

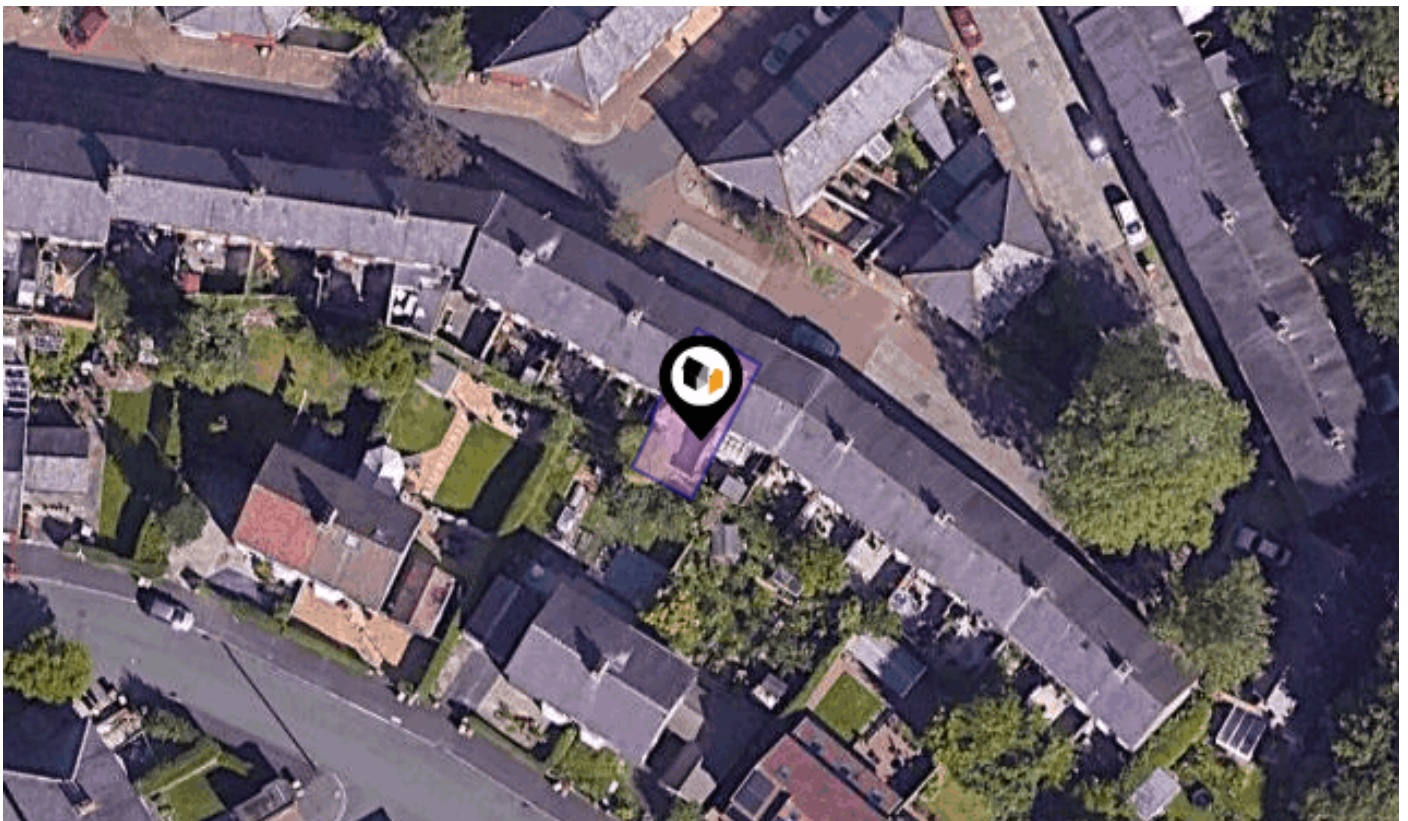


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd January 2024



RIVER PARADE, PRESTON, PR1

Roberts & Co

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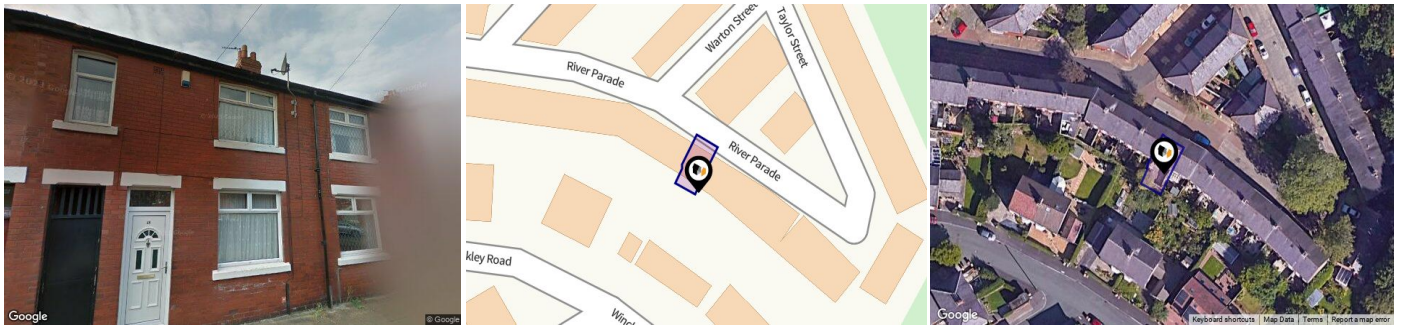


Introduction

Our Comments

Property Overview

Unique investment opportunity with a well-established tenant in place, generating an approximate yield of 6%. This two-bedroom mid-terraced house is situated in the highly sought-after area of Broadgate, offering convenient proximity to Preston city centre, Avenham and Miller parks, as well as scenic riverside walks. The property itself boasts an entrance vestibule for the practical hanging of coats and bags before entering the welcoming living room, anchored by a central gas