

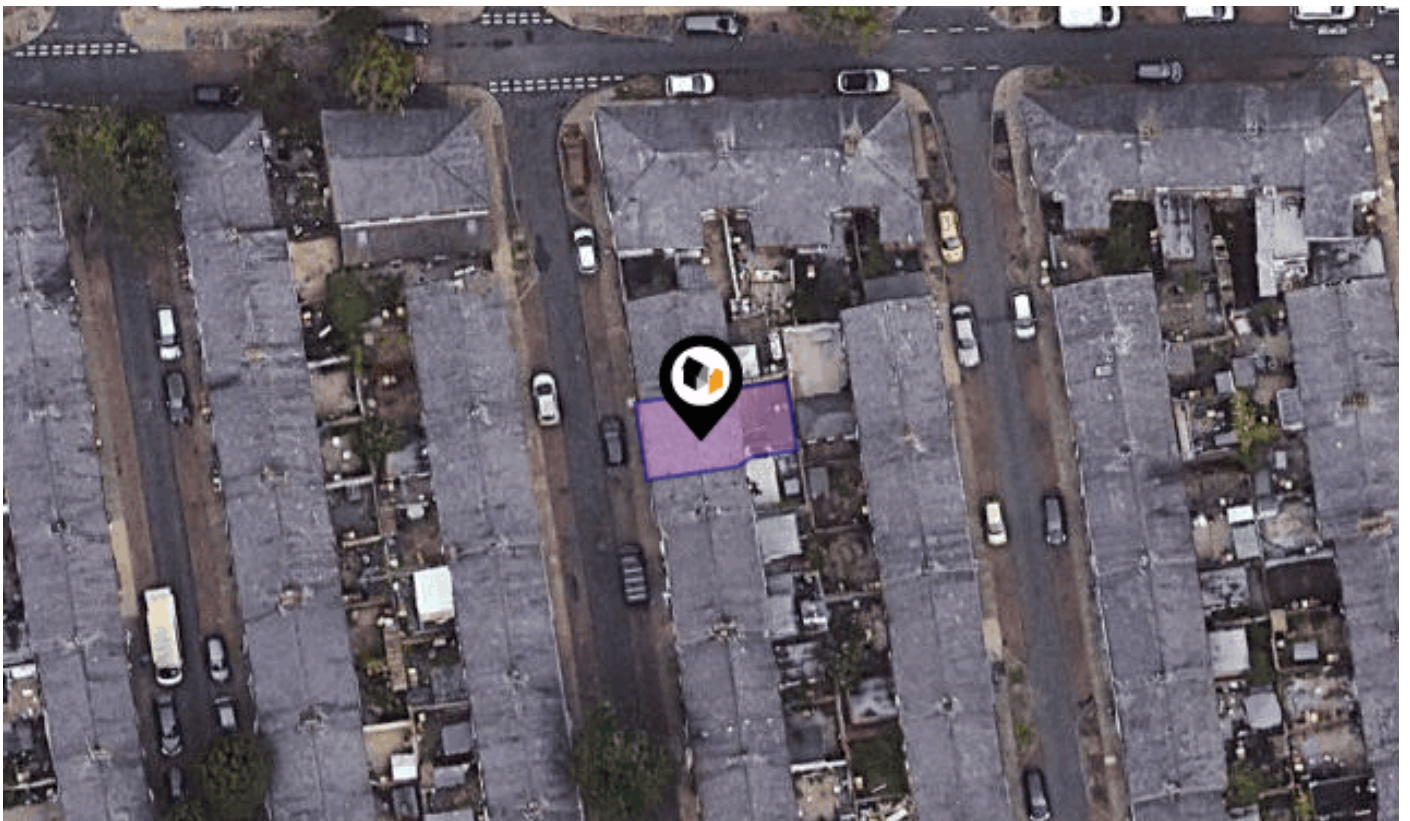


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd February 2024



ELGIN 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

This modernised three-bedroom mid terrace house in Preston is ready for its new owners to move straight in and enjoy.

