

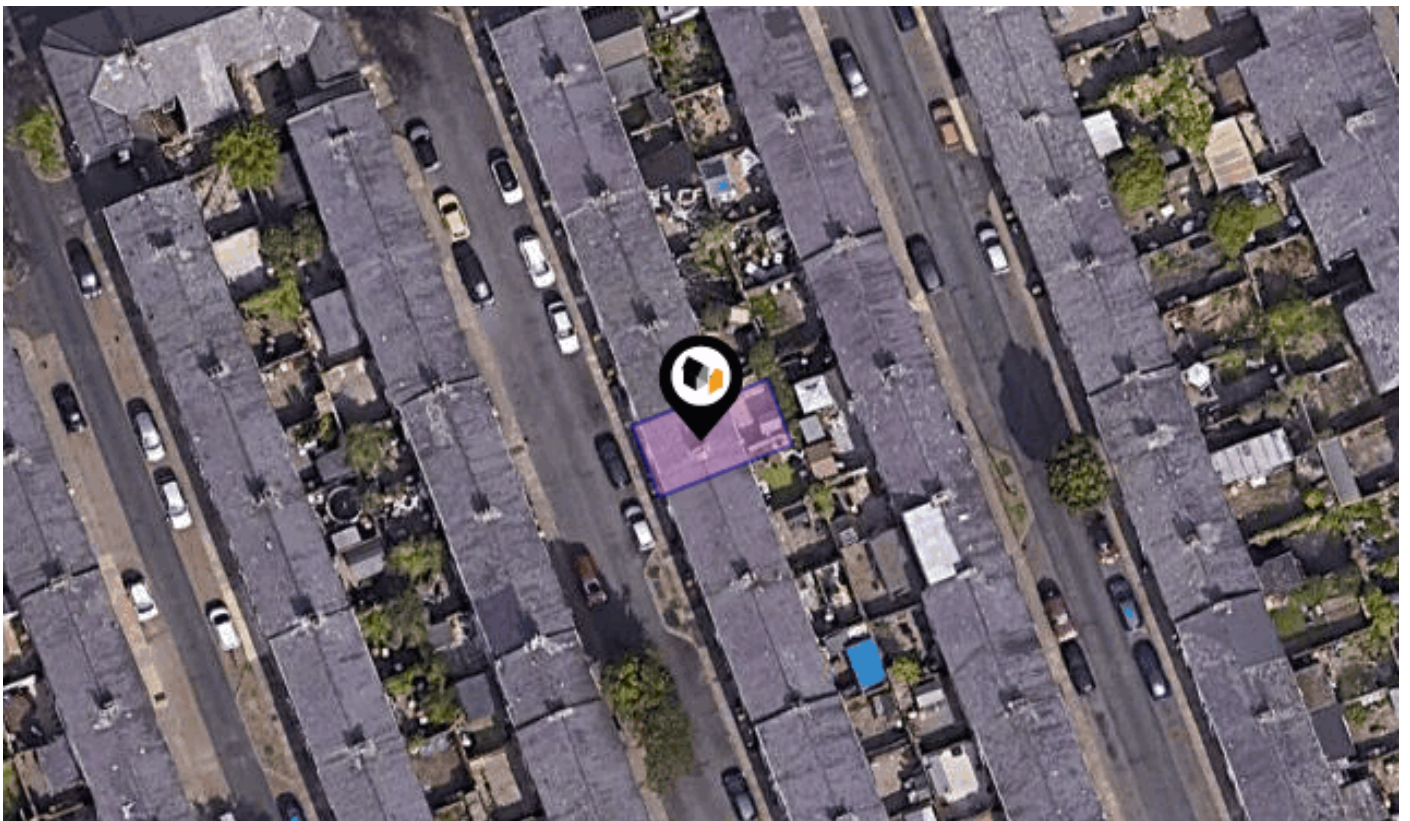


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 21<sup>st</sup> September 2023**



## CAMBRIDGE STREET, PRESTON, PR1

### Roberts & Co

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www.roberts-estates.co.uk



# Introduction

## Our Comments

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### Property Overview

Dreaming of owning your first home or adding a savvy investment to your portfolio? Look no further than this enchanting mid-terrace property nestled in the heart of Plungington, Preston. This residence offers an unbeatable combination of comfort, convenience, and value, making it the perfect choice for those taking their first steps into the property market.

