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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



TALBOT ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

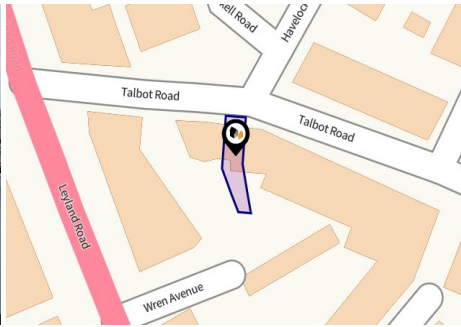
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www.roberts-estates.co.uk



* Beautifully presented 2-bedroom mid-terrace home * Character features including coving, ceiling rose and cast iron fireplace * Stylish four-piece bathroom with roll-top bath and separate shower

Set within a popular residential location, this charming two-bedroom mid-terrace home is beautifully presented throughout and offers an ideal opportunity for first-time buyers, young professionals or small families. With an abundance of character features, two generous double bedrooms and a beautifully landscaped rear garden, this delightful home is ready to move straight into. Step through the entrance vestibule and into the welcoming living room, where a large front-facing window fills the room with natural light. Attractive decorative coving enhances the character, while the traditional open coal/wood-burning cast iron fireplace provides a wonderful focal point, creating a warm and cosy atmosphere that's perfect for relaxing. Continue through to the dining room, a fantastic space for both everyday family life and entertaining guests. Featuring elegant decorative coving, a beautiful ceiling rose and a charming wooden mantelpiece, this room effortlessly combines period charm with practical living. The staircase rises to the first floor from here. To the rear of the property is a compact yet thoughtfully designed fitted kitchen, making excellent use of the available space. Finished with timeless white shaker-style cabinetry and complementary wood-effect worktops, the kitchen benefits from an integrated fridge, freezer and dishwasher, along with an electric oven, gas hob and space and plumbing for a washing machine. The first floor offers two spacious double bedrooms, both beautifully presented and enhanced with decorative coving, providing comfortable and versatile accommodation. Completing the first floor is a stylish four-piece family bathroom, featuring an elegant roll-top bath, separate shower cubicle, WC and a wash hand basin set on a freestanding storage cupboard, adding both character and practicality while creating the perfect place to unwind at the end of the day. Outside, the rear garden has been thoughtfully landscaped to create a low-maintenance outdoor retreat. Laid with artificial lawn and benefiting from gated rear access, it also features a useful garden shed and a superb brick-built barbecue area, making it an ideal space for al fresco dining, entertaining friends or enjoying sunny afternoons with the family. Beautifully maintained and full of character, this wonderful home successfully blends period charm with modern convenience, making it a fantastic choice for those looking to take their first step onto the property ladder or for anyone seeking a welcoming home that's ready to enjoy from day one.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,628		
Title Number:	LA534090		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Medium	15 mb/s	80 mb/s	10000 mb/s
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)