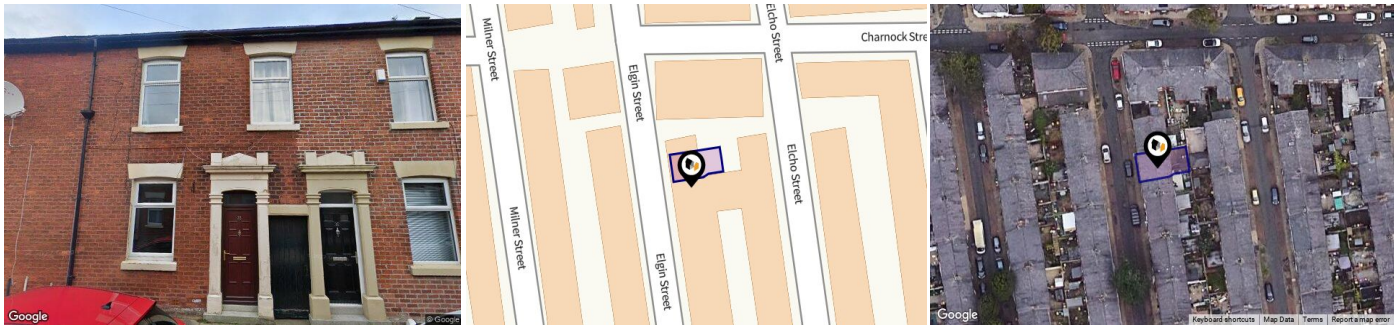
Step inside and you'll find a spacious living room bathed in natural light from the large front-facing window. Neutral decor creates a calm, airy feel, while the gas fire adds cosiness to the room.

The updated kitchen that contains integrated appliances and plenty of cupboard space for storage. Door leads out to the private rear garden, bringing the outdoors in on sunny days. Entertaining friends and family will be effortless in this relaxed, environment.

Climb the stairs and you'll discover three good-sized bedrooms. The family bathroom incorporates modern fittings including a contemporary shower over the bath, pedestal wash hand basin and stylish tiling.

Outside, the rear garden offers a surprisingly tranquil city oasis. This is a blank canvas as the current owner hasn't got round to landscaping. There's ample space for play and relaxation.

Ideal for a first-time homebuyer, this home is conveniently situated within walking distance of UCLAN and Preston City Centre. It offers easy access to Royal Preston Hospital, primary motorway connections, public transportation, and local amenities.



Property

Type: Terraced
Bedrooms: 3
Plot Area: 0.02 acres
Council Tax : Band A
Annual Estimate: £1,448
Title Number: LA642054
UPRN: 100010543681

Tenure: Freehold

Local Area

Local Authority: Lancashire
Conservation Area: Moor Park (Preston), Preston

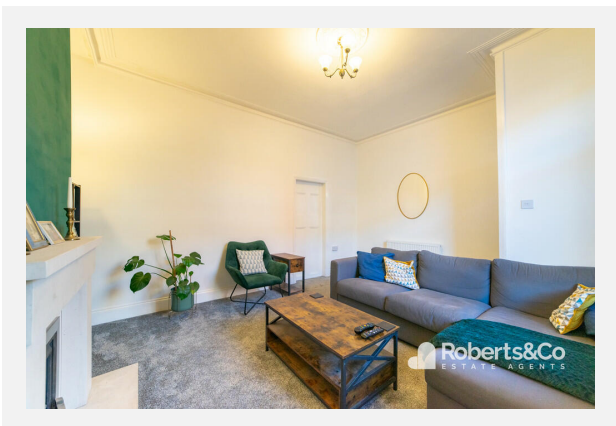
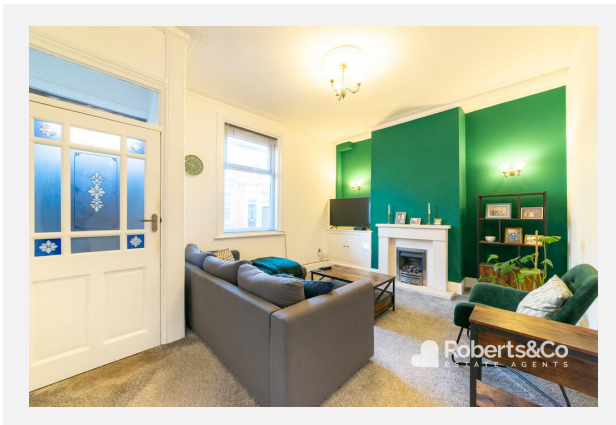
Flood Risk:
 • Rivers & Seas: Very Low
 • Surface Water: Low

