

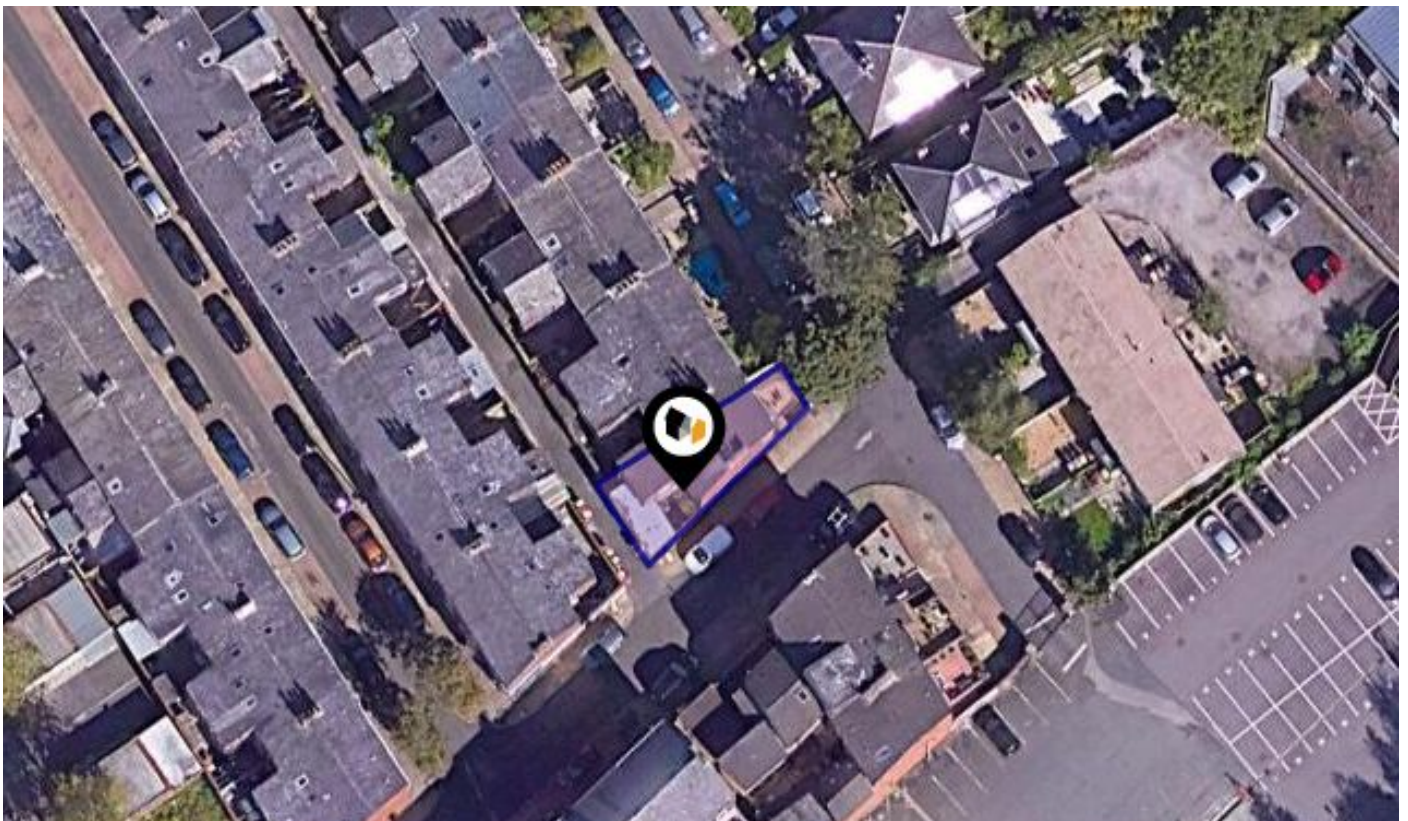


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd October 2024



GRAFTON STREET, PRESTON, PR1

Asking Price : £180,000

Roberts & Co

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

01772 746100

amy@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

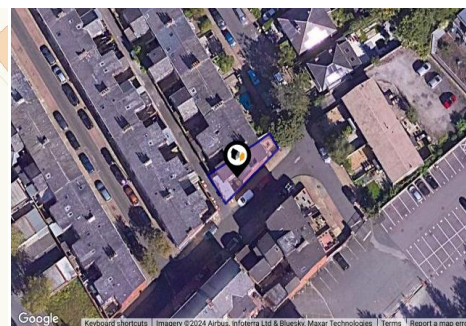
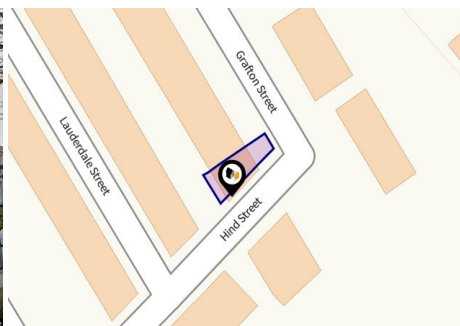
Our Comments

A spacious and characterful two-bedroom end-terraced house, boasting a wealth of original features and high ceilings throughout. This charming property offers generous living spaces, including two large reception rooms, a well-appointed kitchen with modern appliances, a utility room, and a versatile cellar with three distinct rooms. With two double bedrooms and a four-piece bathroom, this home combines period charm with contemporary convenience.

Upon entering, the hallway showcases beautifully stripped floorboards, leading to the open-plan living and dining area. The dining room features a striking fireplace and a large bay window that fills the space with natural light, while the living room also includes a charming fireplace. The kitchen is fitted with an electric double