

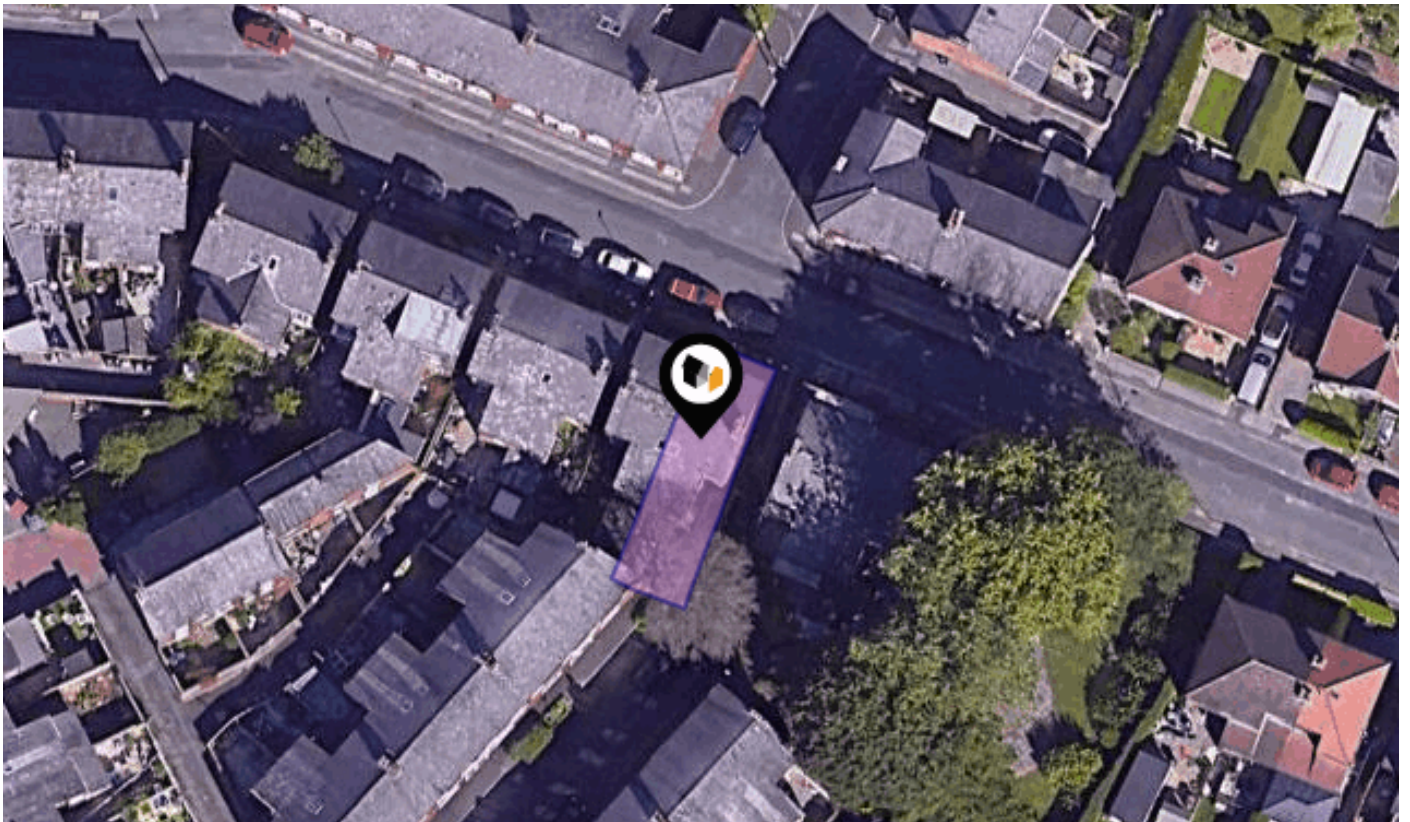


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



TALBOT ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

Property Overview

Presenting this charming 3-bedroom Edwardian terraced house, meticulously maintained and thoughtfully designed for comfortable living. Nestled in a highly sought-after location, this residence offers a perfect blend of period charm and modern convenience.

