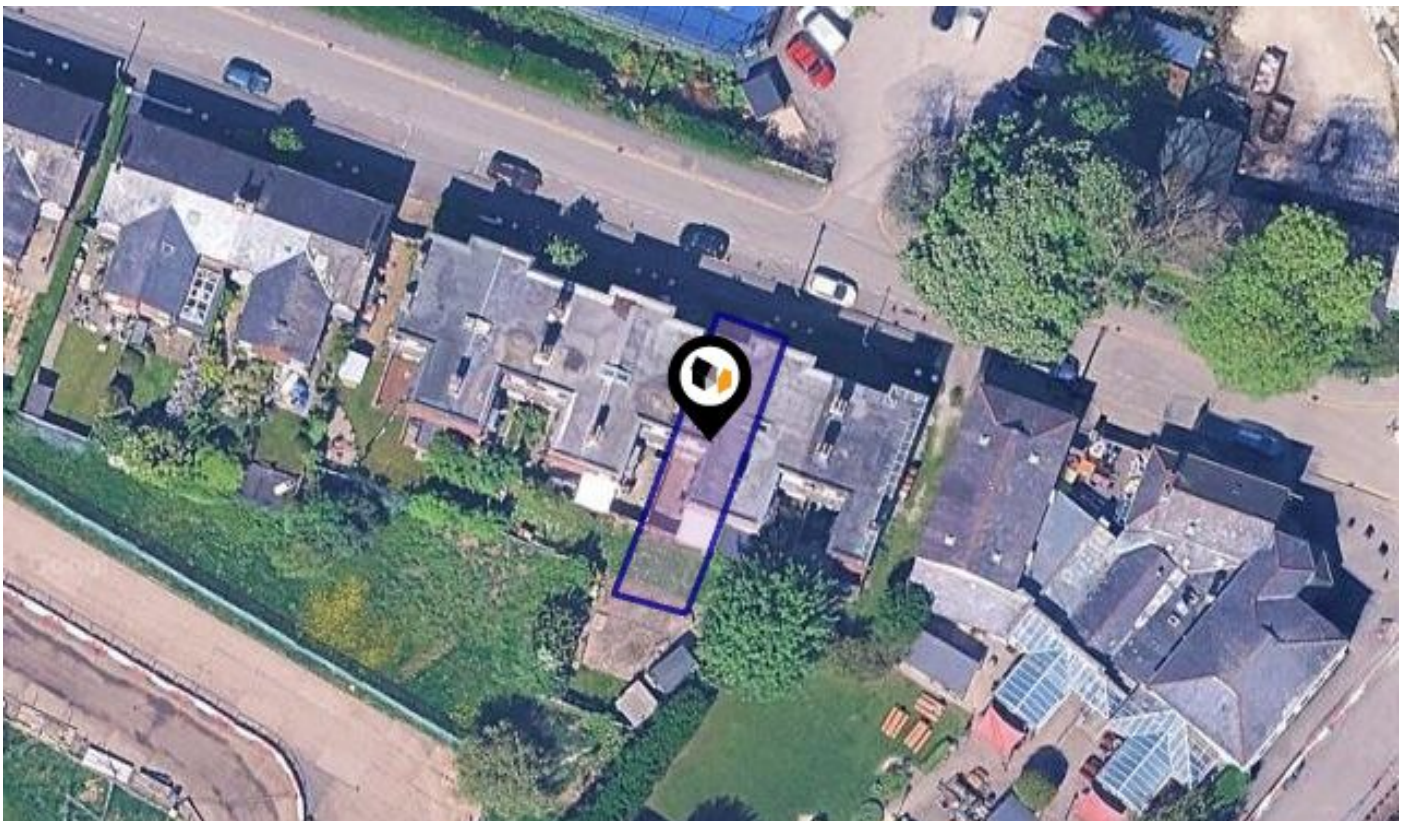




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 11th June 2026



SOUTH MEADOW LANE, PRESTON, PR1

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk

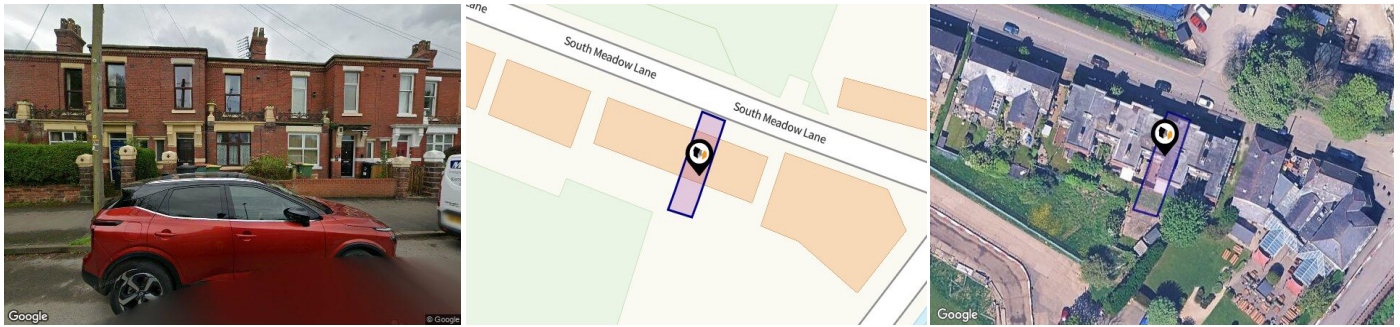


Introduction

Our Comments

* Spacious 4-Bedroom Mid-Terrace Home * Fantastic Location for Commuters & Families * Suitable as a Residential Home or HMO Investment * Recently Replaced Windows | Renovated and Redecorated Throughout

This generously sized, garden-fronted home offers flexible accommodation across two floors and presents an excellent opportunity for families, investors, or buyers seeking a property with versatile living arrangements. Having been recently used as a House in Multiple Occupation (HMO), the property could continue to serve as an investment opportunity or be utilised as a spacious residential dwelling. The property has been renovated and redecorated throughout, creating a fresh and well-presented interior, with some of the rooms benefiting from newly fitted carpets. Combined with recently replaced windows, the home offers a range of practical modern improvements while still allowing scope for further personalisation. Set in a convenient and well-connected residential area, the property is just a short walk from Preston Train Station, the city centre, and the beautiful Avenham and Miller Parks—perfect for commuters, cyclists, or anyone who enjoys green open spaces. The popular Guild Wheel cycling route is also close by, providing easy access to scenic walks and rides. You are welcomed into an entrance hallway, which leads to two generously sized reception rooms. The front living room/ bedroom is bright and inviting, enhanced by a large window that allows plenty of natural light to flood the space. The second reception room, positioned at the rear of the property, provides a comfortable and versatile area for relaxing, dining, or entertaining. To the rear, the fitted kitchen offers practical workspace and storage, with access to the outside yard. Upstairs, there are four well-proportioned bedrooms, providing flexible options for family members, guests, home working, or continued HMO use. The family bathroom is fitted with a bath with shower over, WC, and wash hand basin, designed for everyday convenience. Externally, the property benefits from a private rear yard leading to a shared lawn area, offering additional outdoor space for relaxation or recreation. There is also a useful outhouse with power connected, providing excellent additional storage or potential workspace. The front garden enhances the property's kerb appeal and provides a pleasant buffer from the street. This substantial and versatile property combines traditional character with modern improvements and offers excellent potential as either a spacious family home or an investment property. Early viewing is highly recommended to appreciate the size, flexibility, and convenient location on offer.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£2,003		
Title Number:	LA84817		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







SOUTH MEADOW LANE, PRESTON, PR1



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SOUTH MEADOW LANE, PRESTON, PR1