oven, integrated dishwasher, and fridge freezer, providing a practical and stylish space for cooking. To the rear of the house, the utility room offers additional convenience, with plumbing for a washing machine and space for extra storage. The property also benefits from a cellar, which includes three separate rooms that offer flexible use for storage, a workshop, or even potential development (subject to relevant permissions).

Upstairs, you'll find two generously sized double bedrooms and a four-piece family bathroom, complete with a separate shower and bathtub.

Conveniently located with on-street parking available, this home is perfect for those seeking a blend of traditional charm and modern amenities. With no onward chain, it's ready for immediate occupation.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	2,421 ft ² / 225 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,577
Title Number:	LA110561

Asking Price:	£180,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	77 mb/s	1000 mb/s

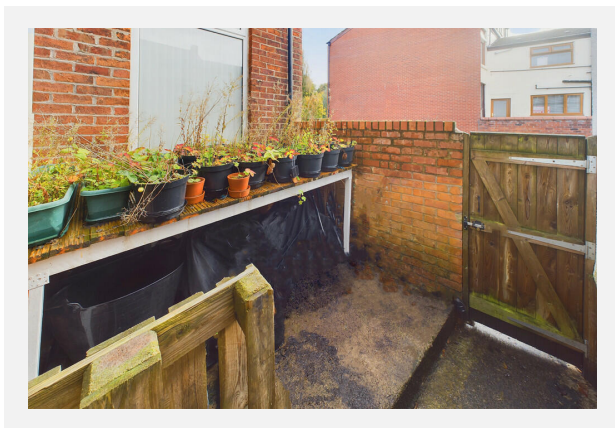
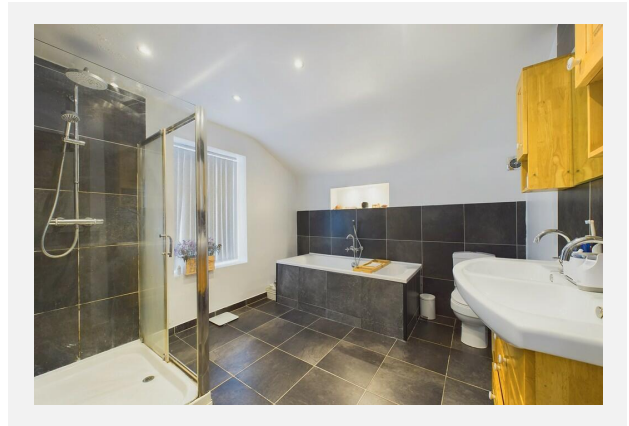
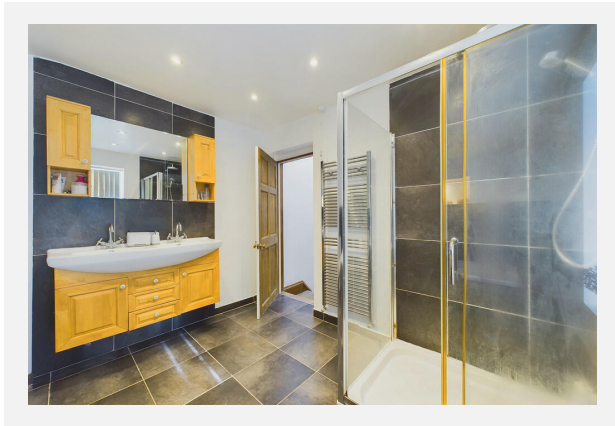
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







