

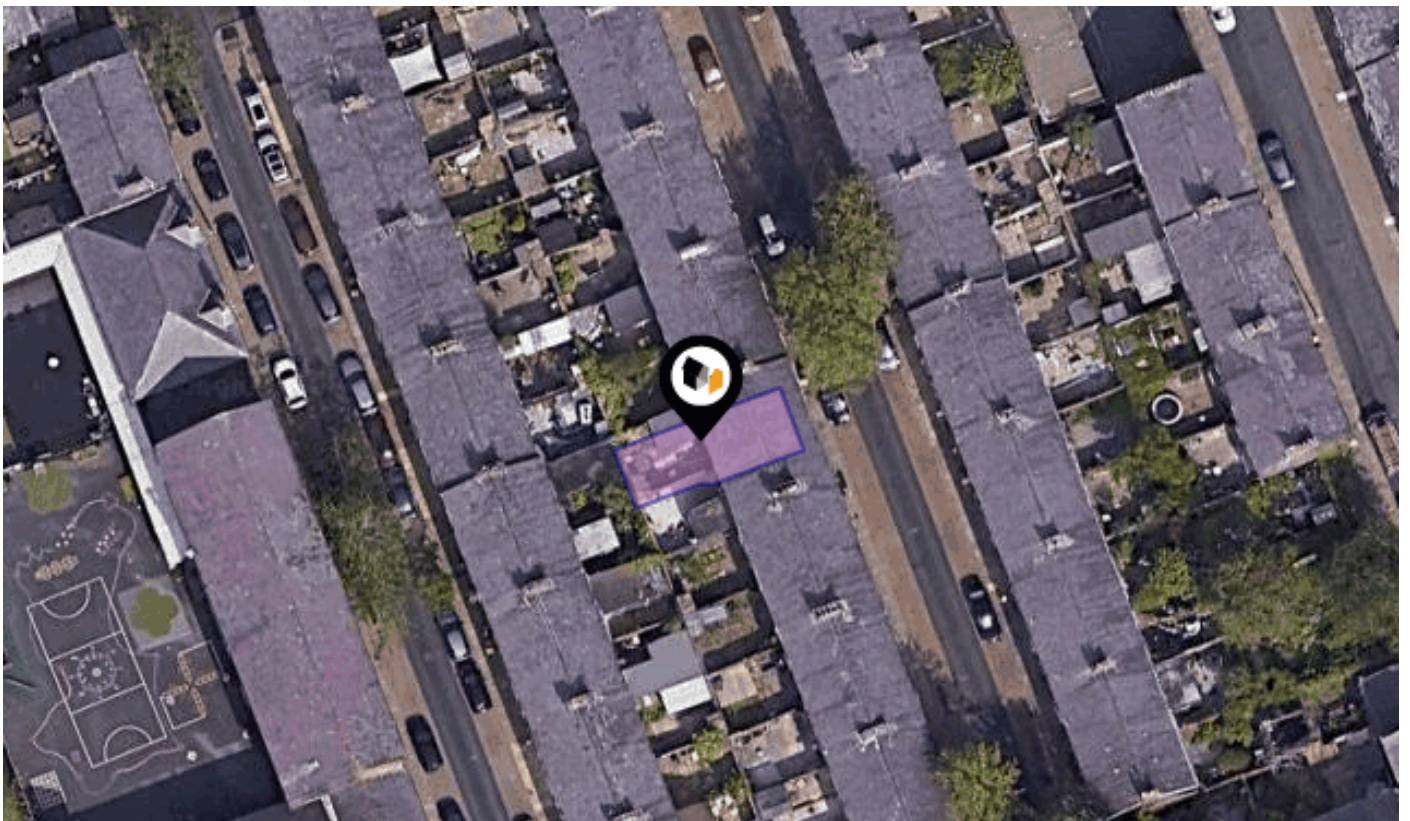


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st April 2023



JEMMETT STREET, PRESTON, PR1

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

The spacious home would be perfect for a first time buyer looking to get onto the property ladder or an investor looking for a good rental yield. Number 15 is positioned with very good access to Preston City Centre, The University and Royal Preston Hospital. Park right outside your front door and head into the house. There is a good size living room to the front, then head through to the back to second reception room/ dining room which is light and bright. The galley kitchen has space for everything you 'd need and has a back door giving you direct access to the rear yard. Head upstairs where you'll find 3 good sized bedrooms and a three piece family bathroom. To the rear is a convenient yard with access to the ginnel located to the side, and a brick built storage shed great for all your odds and ends. This home is offered with no onward chain.



Property

Type:	Terraced	Last Sold £/ft²:	£43
Bedrooms:	3	Tenure:	Freehold
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,448		
Title Number:	LA173926		
UPRN:	100010552485		

Local Area

Local Authority:	Lancashire
Flood Risk:	Very Low
Conservation Area:	Moor Park (Preston),Preston

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	74 mb/s	1000 mb/s

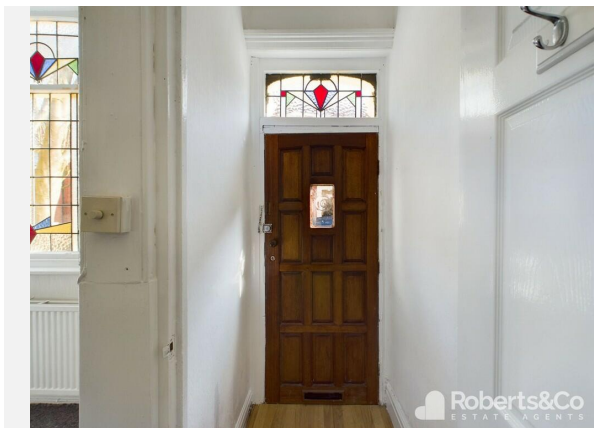
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