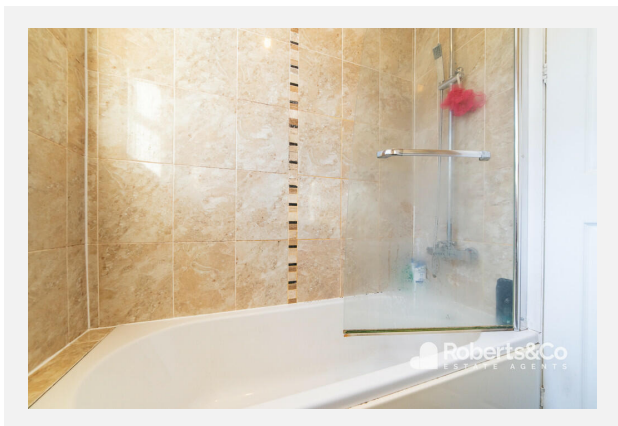
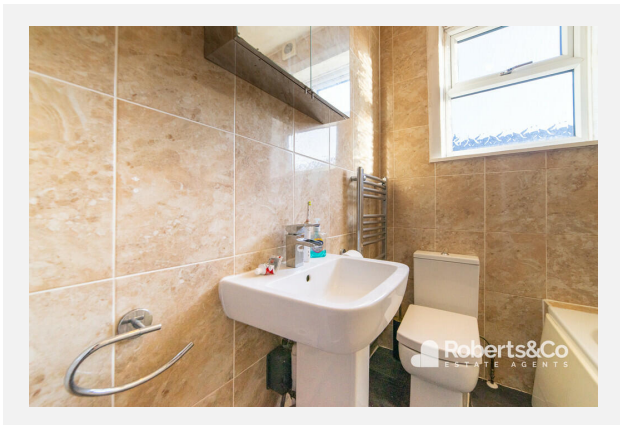
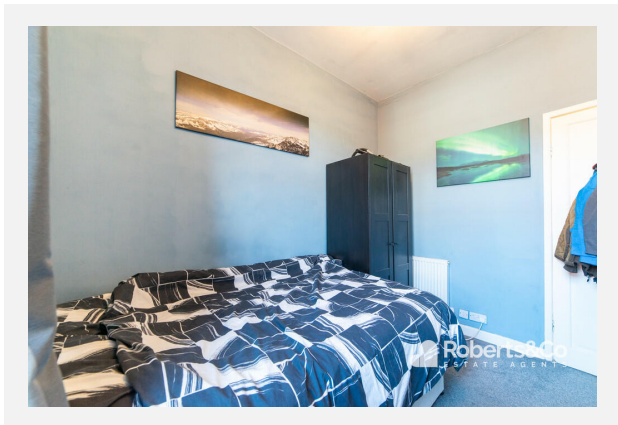
Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:





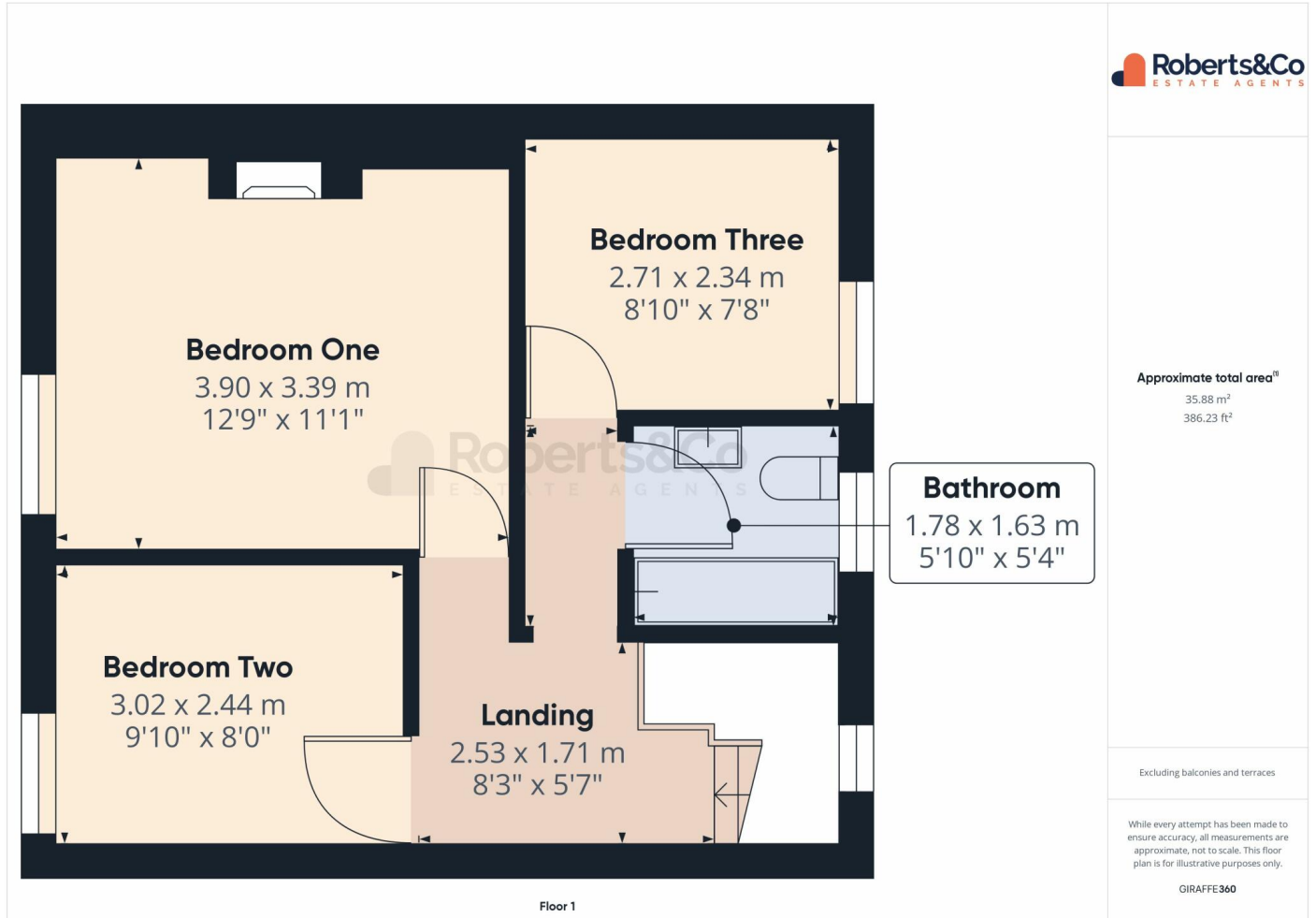
ELGIN STREET, PRESTON, PR1



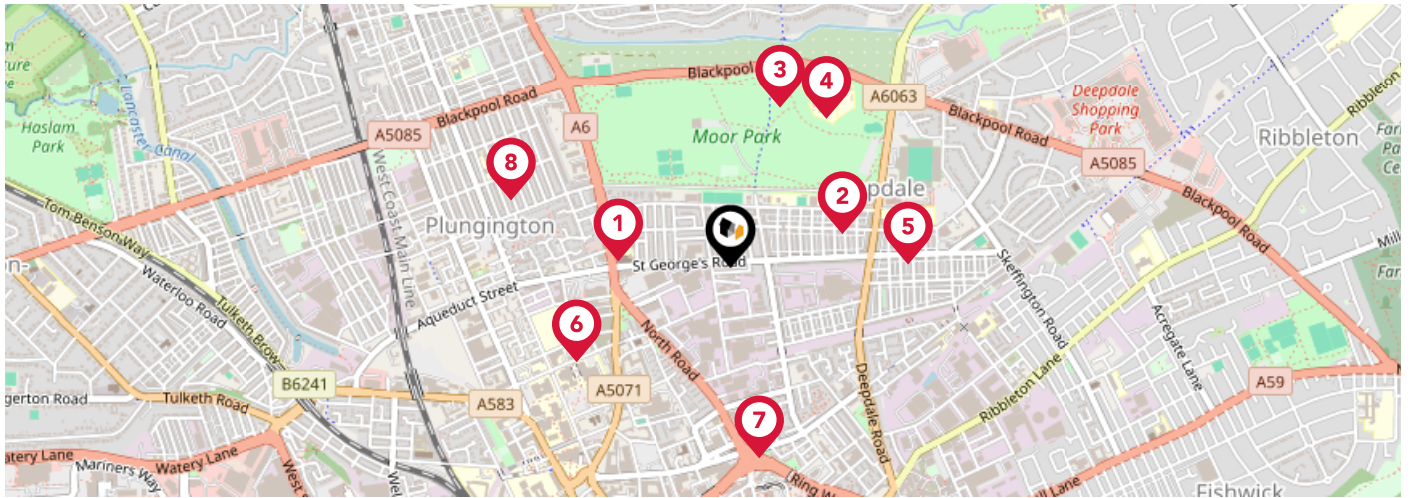
ELGIN STREET, PRESTON, PR1



ELGIN STREET, PRESTON, PR1

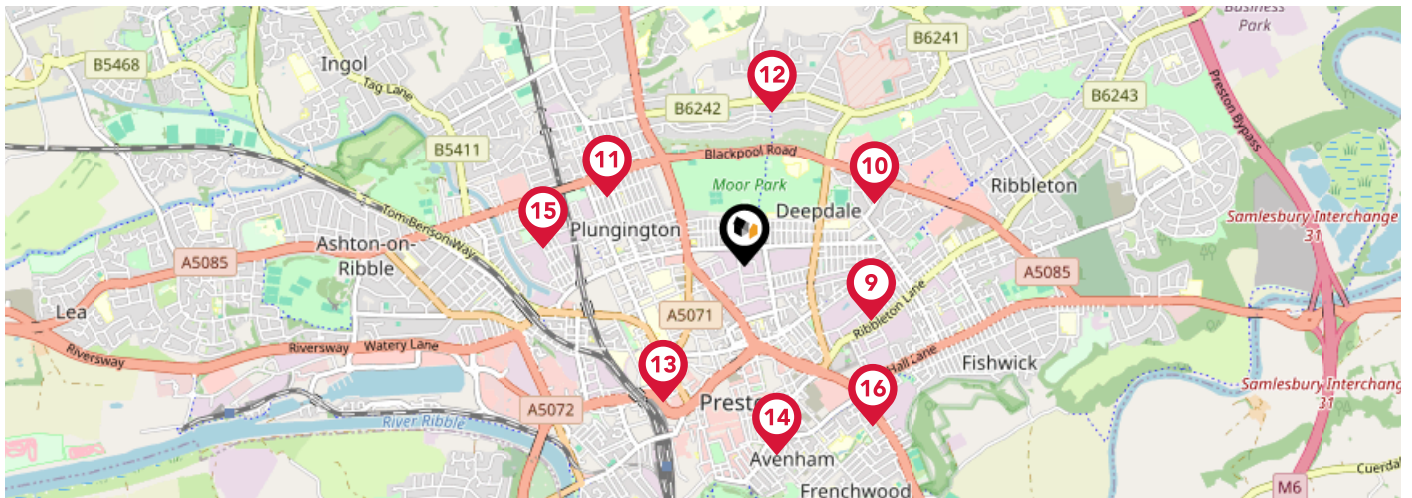


Area Schools



	Nursery	Primary	Secondary	College	Private
Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:0.25	<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:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acorns Primary School Ofsted Rating: Good Pupils: 74 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larches High School Ofsted Rating: Good Pupils: 92 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deepdale Community Primary School Ofsted Rating: Good Pupils: 657 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:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 177 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