fire. The fitted kitchen offers ample space for appliances and includes room for a table and chairs, with stairs leading to the first floor. Upstairs, you'll discover two good sized bedrooms and a three-piece bathroom. The front provides on-street parking, and at the rear, there's an enclosed yard with lobby access.



Property

Type:	Terraced	Last Sold £/ft²:	£123
Bedrooms:	2	Tenure:	Freehold
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,448		
Title Number:	LA620903		
UPRN:	100010564976		

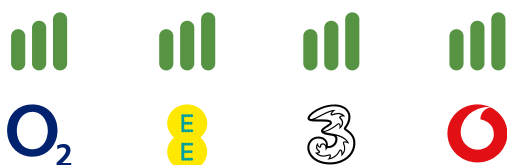
Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

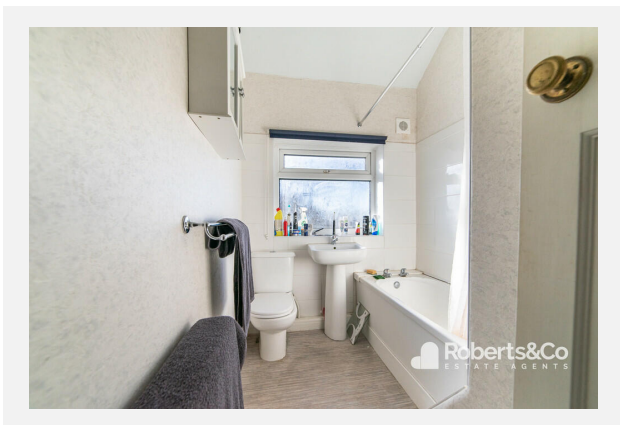
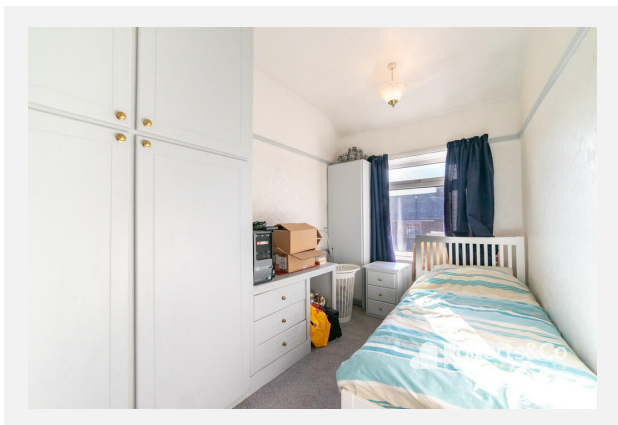
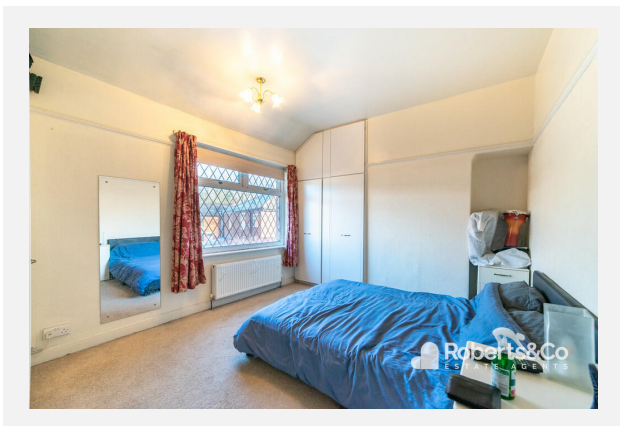
14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