PRESTON, PR1

Energy rating

D

Valid until 31.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

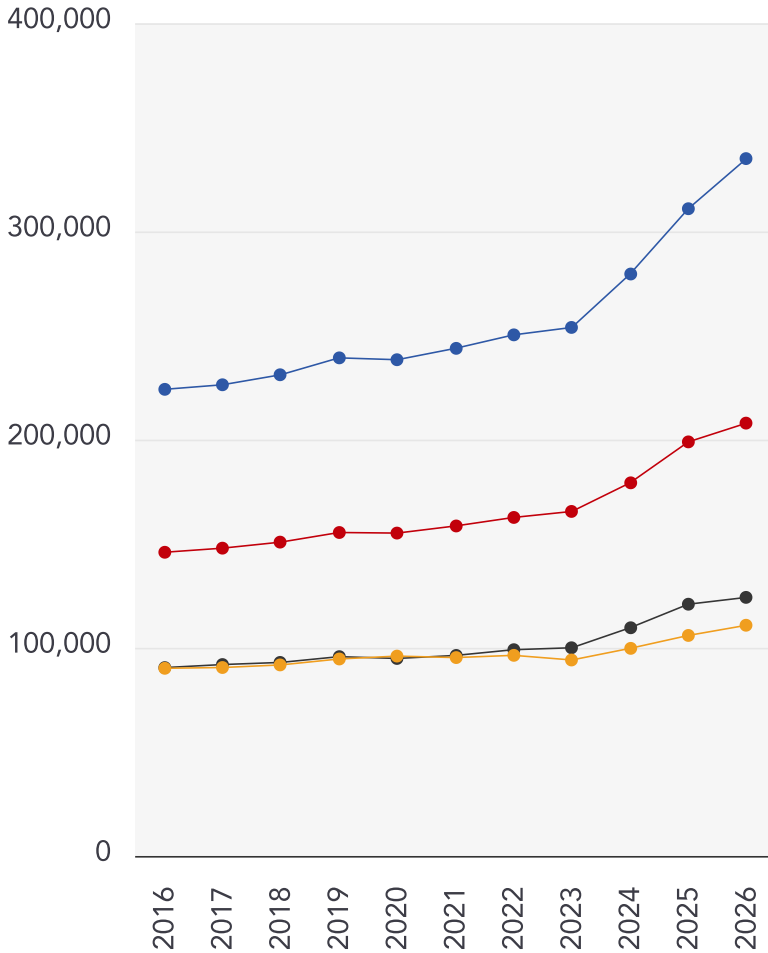
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Flat, limited insulation
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	114 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%

