

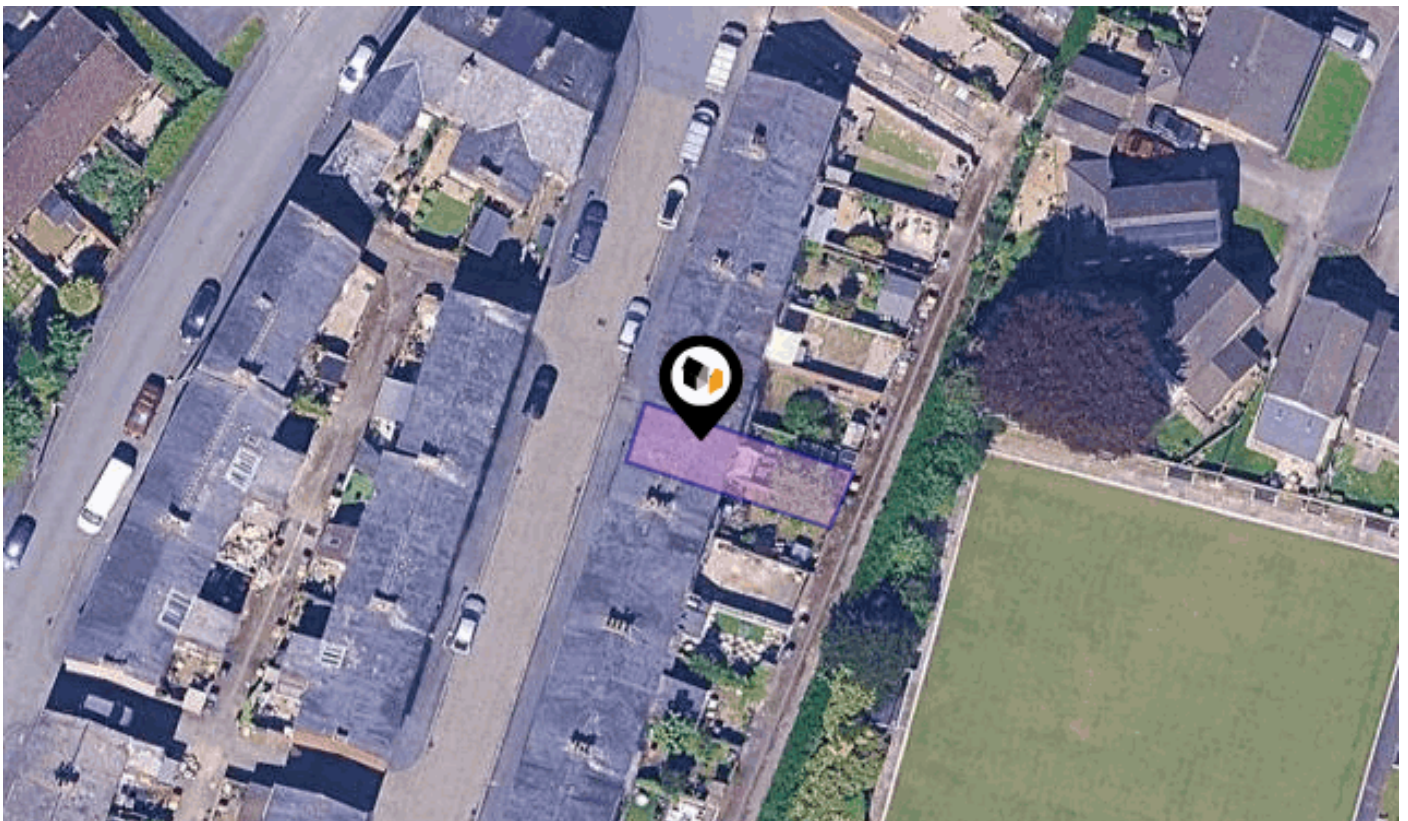


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd July 2026



CONNAUGHT ROAD, PRESTON, PR1

Roberts & Co

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

01772 746100

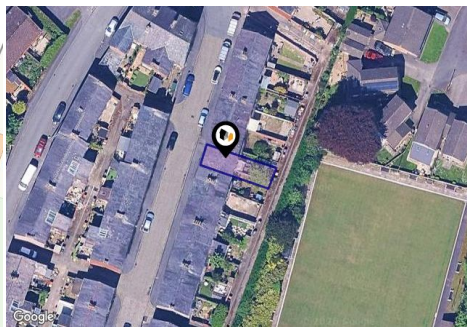
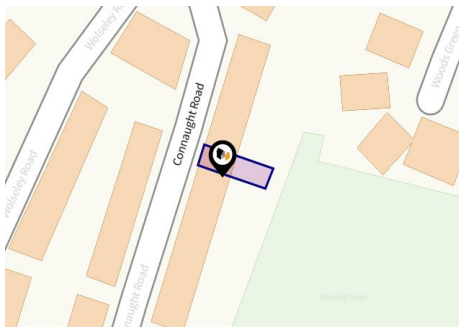
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* Two Double Bedroom Mid-Terrace Property with Bowling Green Views – Full of Potential * Renovation Project

Offered to the market with no onward chain, this two double bedroom mid-terrace property presents an excellent opportunity for buyers seeking a home to renovate and personalise. Requiring modernisation throughout, the property offers fantastic potential to add value and create a wonderful home in a highly desirable and well-connected location. Enjoying an attractive position with open views overlooking the bowling green to the rear, the property benefits from a pleasant outlook rarely found with terraced homes. The accommodation comprises a living room, kitchen, bathroom, and two generously sized double bedrooms. Externally, there is an enclosed rear garden with cabin, and on-street parking to the front. Situated in a popular