GRAFTON STREET, PRESTON, PR1



GRAFTON STREET, PRESTON, PR1



GRAFTON STREET, PRESTON, PR1



GRAFTON STREET, PRESTON, PR1



Property EPC - Certificate

Grafton Street, PR1

Energy rating

E

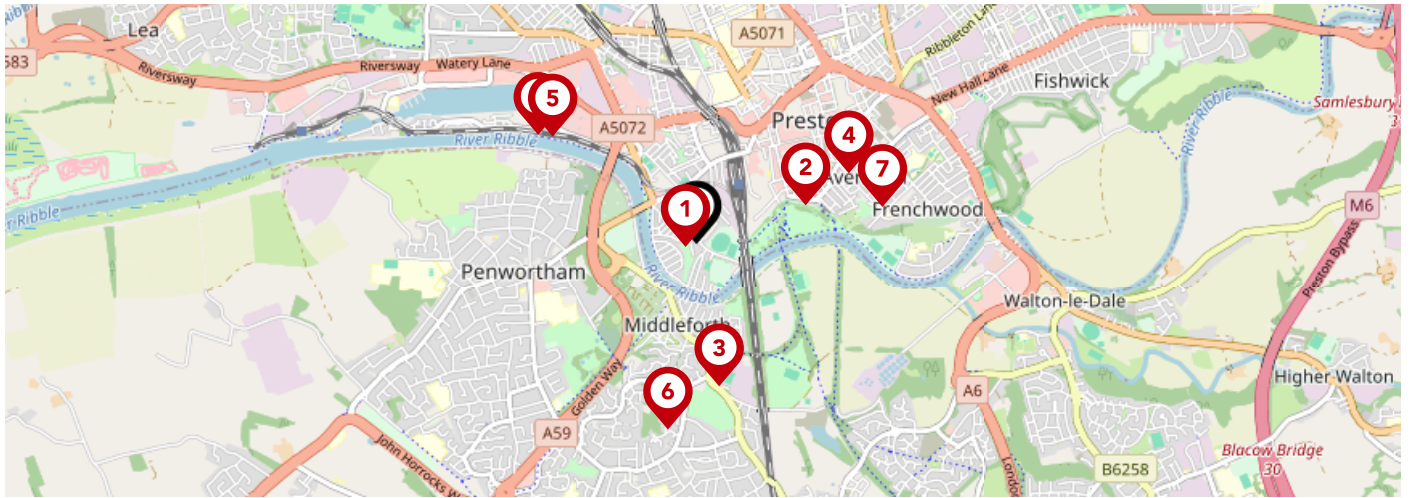
Valid until 12.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