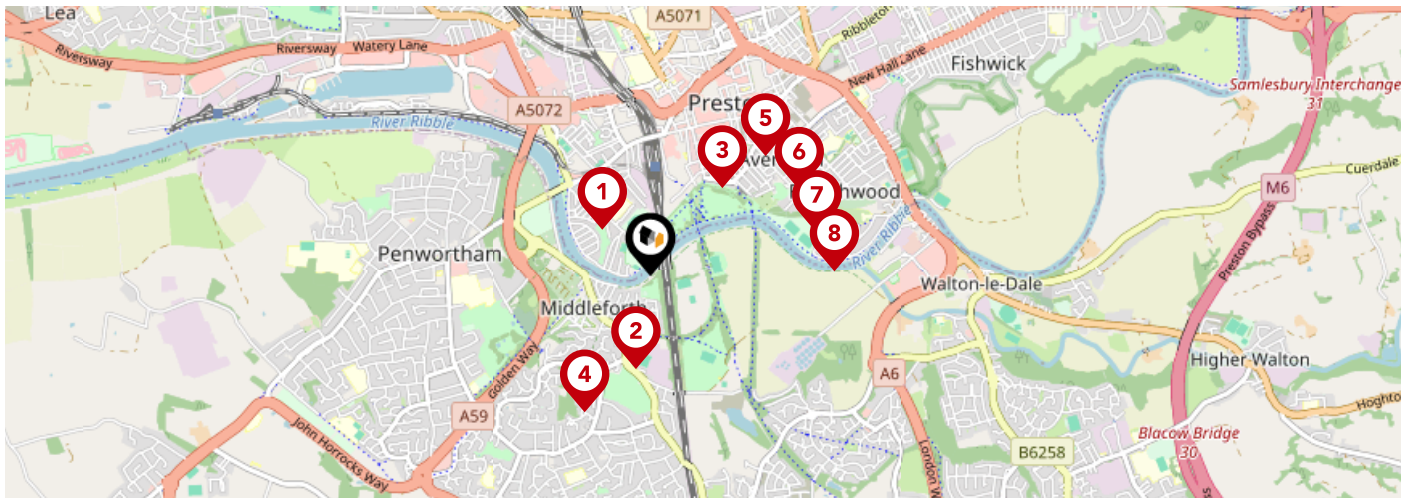
Terraced

+37.28%

Flat

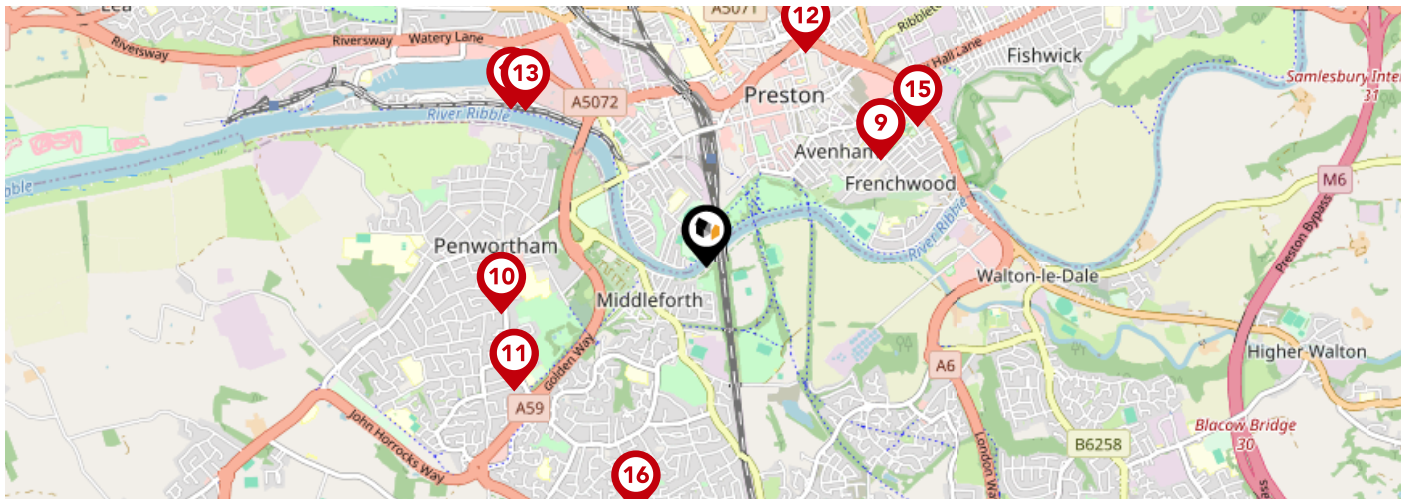
+22.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

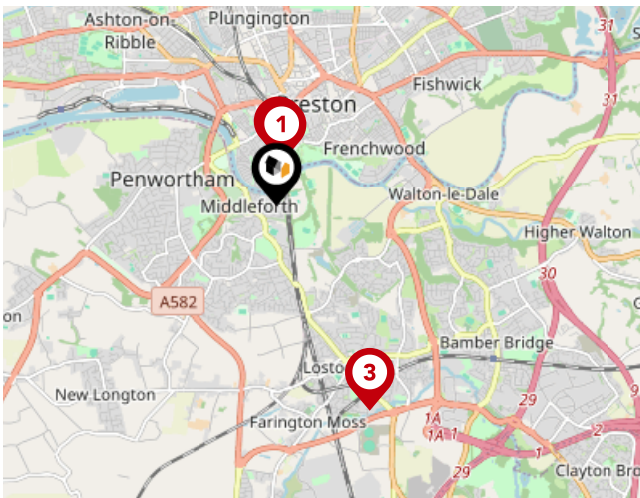
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.92	<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	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

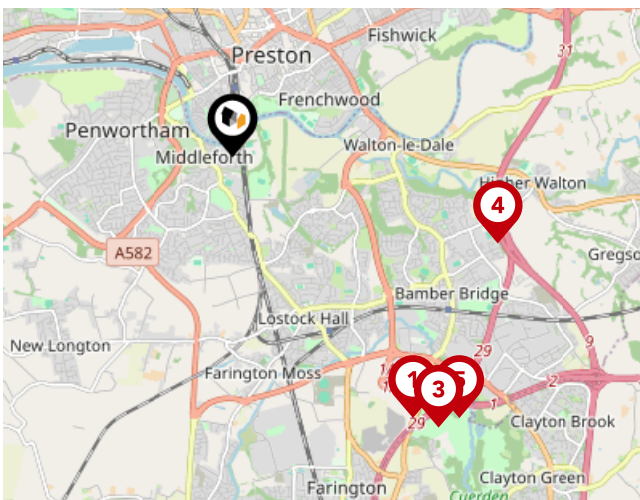
Area

Transport (National)