Plus, there's no onward chain, ensuring a smooth and swift move-in process.

Step into this welcoming home and be greeted by a cosy living room at the front, perfect for relaxation and entertaining. The modern kitchen is designed for culinary enthusiasts, providing ample space for meal preparation and creativity.

Venture upstairs to discover 2 spacious double bedrooms, providing ample room for comfort and personalization. A family bathroom completes the upper level, ensuring convenience for daily routines.

To the rear, an enclosed yard awaits your personal touch, offering potential for outdoor relaxation and leisure. On-street parking at the front adds to the convenience of this fantastic property.



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£134
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,448		
<b>Title Number:</b>	LA739172		
<b>UPRN:</b>	100010537750		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	Moor Park (Preston),Preston
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Low

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

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:









## CAMBRIDGE STREET, PRESTON, PR1



## CAMBRIDGE STREET, PRESTON, PR1



## CAMBRIDGE STREET, PRESTON, PR1





Cambridge Street, PR1

Energy rating

**D**

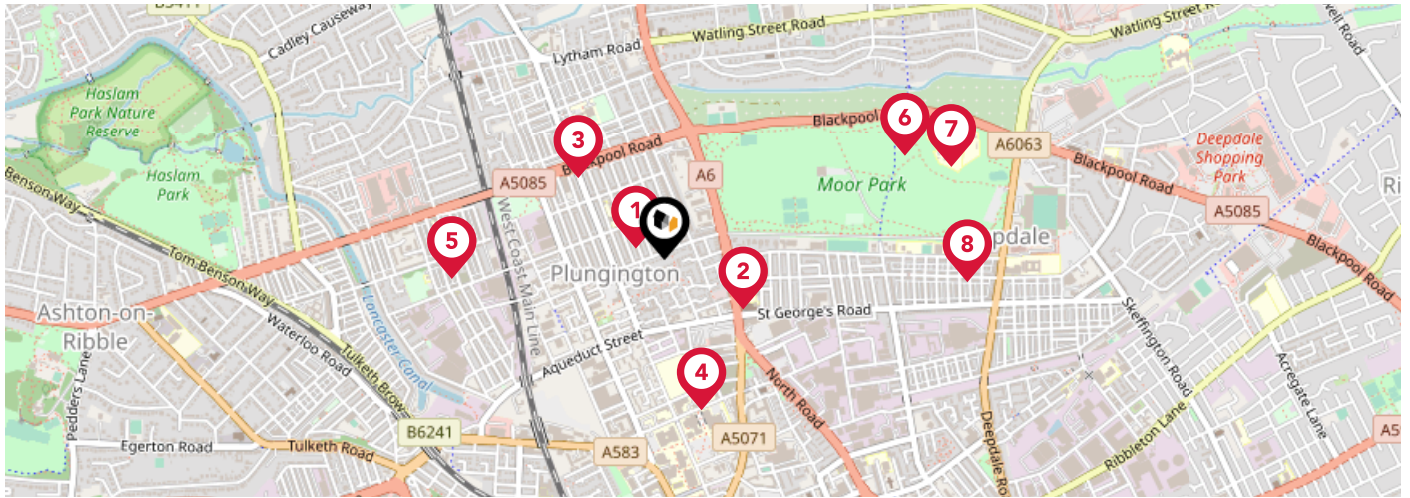
Valid until 09.04.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