RIVER PARADE, PRESTON, PR1



RIVER PARADE, PRESTON, PR1



RIVER PARADE, PRESTON, PR1



River Parade, PR1

Energy rating

D

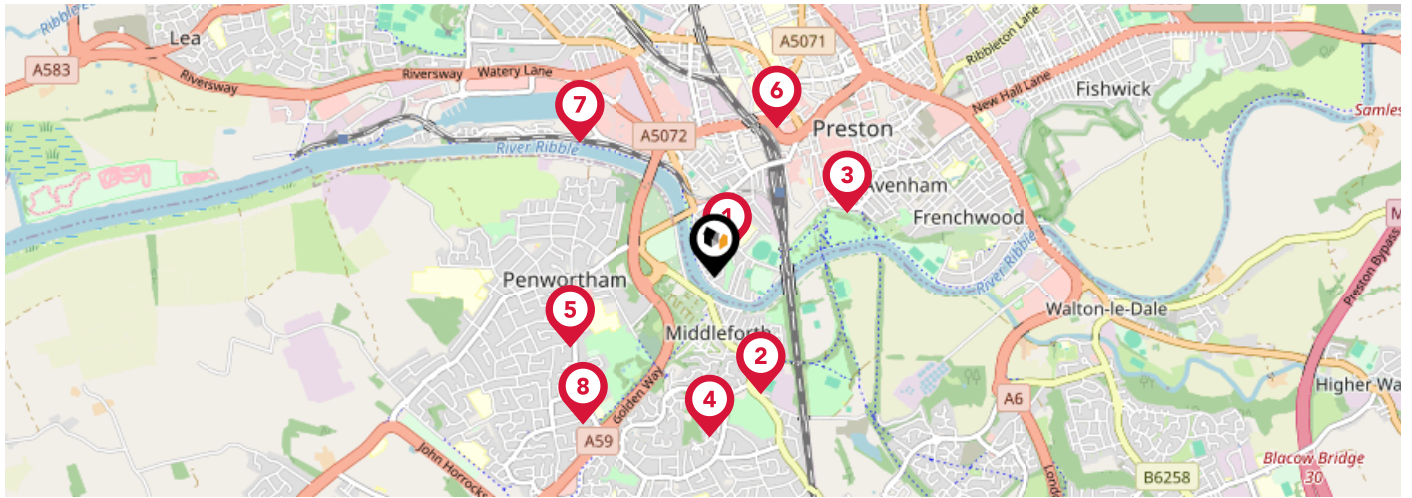
Valid until 23.05.2025

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

Additional EPC Data

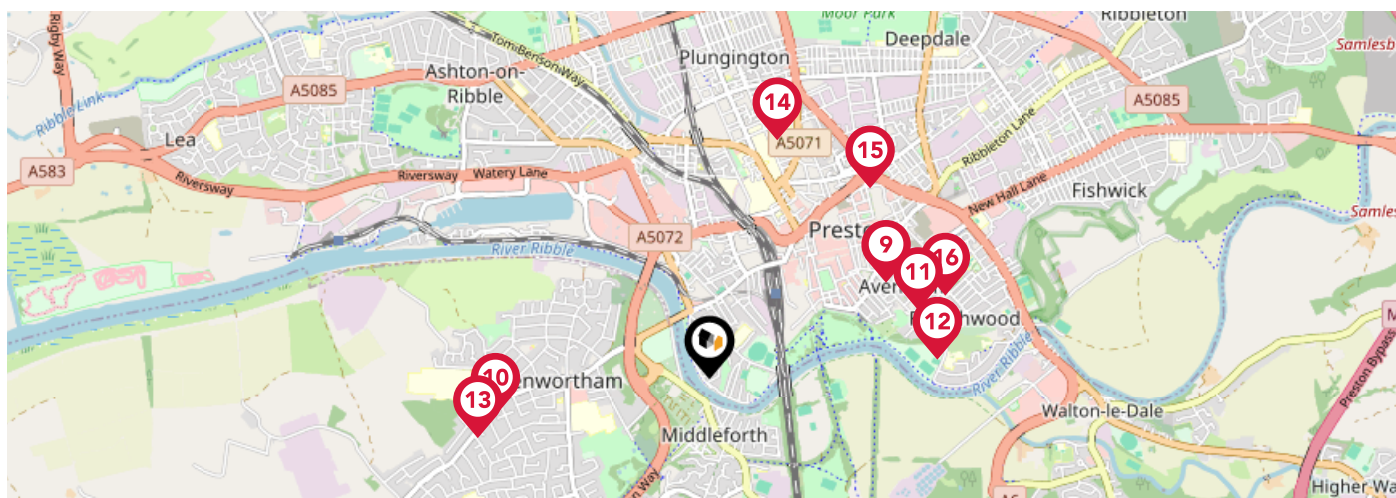
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	61 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.7	<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:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