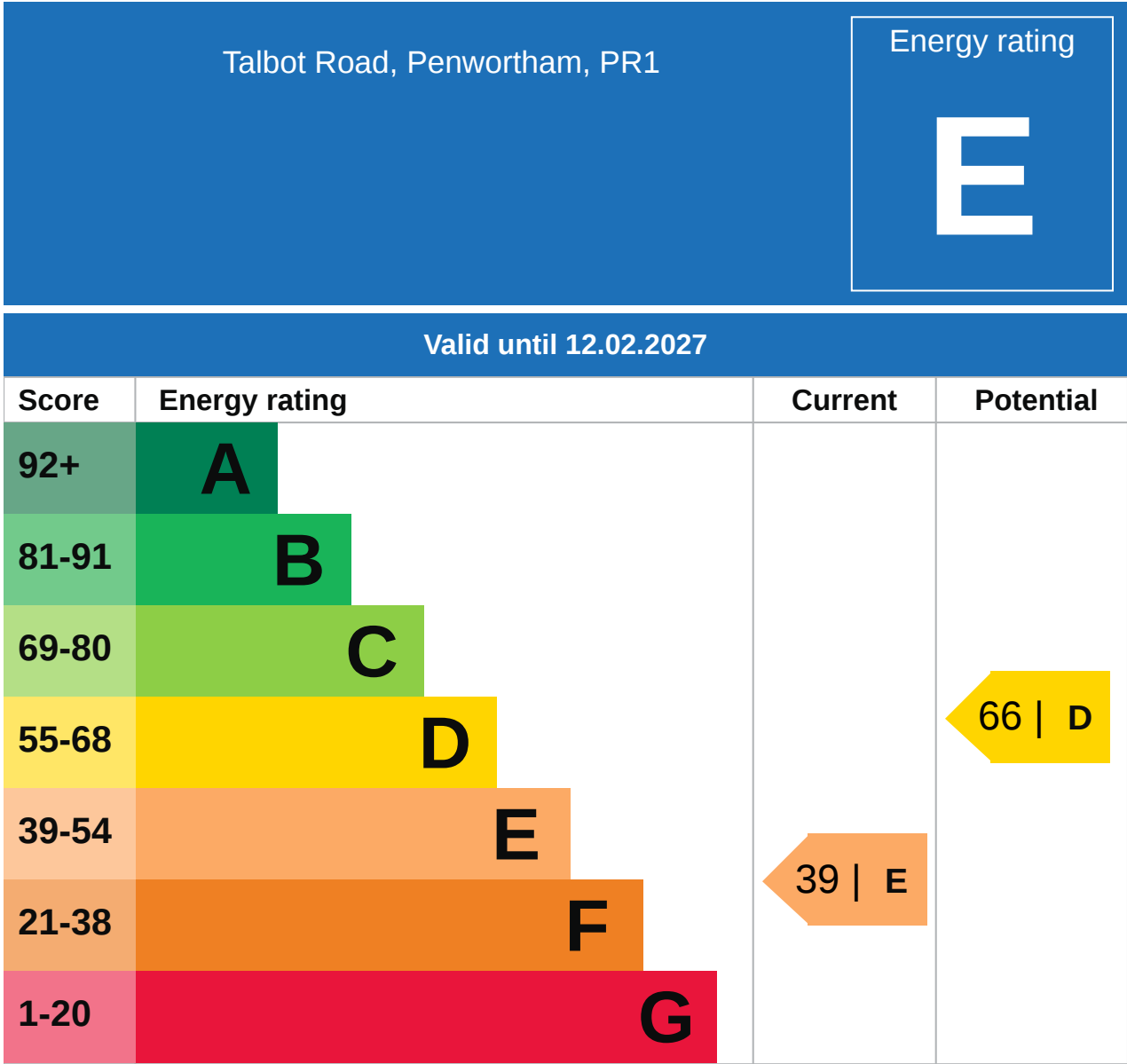


Satellite/Fibre TV Availability:









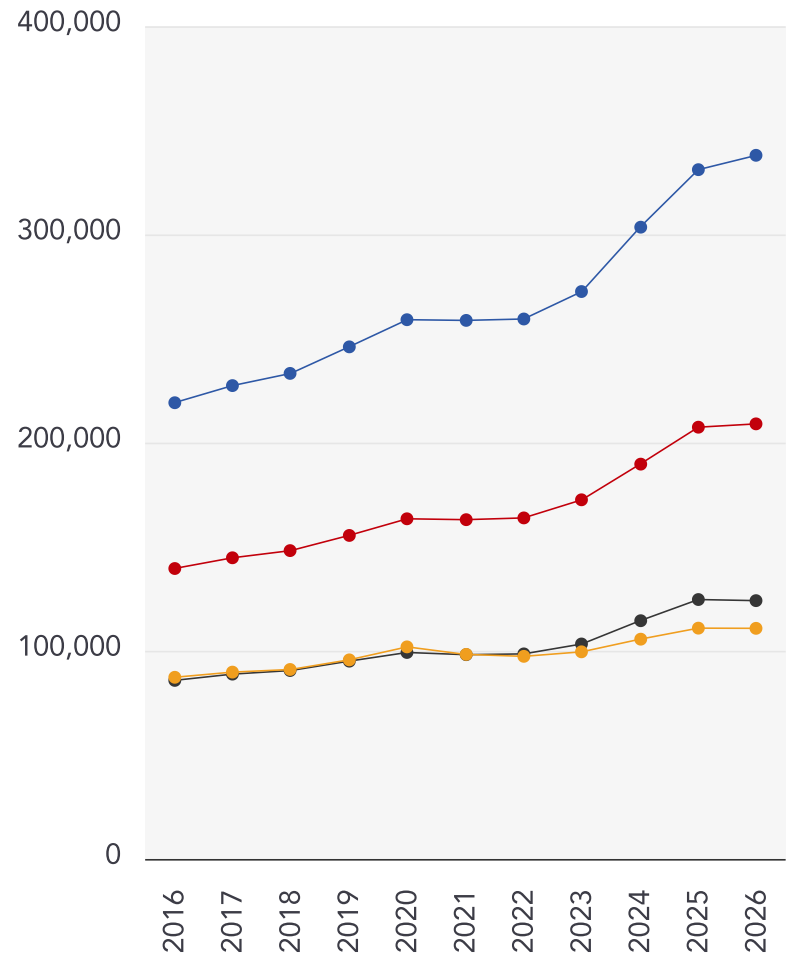
Additional EPC Data

Property Type:	House
Build Form:	Mid-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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	119 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