residential area, the property is within walking distance of Preston city centre, offering easy access to a wide range of shops, restaurants, leisure facilities, and excellent transport links. The beautiful Avenham Park and Miller Park are also just a short stroll away, with scenic riverside walks nearby. Offering excellent potential for improvement, this property is likely to appeal to a broad range of purchasers, including first-time buyers, those looking to create their ideal home, and investors alike. Early viewing is highly recommended to appreciate the opportunity on offer.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,717
Title Number:	LA413724

Tenure:	Freehold
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Local Area

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

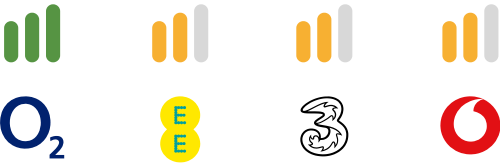
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	75	1800
mb/s	mb/s	mb/s
		

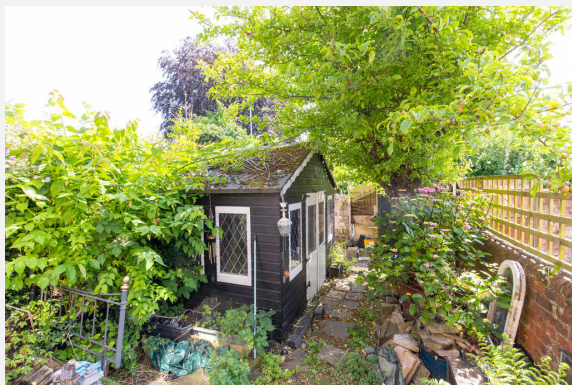
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

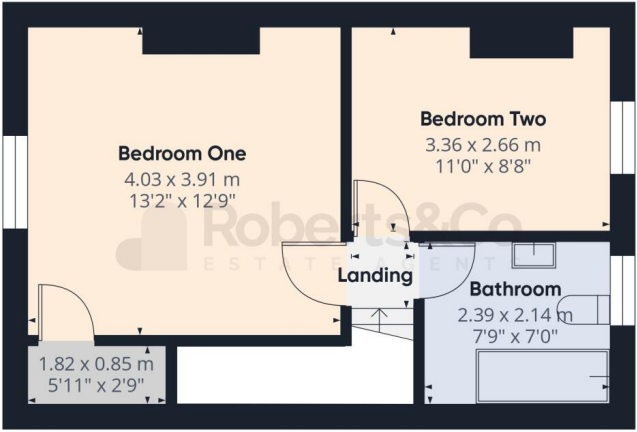




CONNAUGHT ROAD, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area^m
71.8 m²
773 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