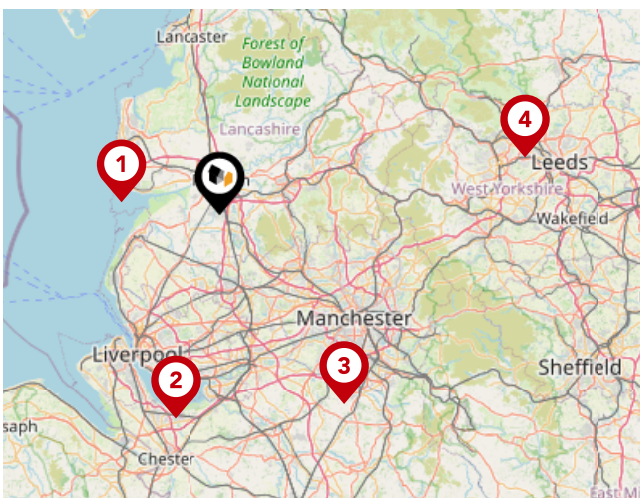
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.39 miles
2	Preston Rail Station	0.41 miles
3	Lostock Hall Rail Station	1.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.78 miles
2	M55 J1	3.52 miles
3	M65 J1	2.98 miles
4	M6 J30	2.45 miles
5	M6 J29	3.03 miles

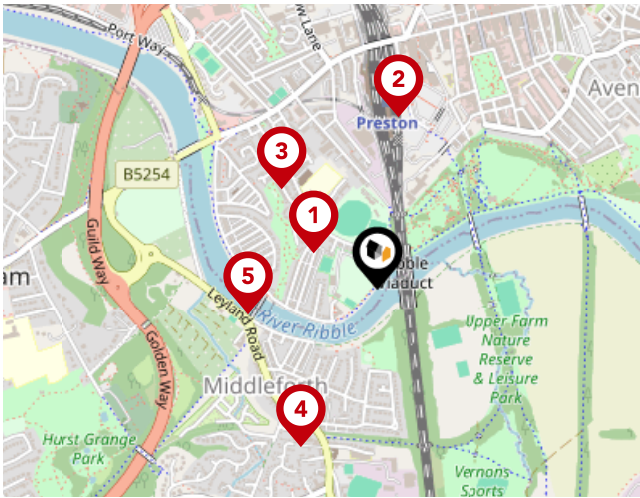


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.79 miles
2	Speke	29.18 miles
3	Manchester Airport	31.78 miles
4	Leeds Bradford Airport	43.56 miles

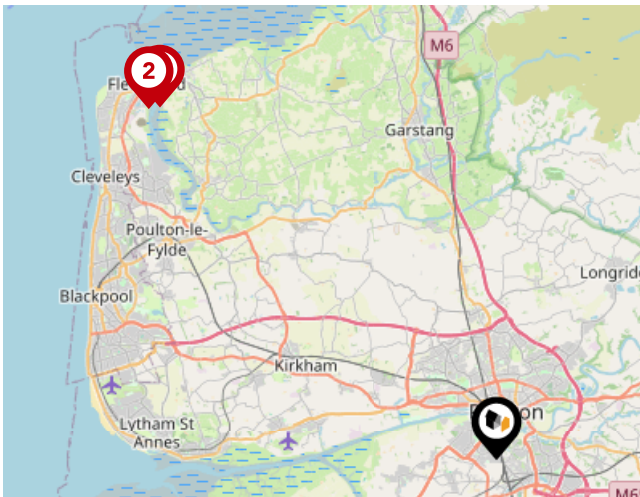
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadow Court	0.16 miles
2	Rail Station	0.38 miles
3	Beech Terrace	0.3 miles
4	Dove Avenue	0.39 miles
5	Terminus	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.06 miles
2	Fleetwood for Knott End Ferry Landing	17.28 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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Roberts & Co

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