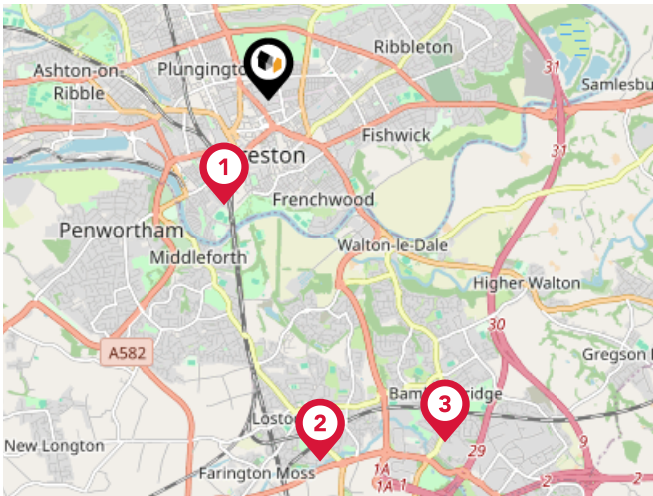
Area Schools



		Nursery	Primary	Secondary	College	Private
	Preston Muslim Girls High School Ofsted Rating: Outstanding Pupils: 515 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Preston Ofsted Rating: Outstanding Pupils: 210 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.68	<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:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 580 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

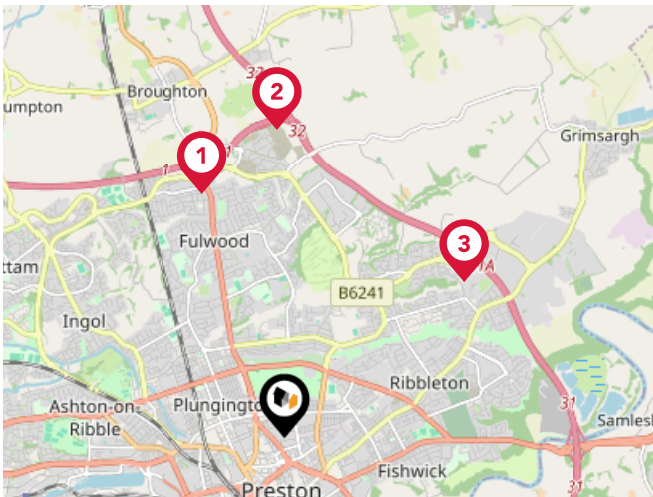
Area

Transport (National)



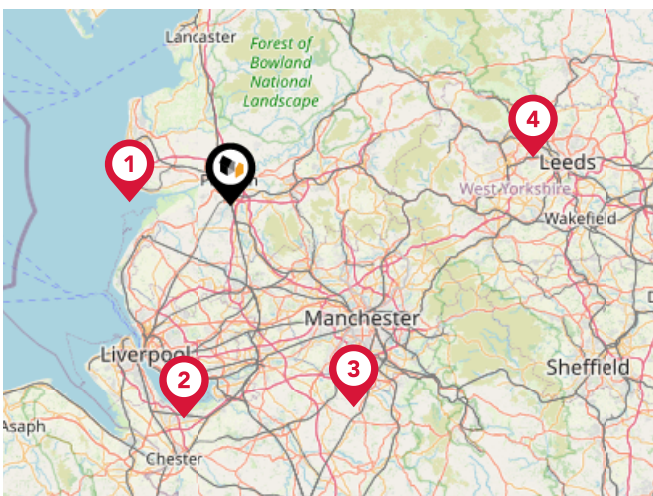
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.98 miles
2	Lostock Hall Rail Station	3.19 miles
3	Bamber Bridge Rail Station	3.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.26 miles
2	M6 J32	2.69 miles
3	M6 J31A	2.09 miles
4	M6 J30	2.88 miles
5	M65 J1A	3.76 miles

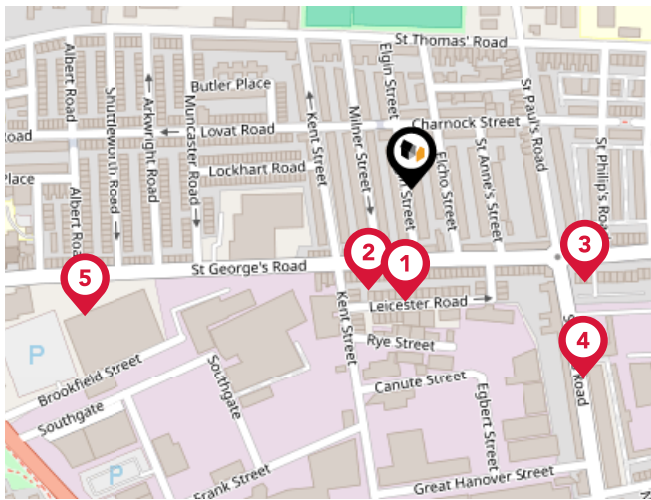


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.04 miles
2	Liverpool John Lennon Airport	30.57 miles
3	Manchester Airport	33.25 miles
4	Leeds Bradford International Airport	42.96 miles