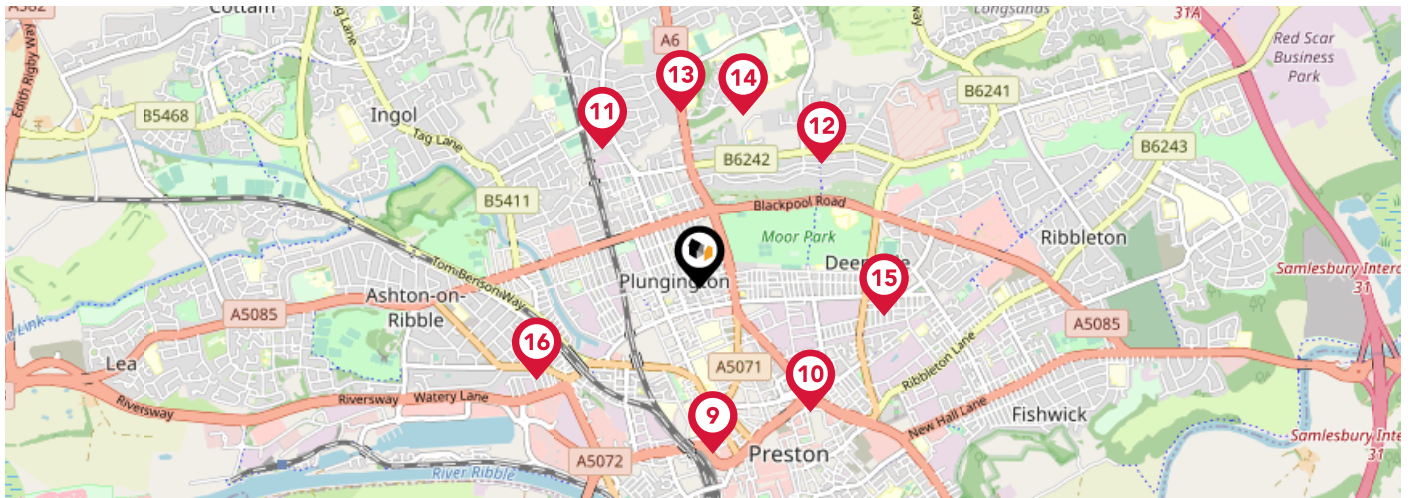
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	62 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 251   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abrar Academy</b> Ofsted Rating: Not Rated   Pupils: 110   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 215   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 292   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorns Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Larches High School</b> Ofsted Rating: Good   Pupils: 92   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moor Park High School and Sixth Form</b> Ofsted Rating: Good   Pupils: 600   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

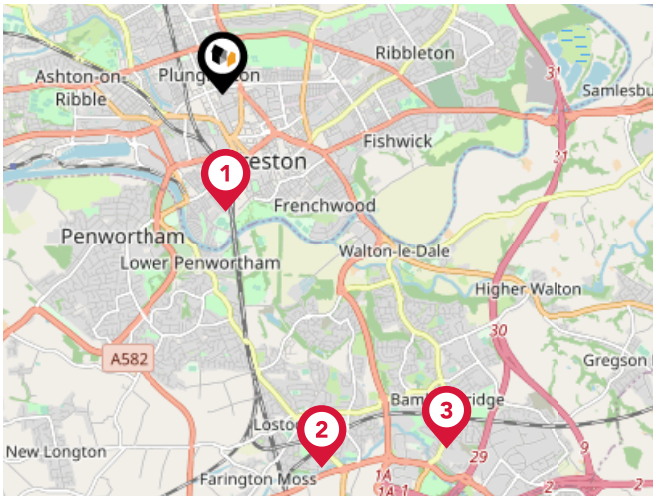


		Nursery	Primary	Secondary	College	Private
	<b>University of Central Lancashire</b> Ofsted Rating: Good   Pupils:0   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulwood and Cadley Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kennington Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pius X Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Archbishop Temple School, A Church of England Specialist College</b> Ofsted Rating: Outstanding   Pupils: 774   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Deepdale Community Primary School</b> Ofsted Rating: Good   Pupils: 657   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 173   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