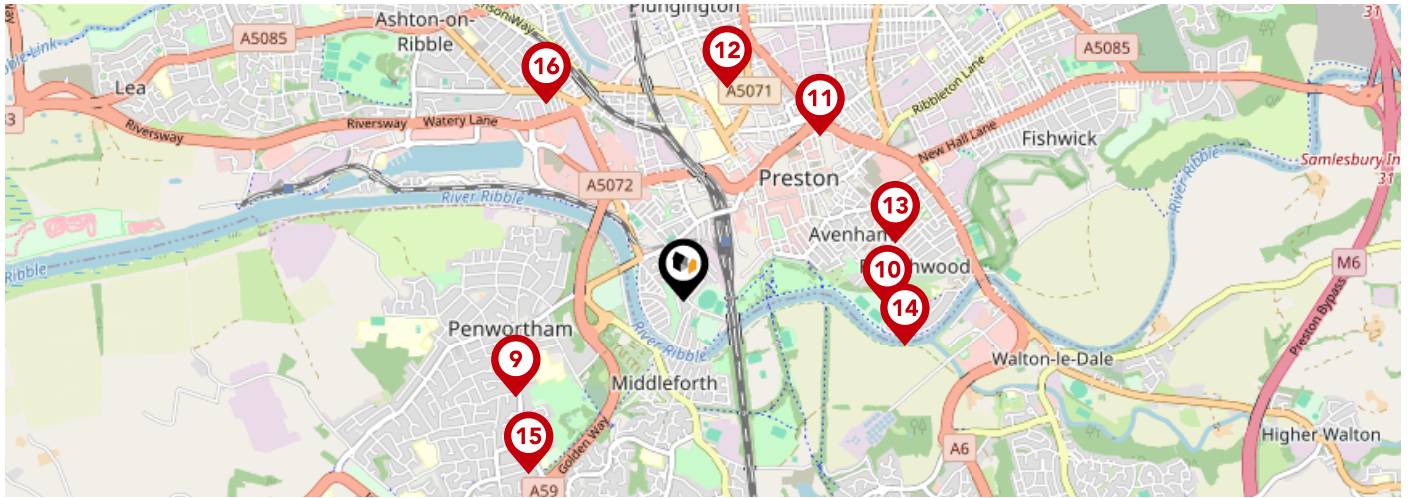
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	225 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

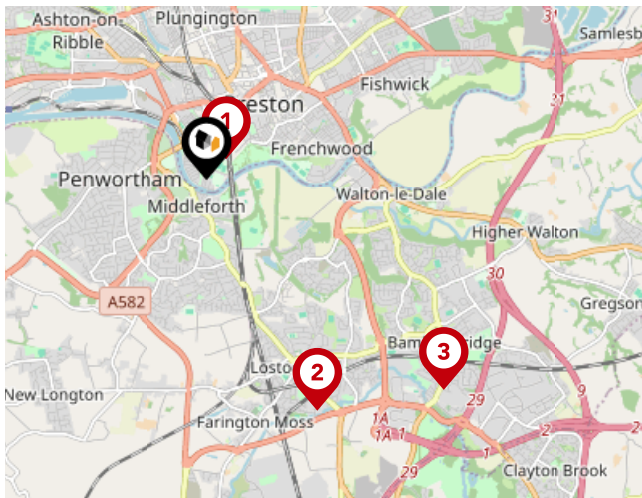
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.9	<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: 198 Distance:0.93	<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: 237 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.99	<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: 208 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

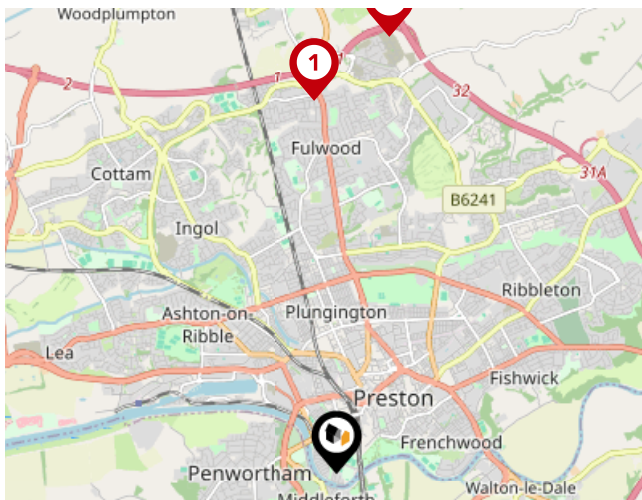
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.26 miles
2	Lostock Hall Rail Station	2.24 miles
3	Bamber Bridge Rail Station	2.78 miles