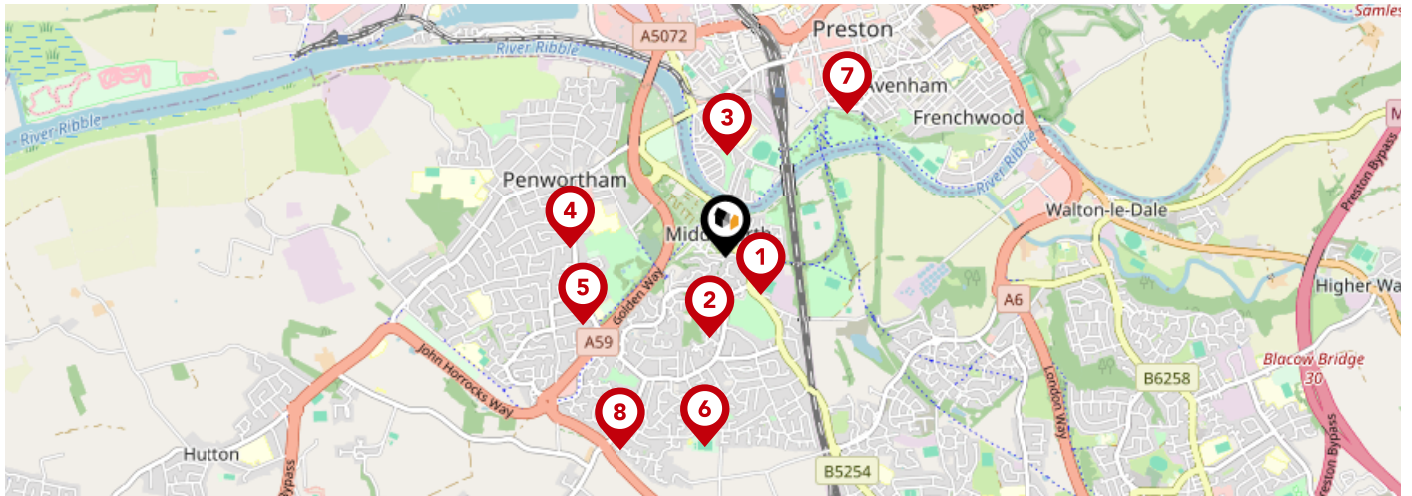
+49.8%

Terraced

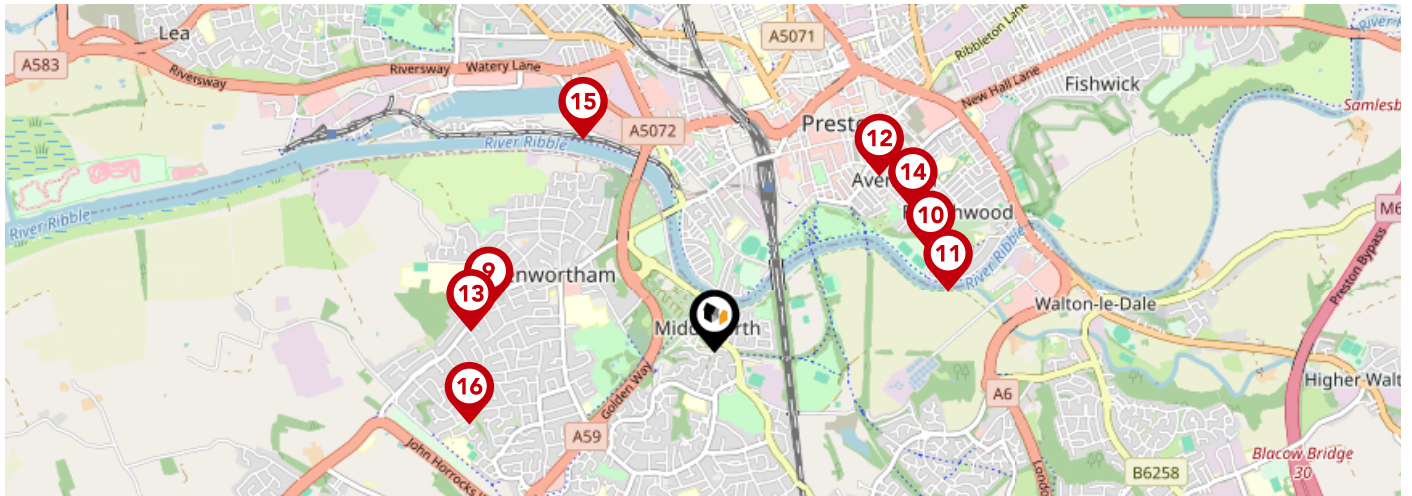
+44.66%

Flat

+26.94%



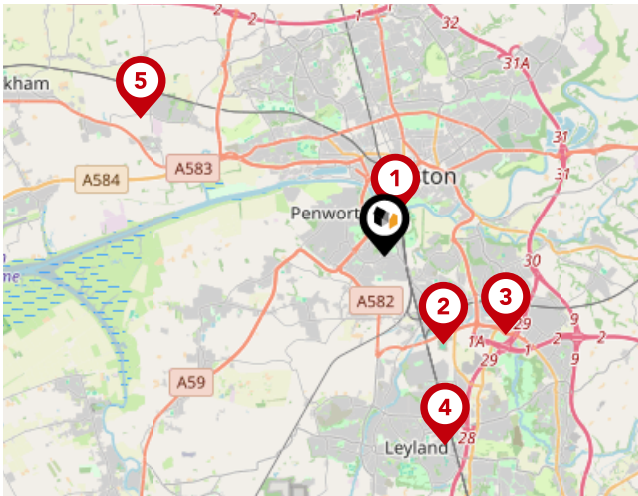
		Nursery	Primary	Secondary	College	Private
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.22	☐	☒	☐	☐	☐
2	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.35	☐	☒	☐	☐	☐
3	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.45	☐	☒	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.68	☐	☐	☒	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.69	☐	☒	☐	☐	☐
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.83	☐	☒	☐	☐	☐
7	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.83	☐	☒	☐	☐	☐
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.01	☐	☒	☐	☐	☐
10	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance: 1.05	☐	☒	☐	☐	☐
11	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.06	☐	☐	☒	☐	☐
12	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance: 1.06	☒	☐	☐	☐	☐
13	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.07	☐	☒	☐	☐	☐
14	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance: 1.07	☐	☒	☐	☐	☐
15	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance: 1.1	☐	☐	☒	☐	☐
16	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.12	☐	☒	☐	☐	☐

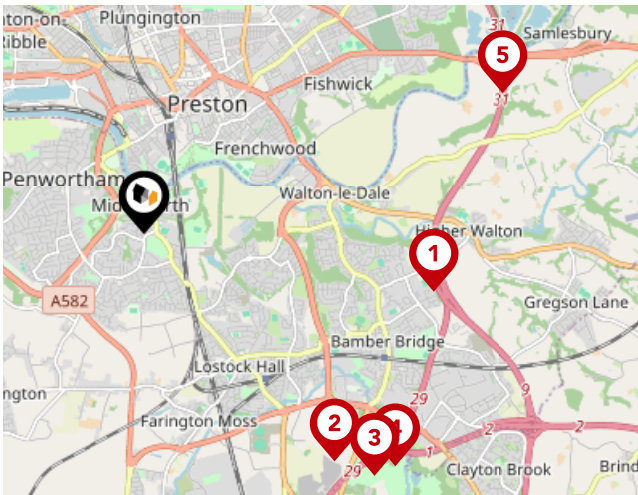
Area

Transport (National)



