Andrew's Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 425   Distance: 1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Harris Primary School</b><br>Ofsted Rating: Good   Pupils: 247   Distance: 1.52  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Anthony's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 319   Distance: 1.55                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady's Catholic High School</b><br>Ofsted Rating: Good   Pupils: 895   Distance: 1.55                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Pioneer TEC</b><br>Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.61  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

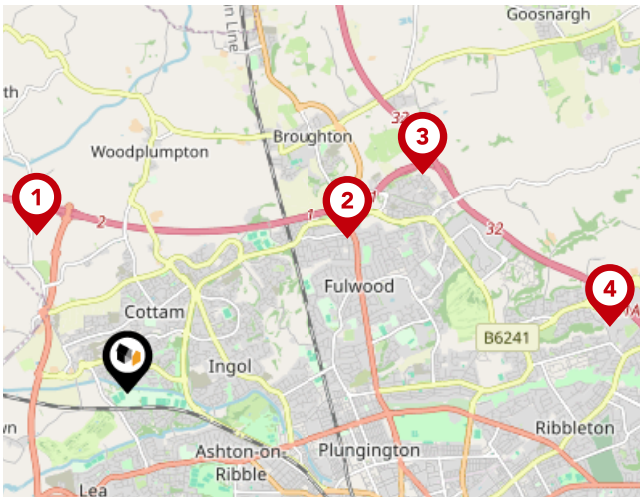
# Area

## Transport (National)



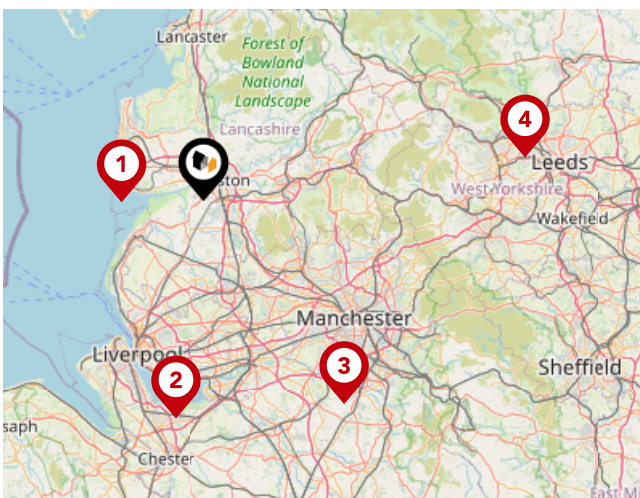
### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Salwick Rail Station | 2.19 miles |
| 2   | Preston Rail Station | 2.87 miles |
| 3   | Preston Rail Station | 2.91 miles |



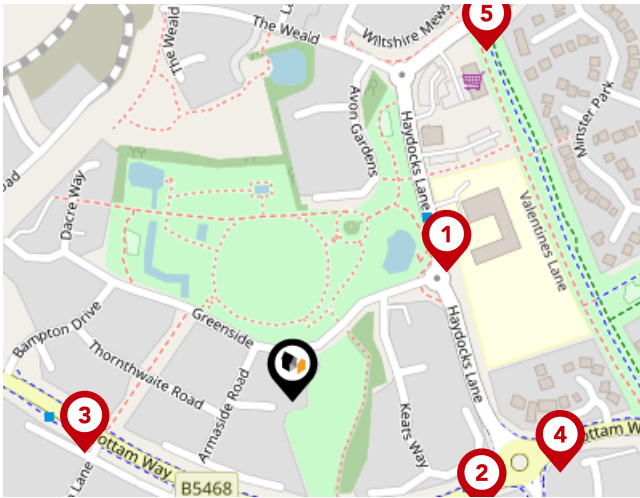
### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M55 J2  | 1.6 miles  |
| 2   | M55 J1  | 2.35 miles |
| 3   | M6 J32  | 3.2 miles  |
| 4   | M6 J31A | 4.26 miles |
| 5   | M65 J1A | 5.87 miles |



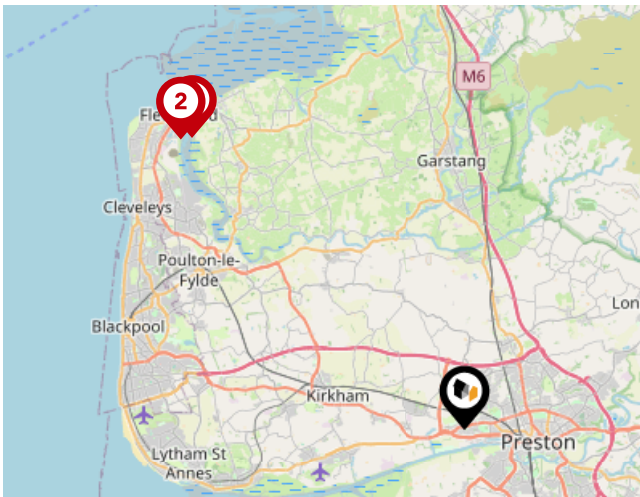
### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Highfield              | 11.38 miles |
| 2   | Speke                  | 30.91 miles |
| 3   | Manchester Airport     | 34.83 miles |
| 4   | Leeds Bradford Airport | 45.45 miles |



### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Primary School  | 0.11 miles |
| 2   | Keats Way       | 0.12 miles |
| 3   | Bampton Drive   | 0.12 miles |
| 4   | Coleridge Close | 0.15 miles |
| 5   | Minster Park    | 0.22 miles |



### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 13.95 miles |
| 2   | Fleetwood for Knott End Ferry Landing | 14.16 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



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# 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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