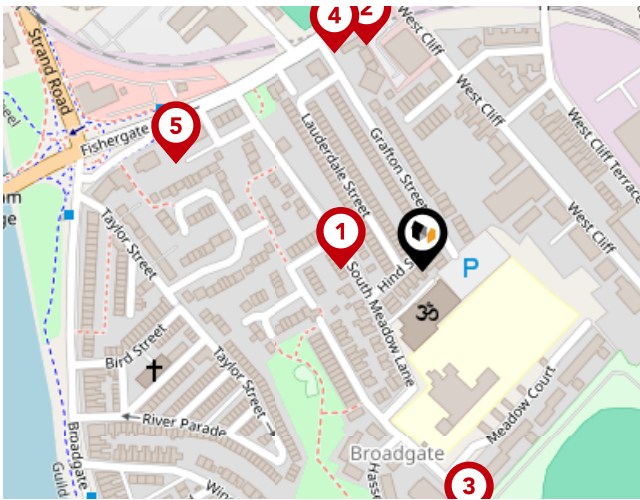


Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.28 miles
2	M65 J1A	3.06 miles
3	M6 J32	3.86 miles
4	M65 J1	3.25 miles
5	M6 J30	2.67 miles

Area

Transport (Local)



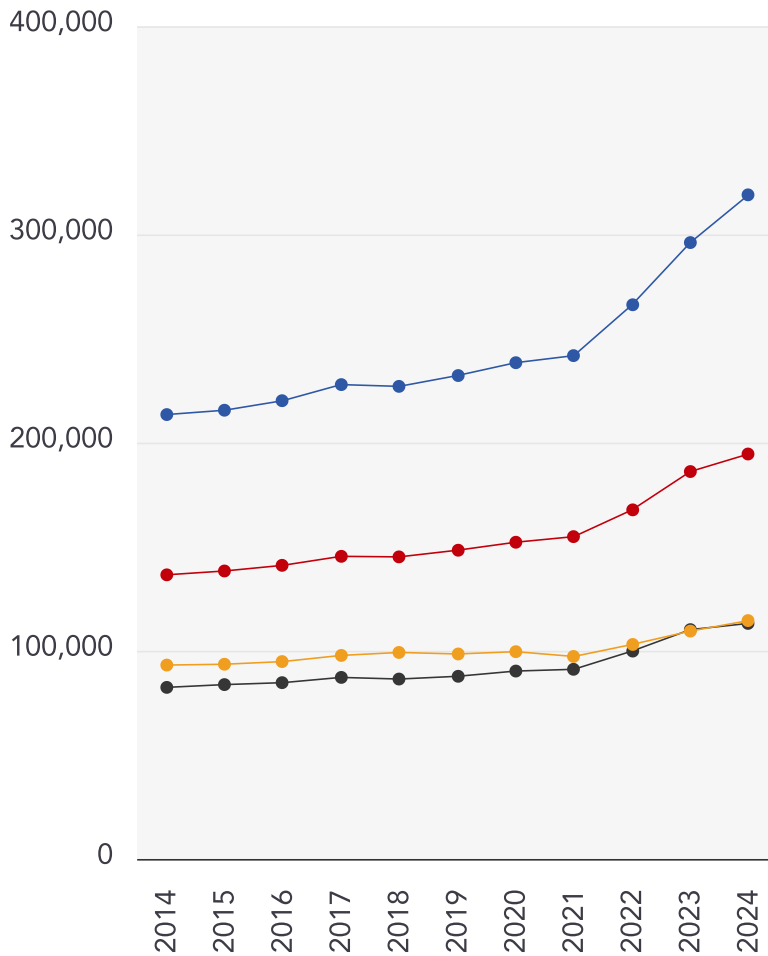
Bus Stops/Stations

Pin	Name	Distance
1	Beech Terrace	0.05 miles
2	West Cliff	0.13 miles
3	Meadow Court	0.14 miles
4	Hartington Road	0.13 miles
5	Fishergate Hill Surgery	0.15 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 and South Ribble. We've been successfully selling and renting property for many years in your local area and our experienced and dedicated team all have one thing in common... we are passionate about property.

Our focus is on the communities we serve, with a clear goal of delivering exceptional service. We do this by utilising the latest technology, coupled with some good old-fashioned estate agency from our incredible team who all live locally and have a wealth of knowledge to share from their years of experience helping clients just like you move to their next home.

Testimonial 1



Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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
amy@roberts-estates.co.uk
www.roberts-estates.co.uk