Step inside to discover two inviting reception rooms, each adorned with cozy wood-burning stoves, creating warm and inviting spaces for relaxation and gatherings. The recently fitted kitchen boasts modern touches, including a gas free-standing range cooker, providing the perfect setting for culinary adventures.

There's a convenient understairs cupboard in the kitchen offering ample storage space.

Step outside into the south-facing rear yard, a true sun trap ideal for enjoying outdoor moments. Complete with a shed for additional storage, this space is perfect for summer barbecues or simply soaking up the sun.

This property is an ideal first-time buy, offering comfort, convenience, and character in equal measure. The presence of a shower room adds to the practicality of everyday living.

Situated in a coveted riverside location, this home enjoys proximity to Preston Train Station, ensuring easy access to the city's amenities and scenic attractions. Avenham and Miller Parks, with their delightful local walks, are just moments away, providing the perfect backdrop for leisurely strolls or picnics by the river.

Don't miss the opportunity to make this well-presented Edwardian gem your own – schedule a viewing today and experience the charm and convenience of riverside living in Preston.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£119
Bedrooms:	3	Tenure:	Freehold
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,605		
Title Number:	LA864948		
UPRN:	100010650437		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

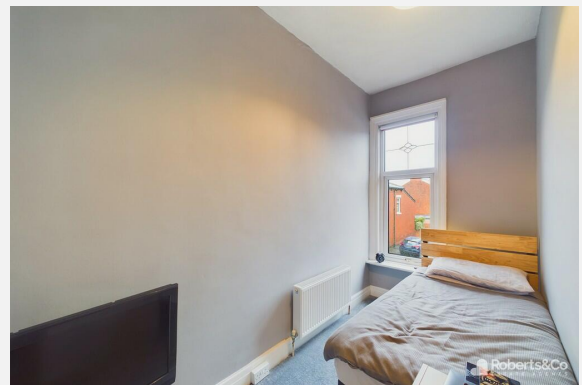
14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