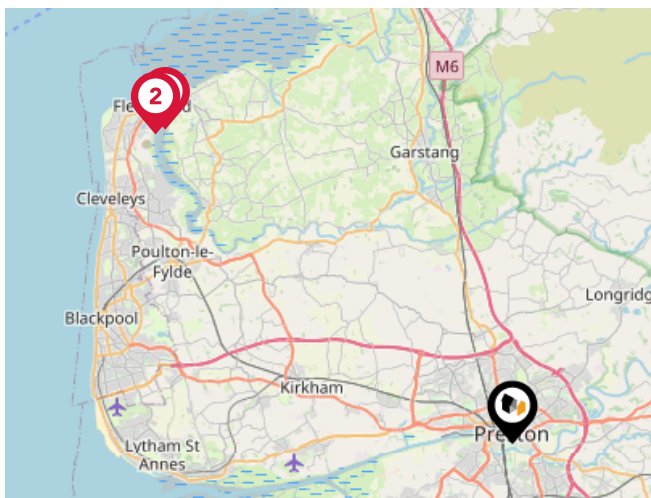
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elgin Street	0.06 miles
2	Kent Street	0.06 miles
3	St Pauls Road	0.11 miles
4	St Pauls Road	0.14 miles
5	Albert Road	0.19 miles



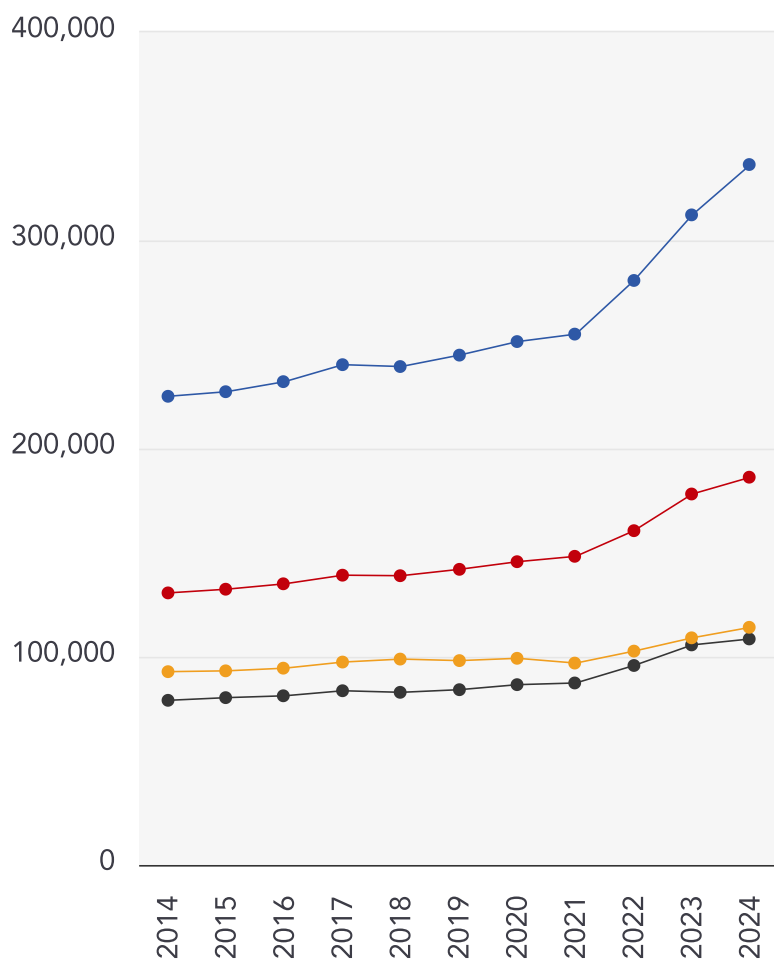
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.38 miles
2	Fleetwood for Ireland Ferry Terminal	16.5 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



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

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