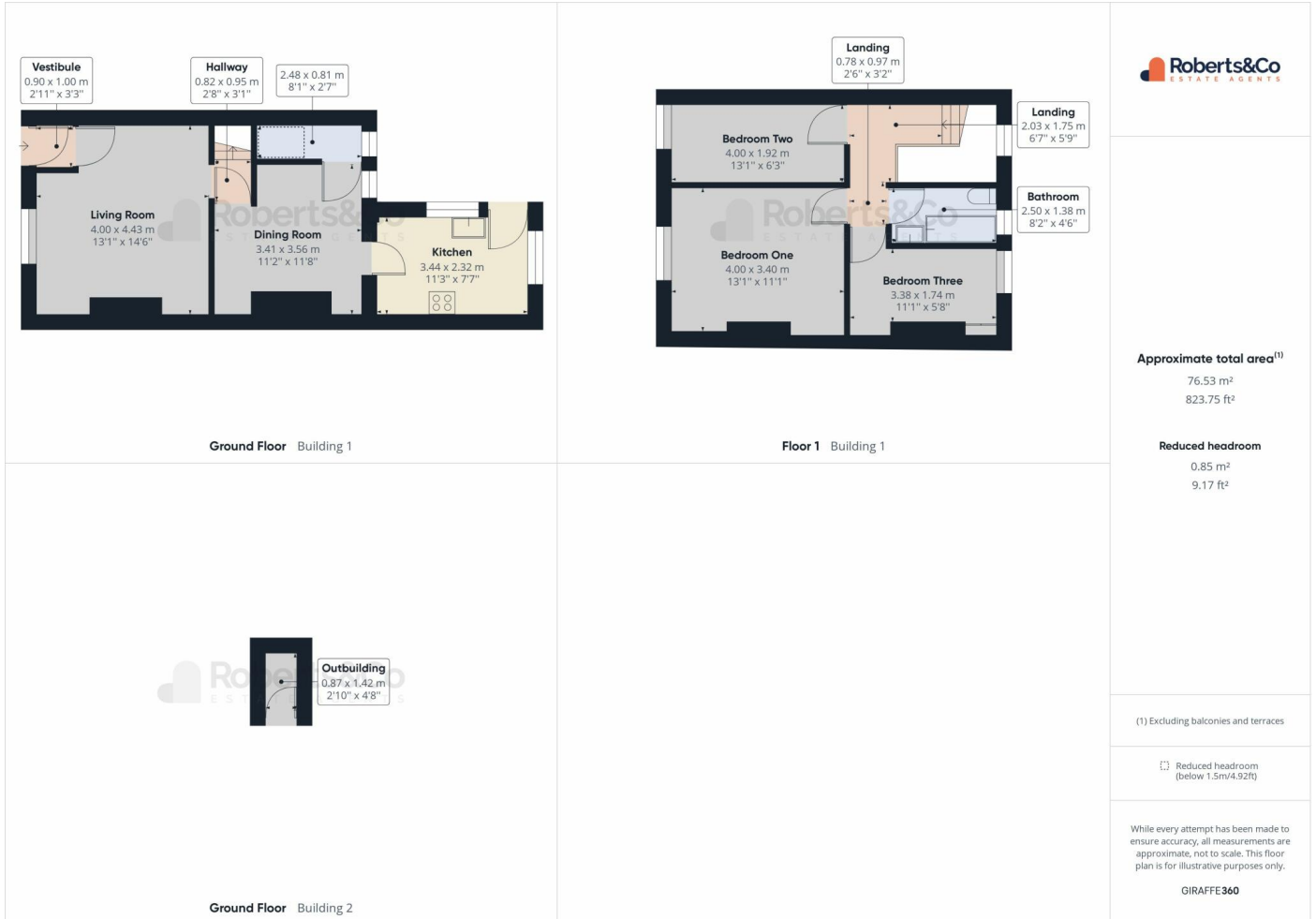


Gallery Photos

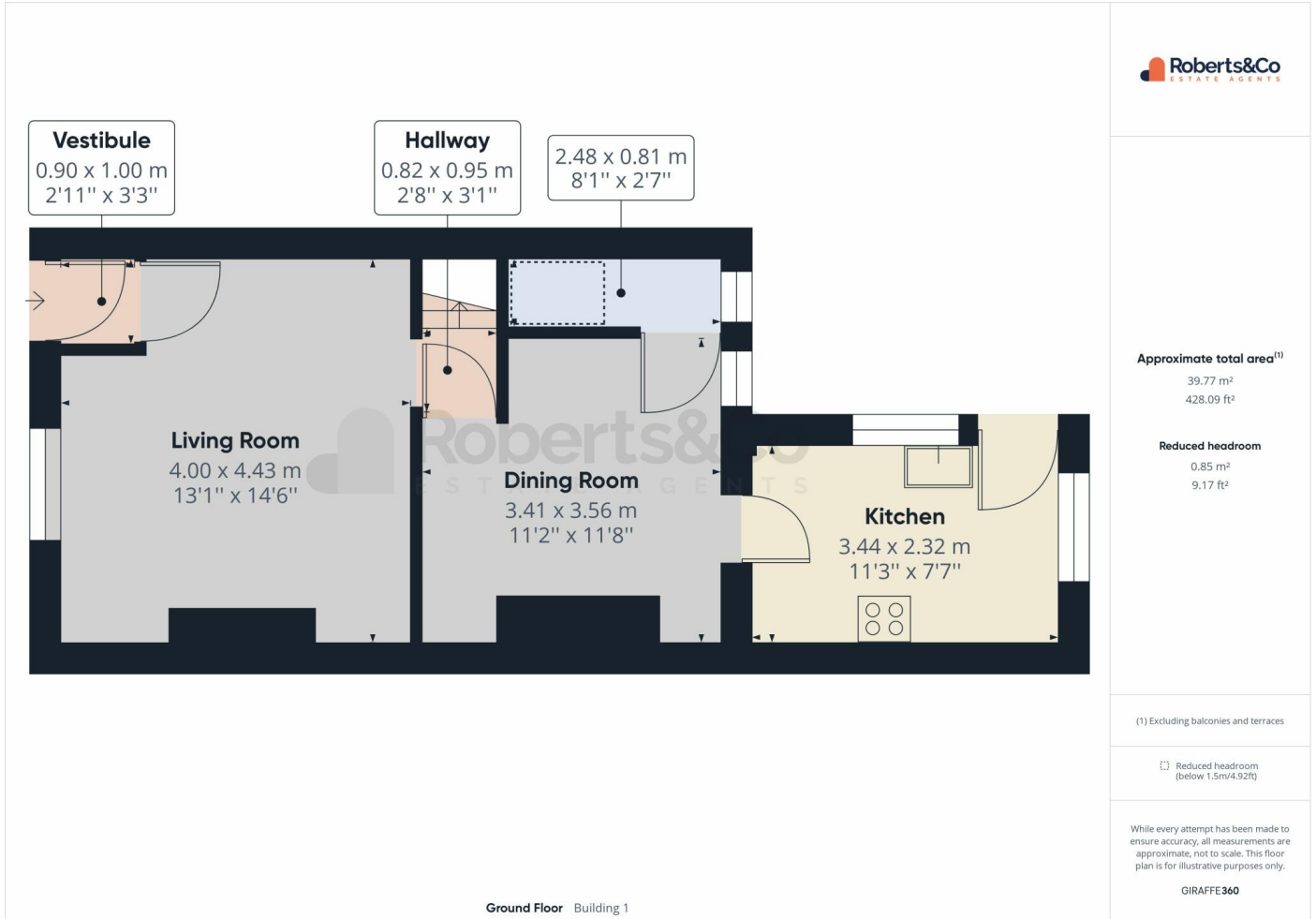