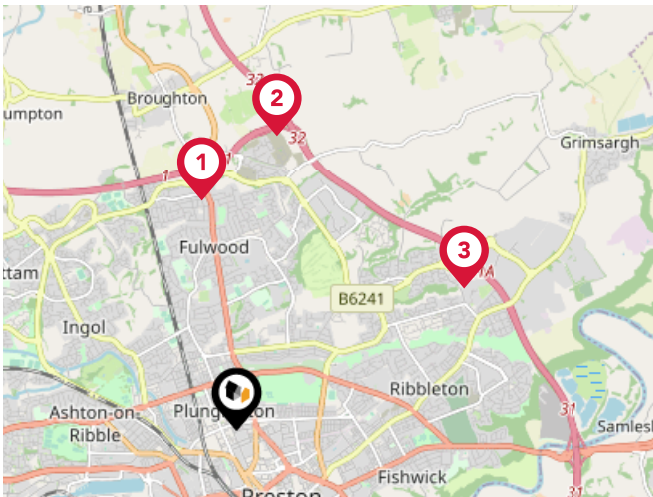
# Area

## Transport (National)



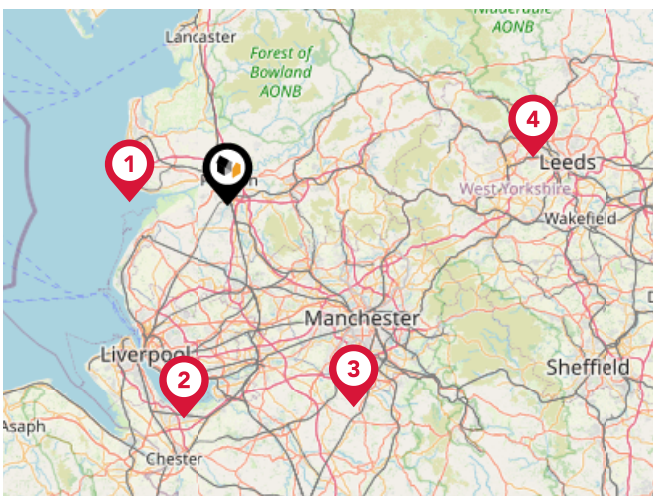
### National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.03 miles
	Lostock Hall Rail Station	3.4 miles
	Bamber Bridge Rail Station	3.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	2.04 miles
	M6 J32	2.59 miles
	M6 J31A	2.35 miles
	M65 J1A	4.01 miles
	M6 J30	3.26 miles

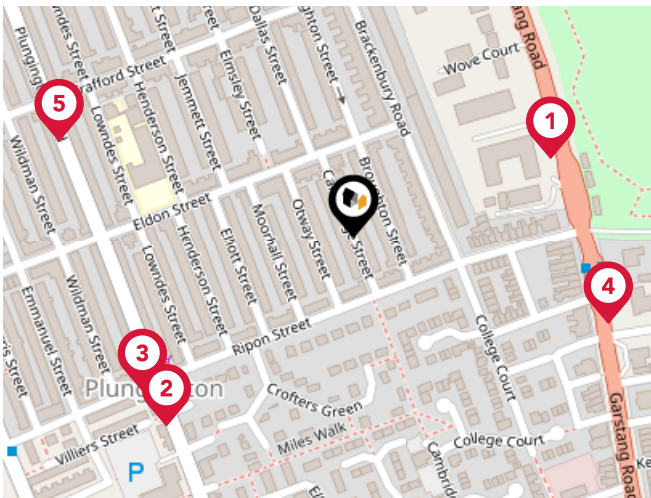


### Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	13.61 miles
	Liverpool John Lennon Airport	30.61 miles
	Manchester Airport	33.58 miles
	Leeds Bradford International Airport	43.35 miles