TALBOT ROAD, PENWORTHAM, PRESTON, PR1



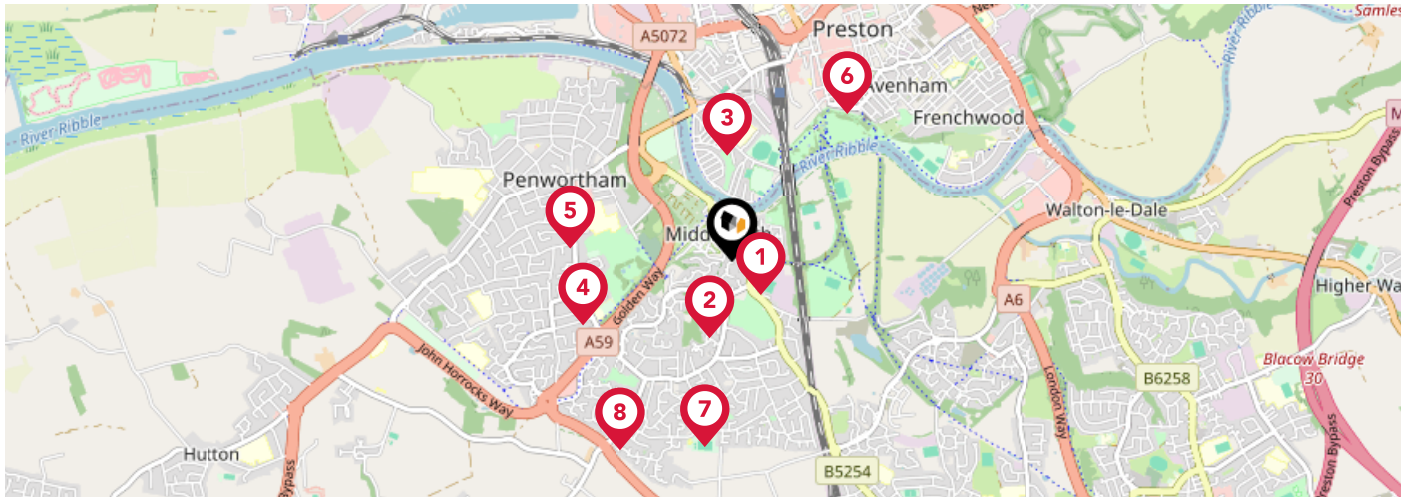
TALBOT ROAD, PENWORTHAM, PRESTON, PR1



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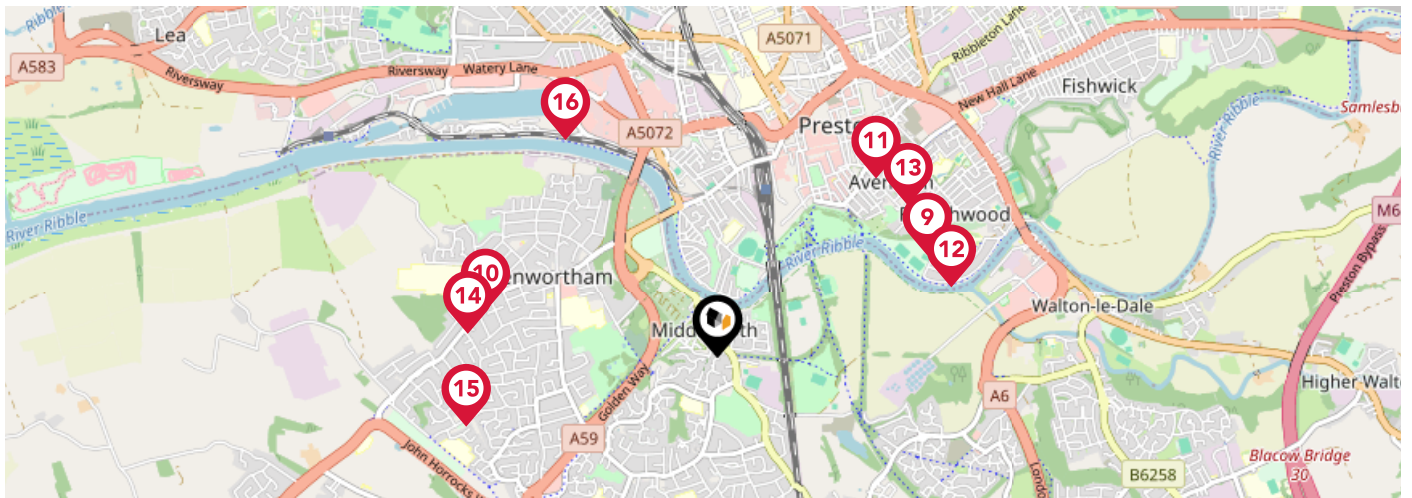


Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

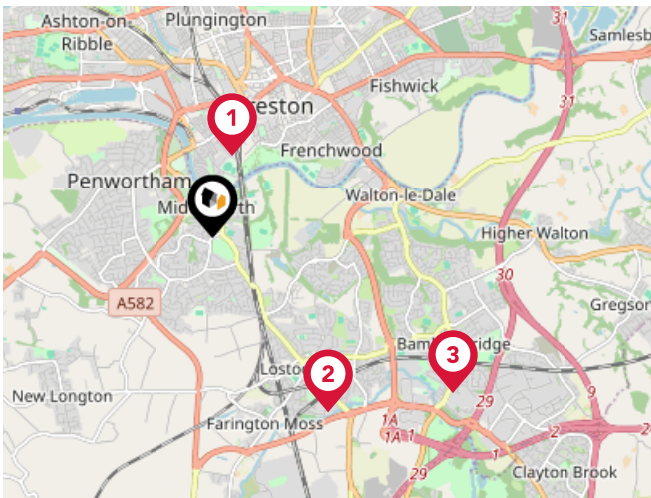
Area Schools



		Nursery	Primary	Secondary	College	Private
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:1.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