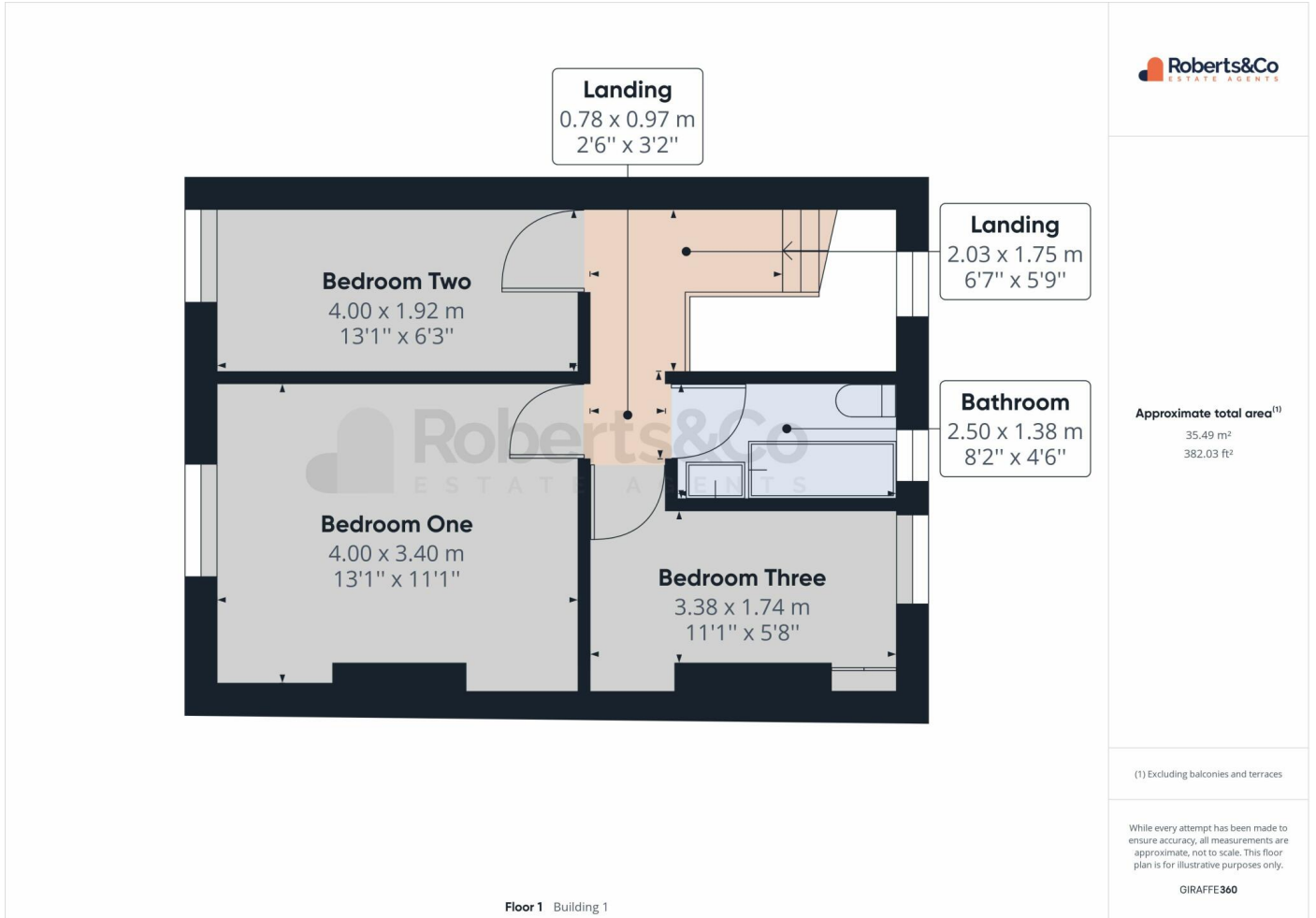
JEMMETT STREET, PRESTON, PR1