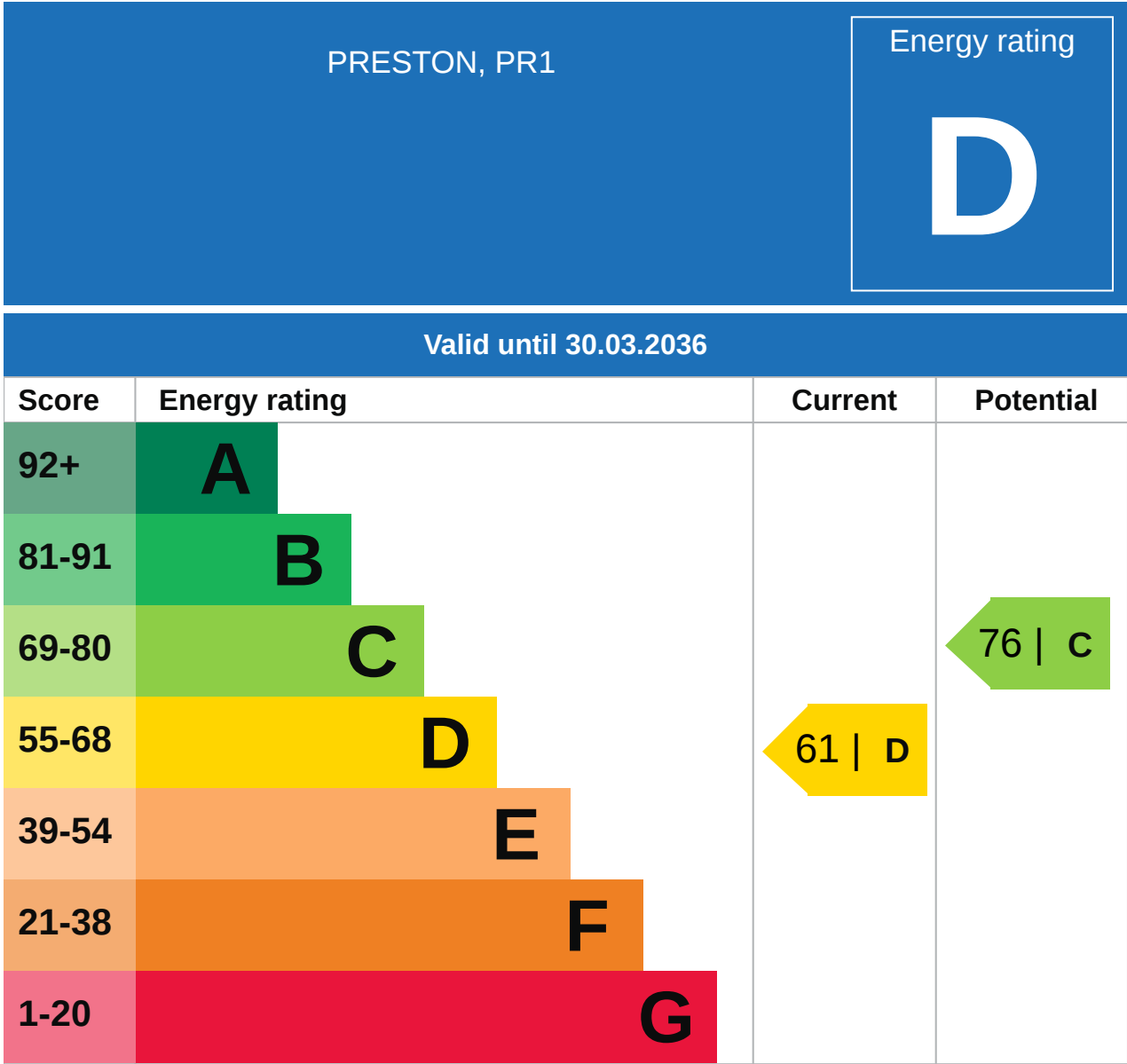
GIRAFFE360

CONNAUGHT ROAD, PRESTON, PR1



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