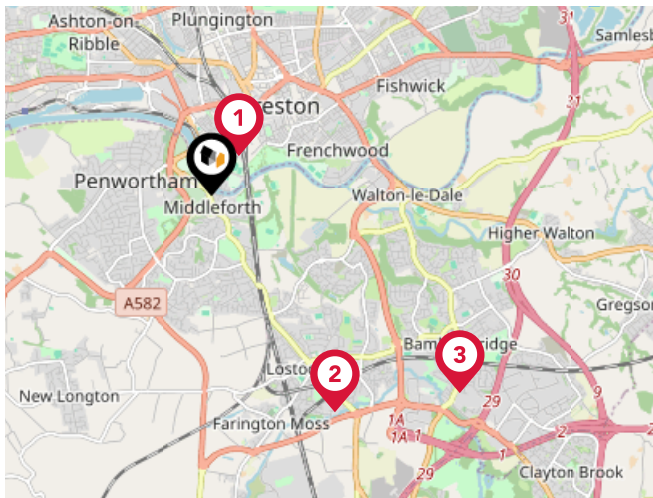
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:0.88</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 177 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

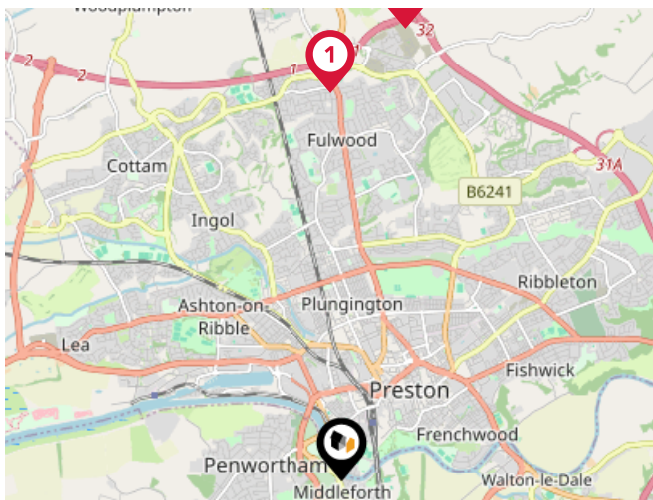
Area

Transport (National)



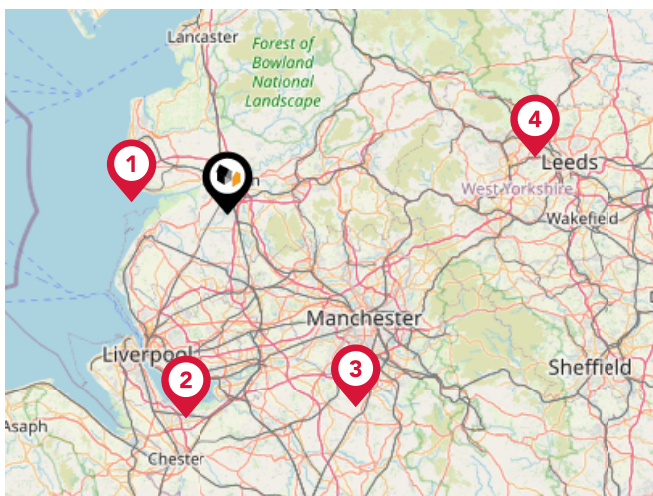
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.43 miles
2	Lostock Hall Rail Station	2.2 miles
3	Bamber Bridge Rail Station	2.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.4 miles
2	M65 J1A	2.91 miles
3	M6 J32	3.99 miles
4	M65 J1	3.22 miles
5	M6 J30	2.73 miles