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PR1

Energy rating

E

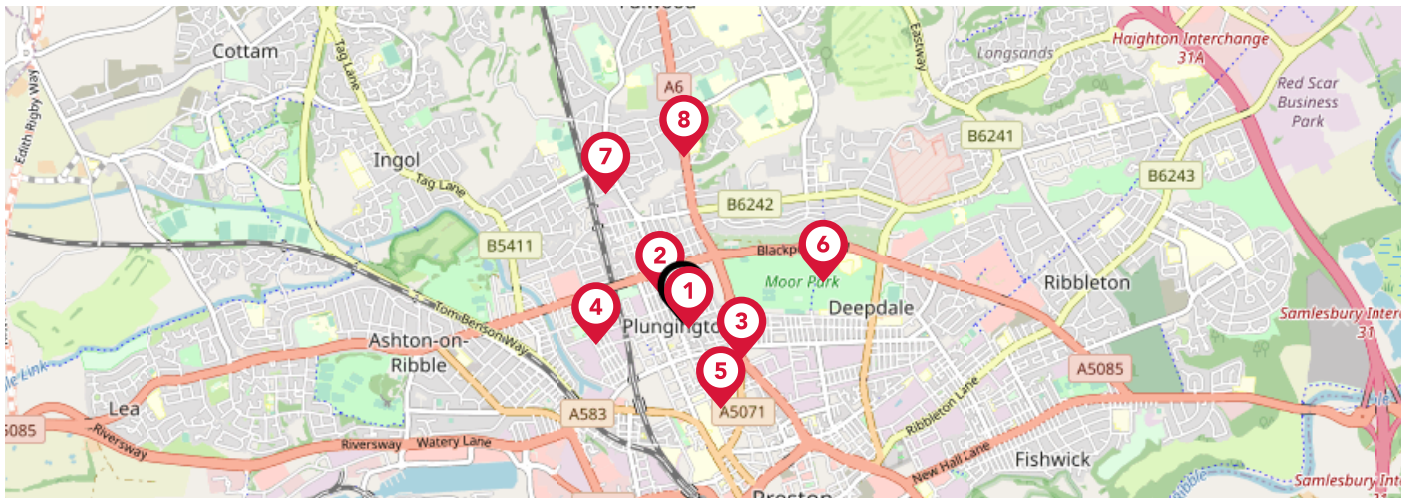
Valid until 21.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Additional EPC Data