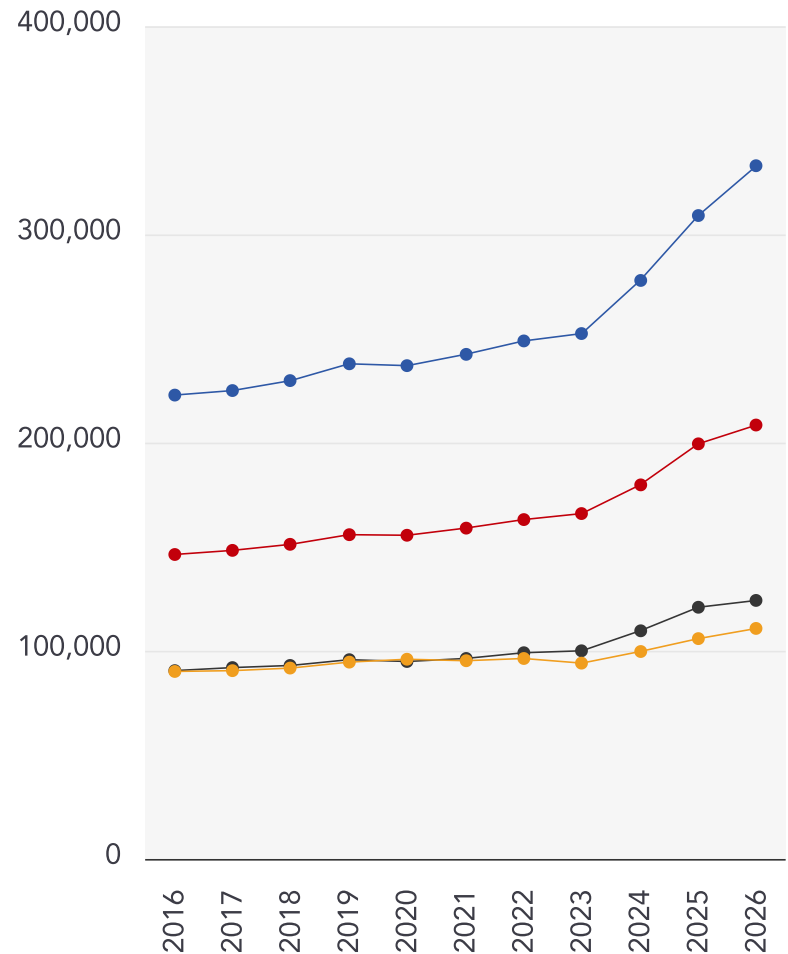
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	75 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