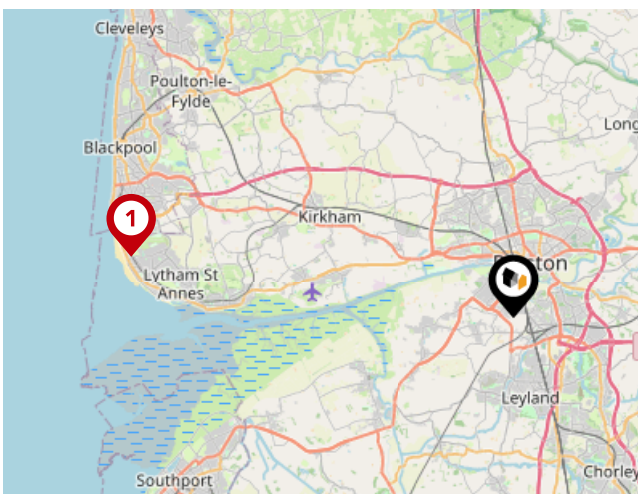
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.72 miles
2	Lostock Hall Rail Station	1.87 miles
3	Bamber Bridge Rail Station	2.53 miles
4	Leyland Rail Station	3.47 miles
5	Salwick Rail Station	4.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	2.59 miles
2	M65 J1A	2.59 miles
3	M65 J1	2.92 miles
4	M6 J29	2.99 miles
5	M6 J31	3.37 miles

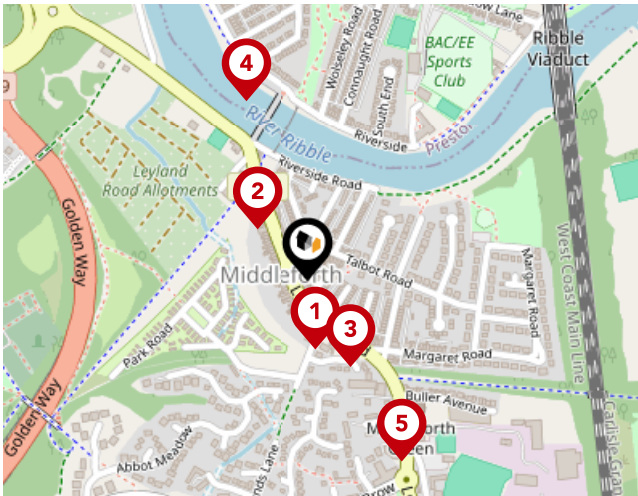


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.6 miles

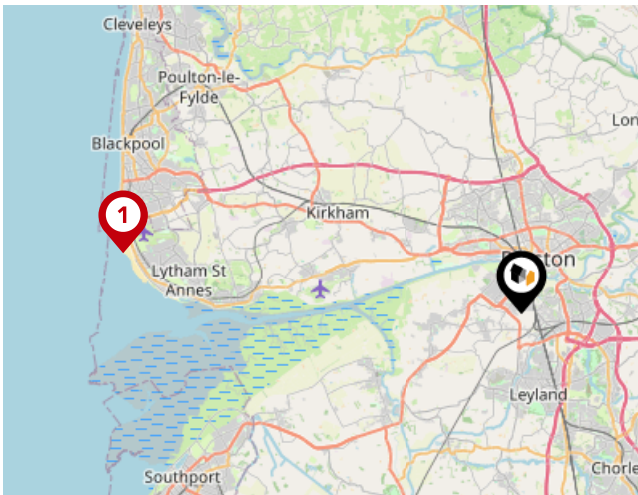
Area

Transport (Local)



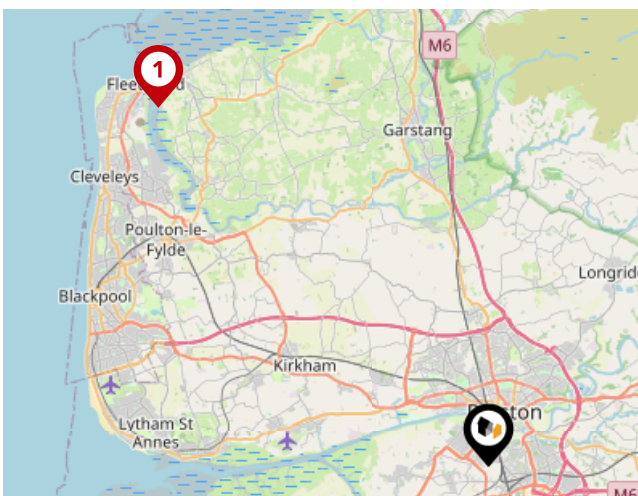
Bus Stops/Stations

Pin	Name	Distance
1	Stricklands Lane	0.07 miles
2	Bridge Inn	0.07 miles
3	Dove Avenue	0.1 miles
4	Terminus	0.2 miles
5	Middleforth Garage	0.22 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.17 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.08 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



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/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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