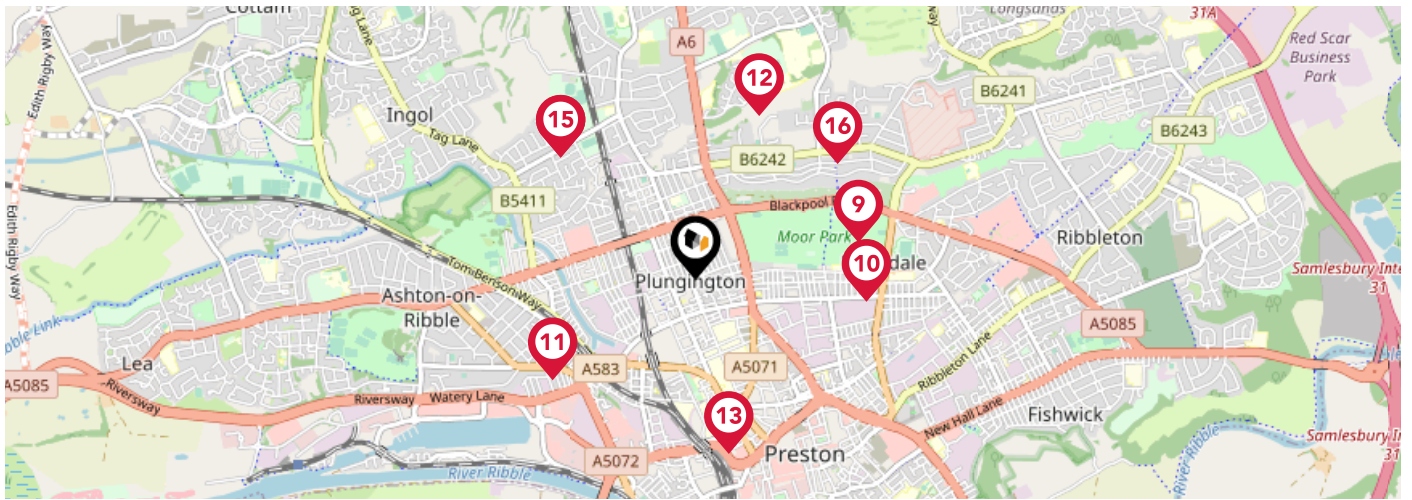
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorns Primary School Ofsted Rating: Good Pupils: 74 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

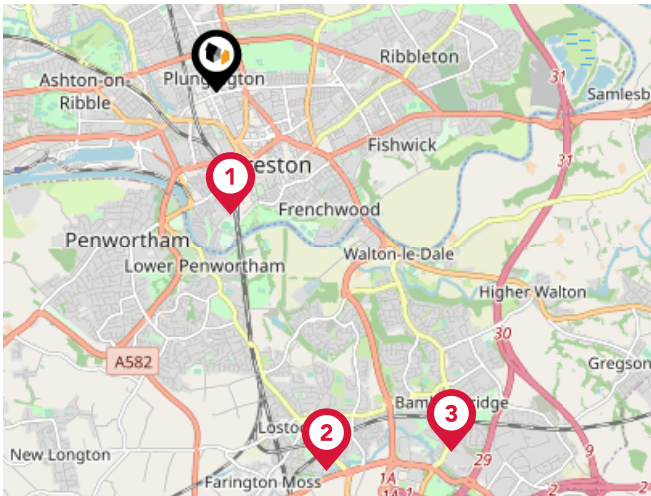
Area Schools



		Nursery	Primary	Secondary	College	Private
	Larches High School Ofsted Rating: Good Pupils: 92 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 600 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Temple School, A Church of England Specialist College Ofsted Rating: Outstanding Pupils: 774 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 245 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