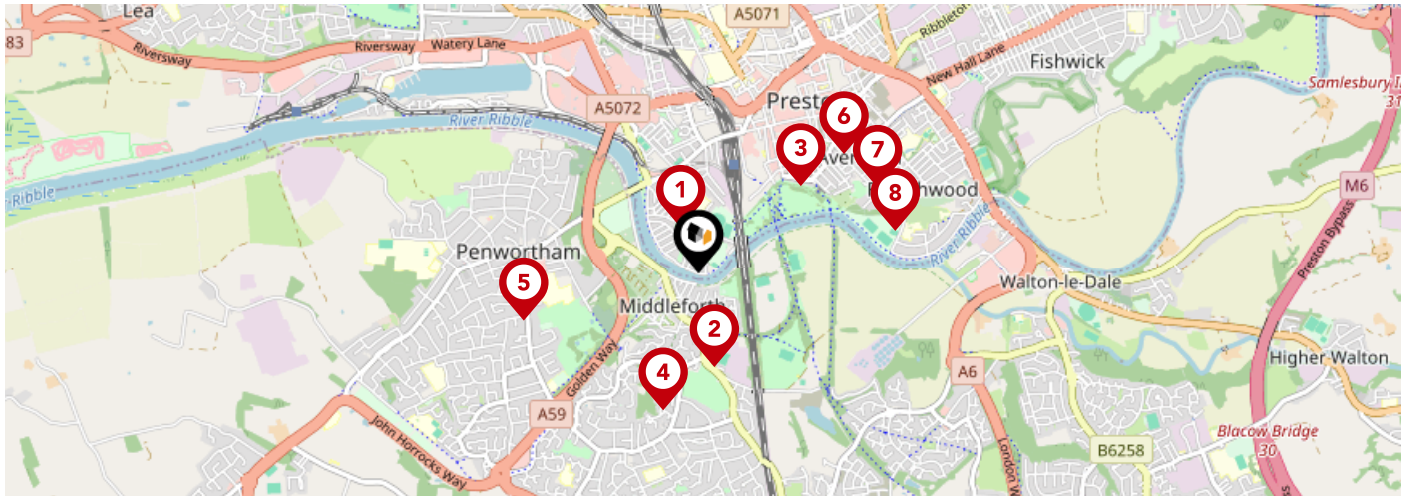
+42.52%

Terraced

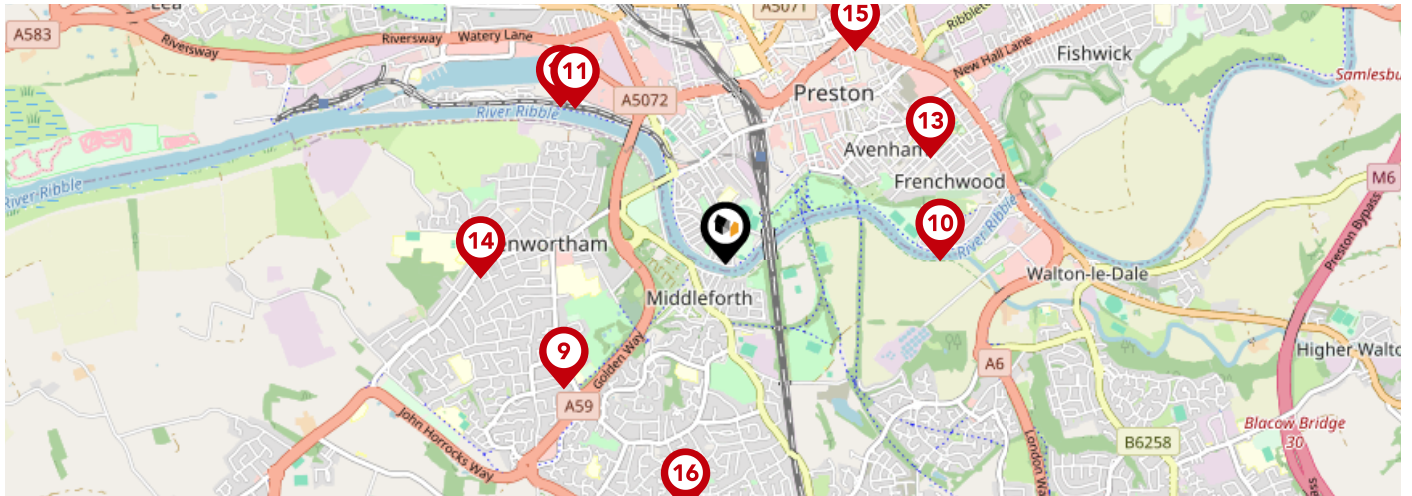
+37.28%

Flat

+22.94%



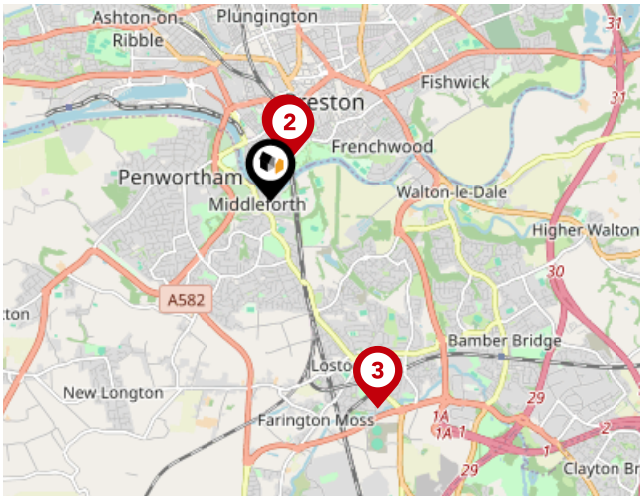
		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.21	☐	☒	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.42	☐	☒	☐	☐	☐
3	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.59	☐	☒	☐	☐	☐
4	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.62	☐	☒	☐	☐	☐
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.79	☐	☐	☒	☐	☐
6	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.82	☒	☐	☐	☐	☐
7	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.87	☐	☒	☐	☐	☐
8	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.88	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.9	☐	☒	☐	☐	☐
10	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.94	☐	☐	☒	☐	☐
11	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.95	☐	☐	☒	☐	☐
12	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1	☐	☐	☒	☐	☐
13	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:1.01	☐	☐	☒	☐	☐
14	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.08	☐	☒	☐	☐	☐
15	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.09	☐	☒	☐	☐	☐
16	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.1	☐	☒	☐	☐	☐