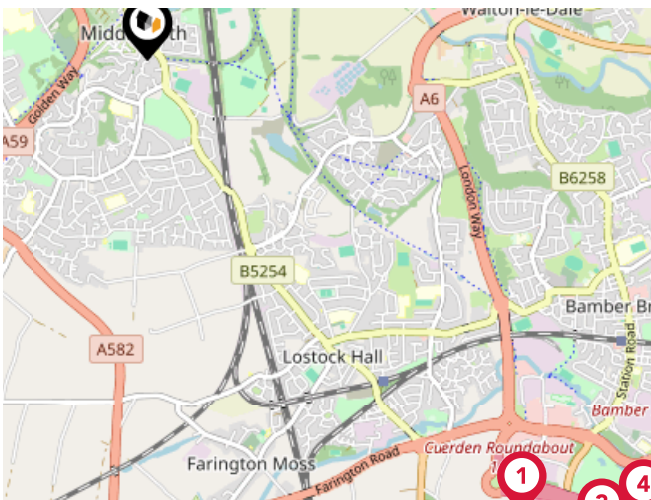
Area

Transport (National)



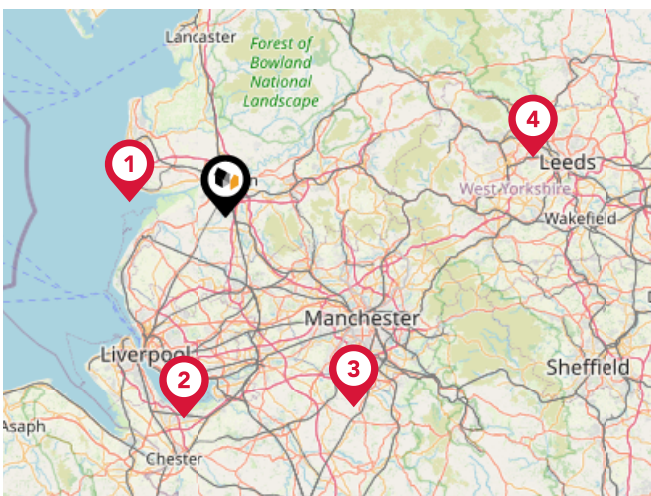
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.73 miles
2	Lostock Hall Rail Station	1.85 miles
3	Bamber Bridge Rail Station	2.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.57 miles
2	M55 J1	3.76 miles
3	M65 J1	2.9 miles
4	M6 J29	2.97 miles
5	M6 J30	2.56 miles

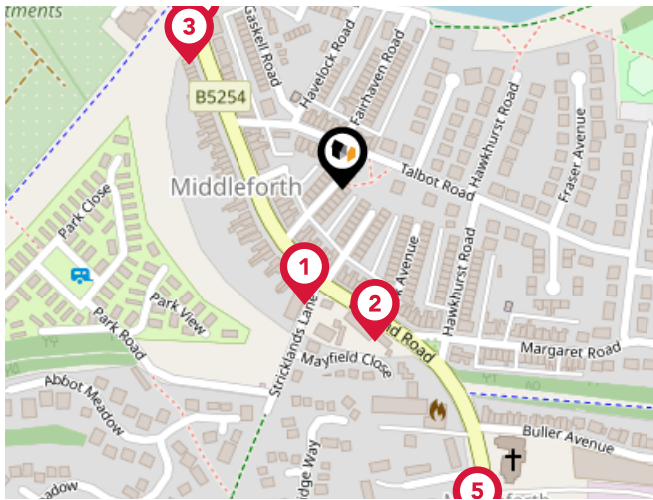


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.65 miles
2	Liverpool John Lennon Airport	28.88 miles
3	Manchester Airport	32.2 miles
4	Leeds Bradford International Airport	43.8 miles