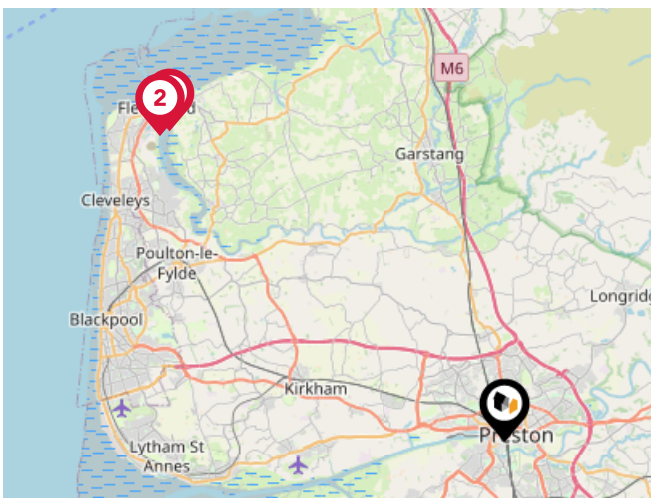
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ripon Street	0.12 miles
2	Ripon Street	0.15 miles
3	Ripon Street	0.14 miles
4	Moor Park Gates	0.15 miles
5	Trafford Street	0.17 miles



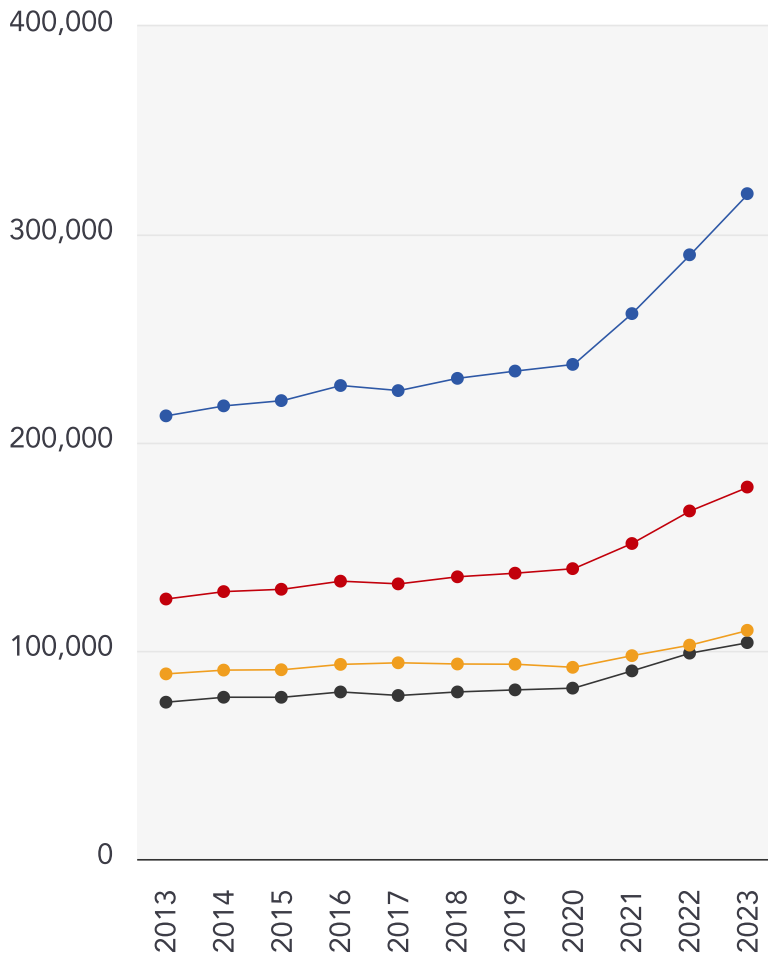
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.99 miles
2	Fleetwood for Ireland Ferry Terminal	16.1 miles

# Market

## House Price Statistics

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



Detached

**+50.14%**

Semi-Detached

**+43.07%**

Flat

**+23.54%**

Terraced

**+38%**



### 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 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

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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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