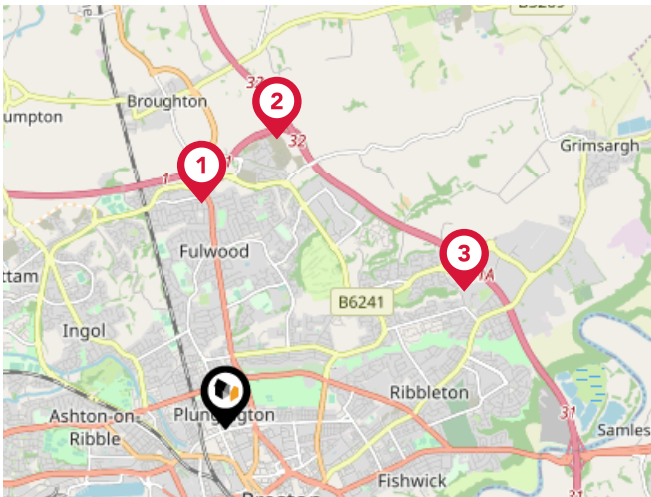
Area

Transport (National)



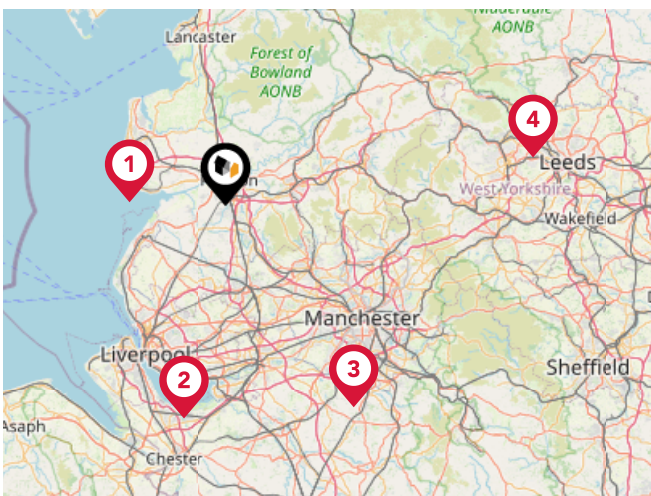
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.08 miles
2	Lostock Hall Rail Station	3.46 miles
3	Bamber Bridge Rail Station	3.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.99 miles
2	M6 J32	2.56 miles
3	M6 J31A	2.41 miles
4	M65 J1A	4.09 miles
5	M6 J30	3.36 miles

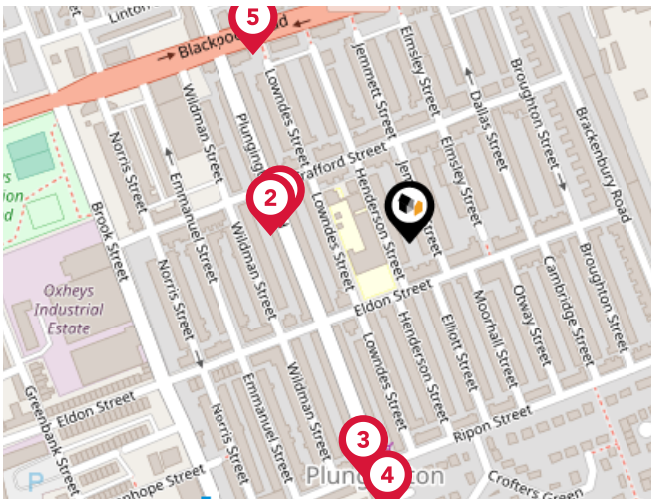


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.52 miles
2	Liverpool John Lennon Airport	30.64 miles
3	Manchester Airport	33.67 miles
4	Leeds Bradford International Airport	43.43 miles