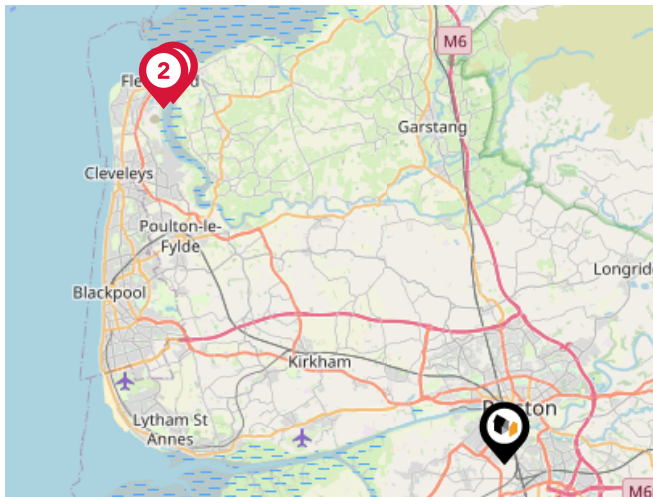
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stricklands Lane	0.07 miles
2	Dove Avenue	0.09 miles
3	Bridge Inn	0.11 miles
4	Bridge Inn	0.12 miles
5	Middleforth Garage	0.2 miles



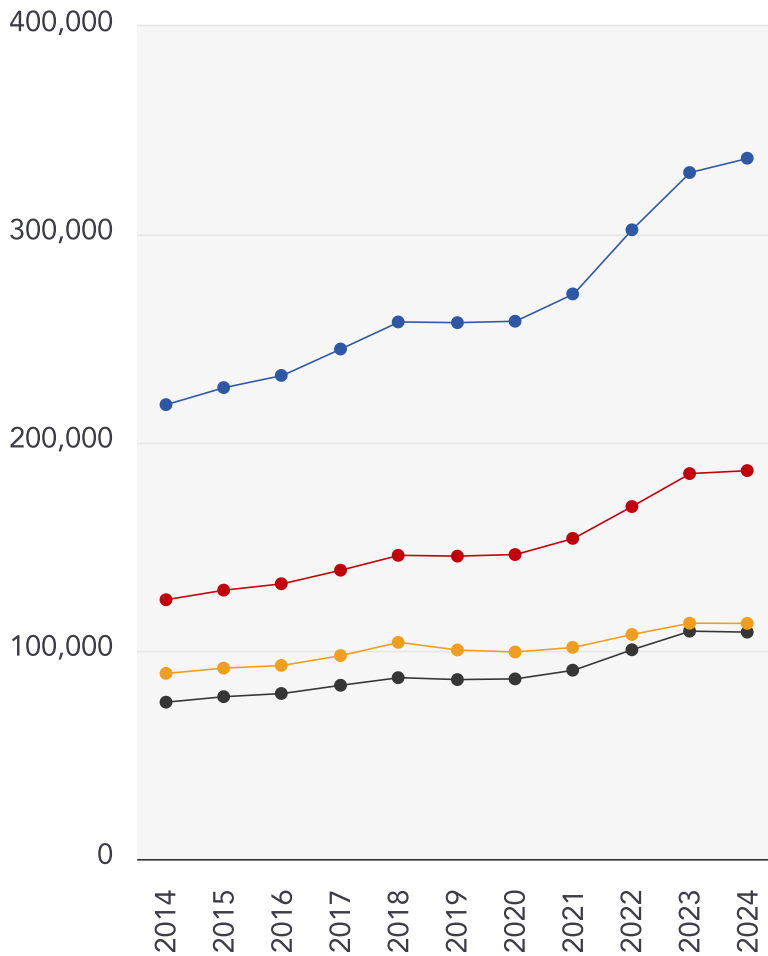
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.13 miles
2	Fleetwood for Ireland Ferry Terminal	17.21 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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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