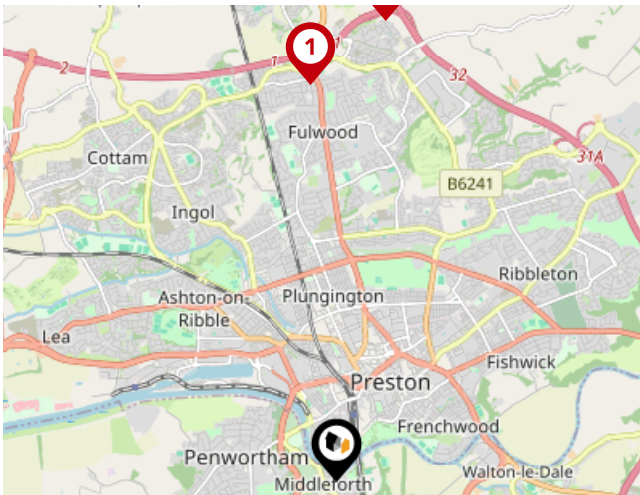
Area

Transport (National)



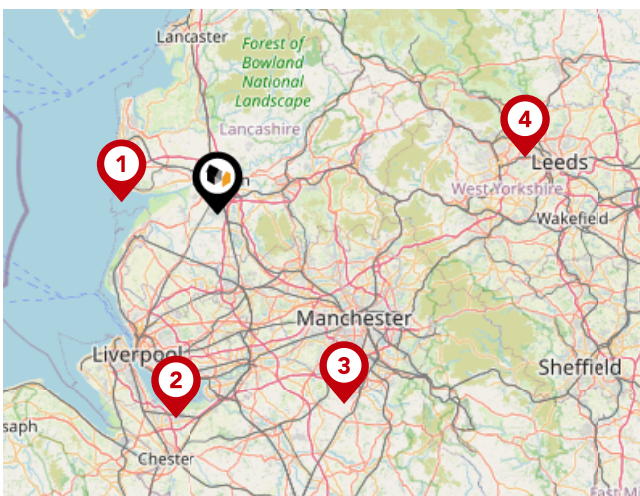
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.43 miles
2	Preston Rail Station	0.42 miles
3	Lostock Hall Rail Station	2.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.5 miles
2	M65 J1A	2.87 miles
3	M65 J1	3.07 miles
4	M6 J32	4.06 miles
5	M6 J30	2.58 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	13.66 miles
2	Speke	29.16 miles
3	Manchester Airport	31.86 miles
4	Leeds Bradford Airport	43.69 miles

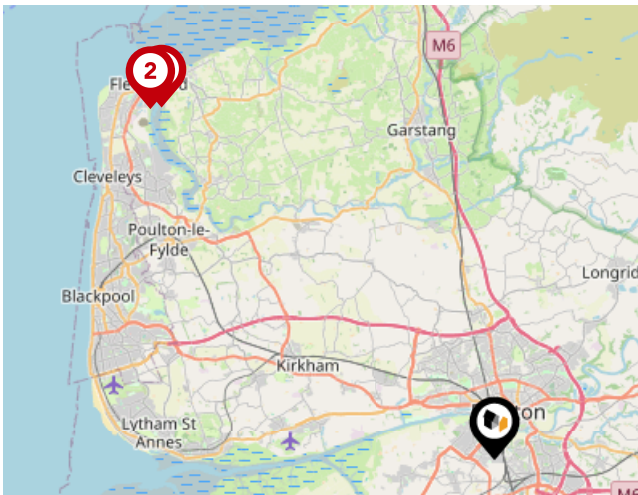
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadow Court	0.07 miles
2	Beech Terrace	0.23 miles
3	Terminus	0.16 miles
4	Bridge Inn	0.24 miles
5	Ardee Road	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.97 miles
2	Fleetwood for Knott End Ferry Landing	17.18 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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