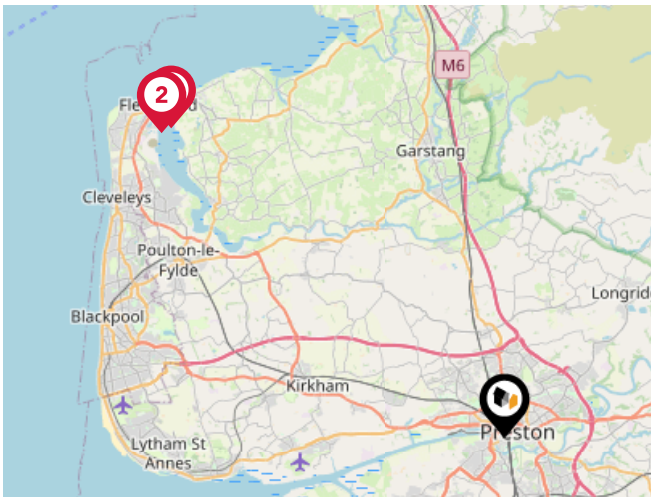
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Traford Street	0.07 miles
2	Traford Street	0.08 miles
3	Ripon Street	0.13 miles
4	Ripon Street	0.15 miles
5	Plungington Road	0.13 miles



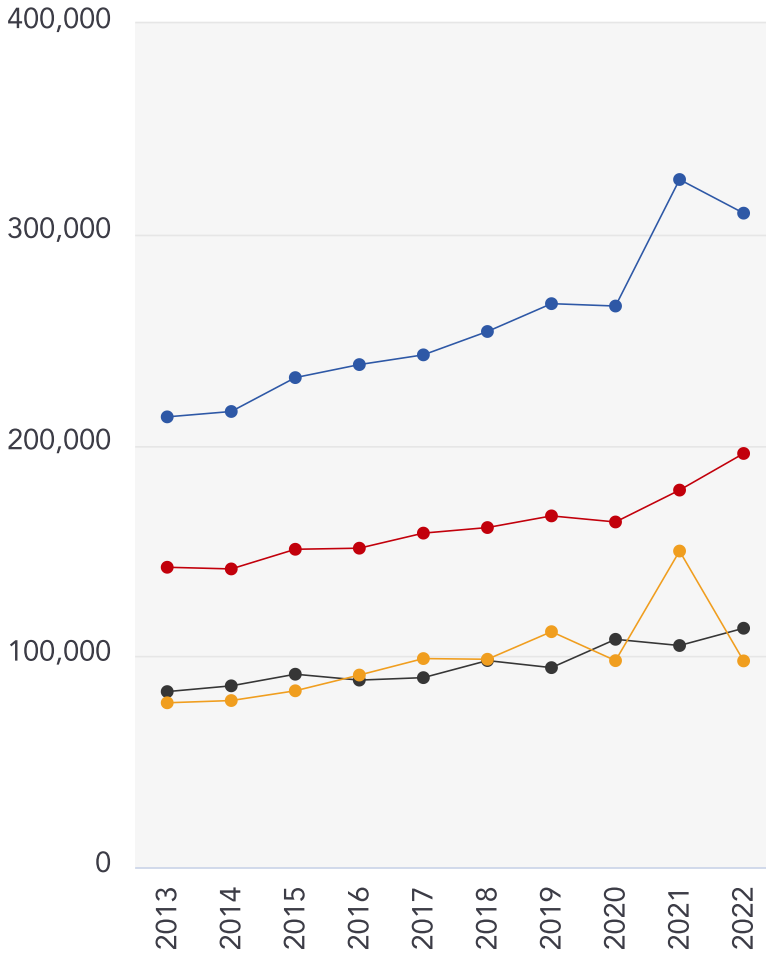
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.9 miles
2	Fleetwood for Ireland Ferry Terminal	16.01 miles

Market

House Price Statistics

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



Detached

+45.24%

Semi-Detached

+37.94%

Terraced

+36.09%

Flat

+25.48%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

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

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