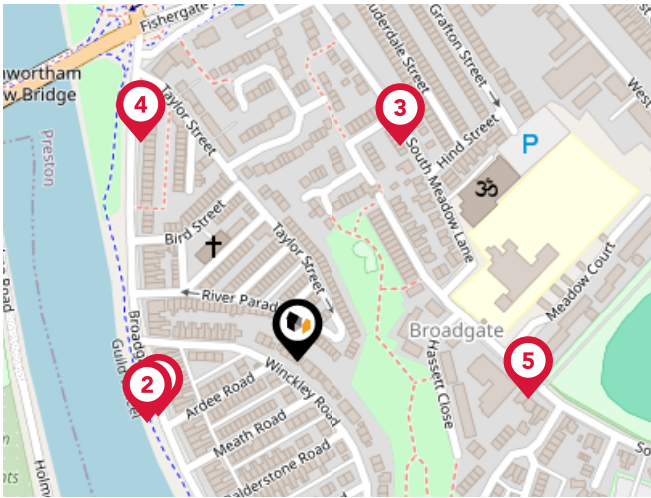


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.52 miles
2	Liverpool John Lennon Airport	29.22 miles
3	Manchester Airport	32.55 miles
4	Leeds Bradford International Airport	43.8 miles

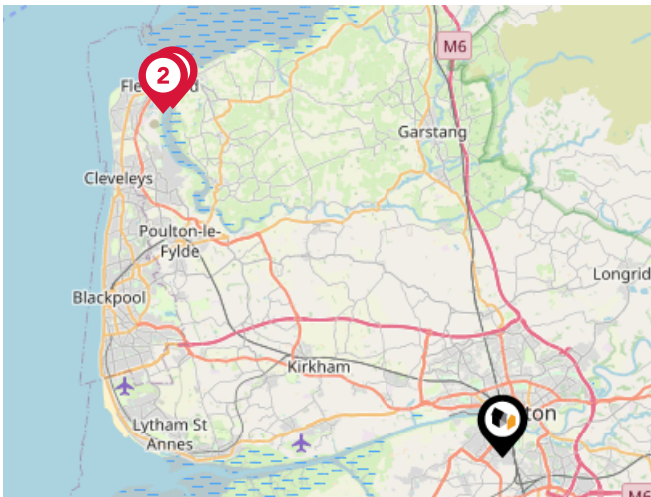
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ardee Road	0.08 miles
2	Ardee Road	0.09 miles
3	Beech Terrace	0.13 miles
4	Taylor Street	0.15 miles
5	Meadow Court	0.13 miles



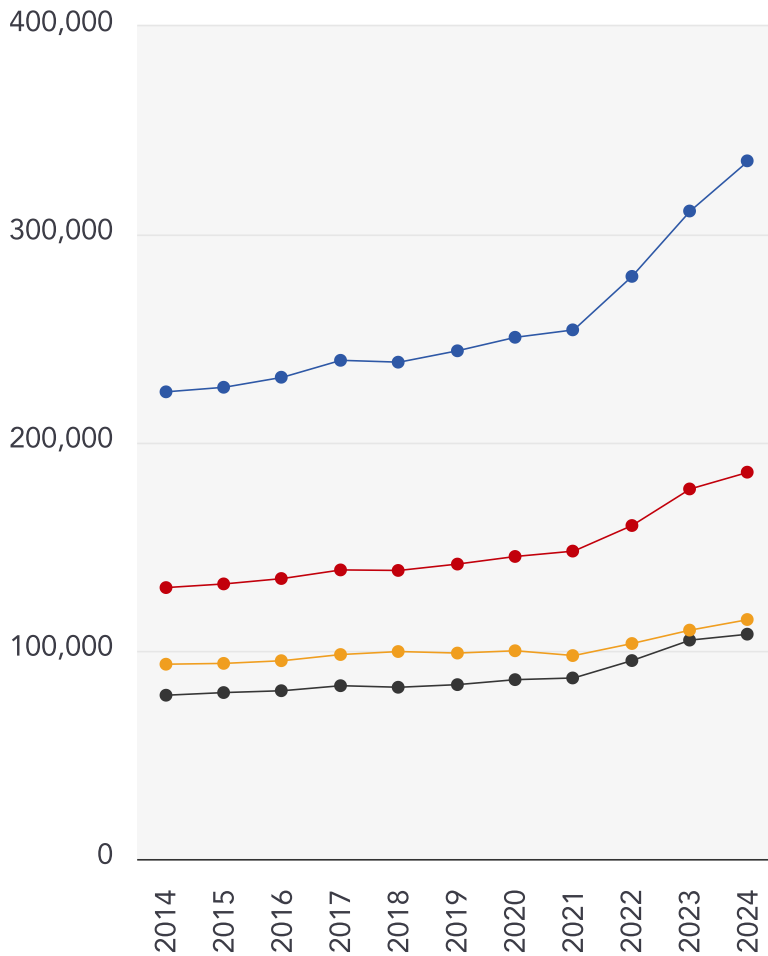
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.81 miles
2	Fleetwood for Ireland Ferry Terminal	16.9 miles

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%



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



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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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