



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th September 2026



HENDERSON STREET, PRESTON, PR1

Roberts & Co

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

01772 746100

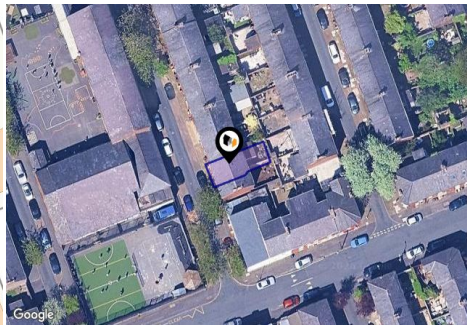
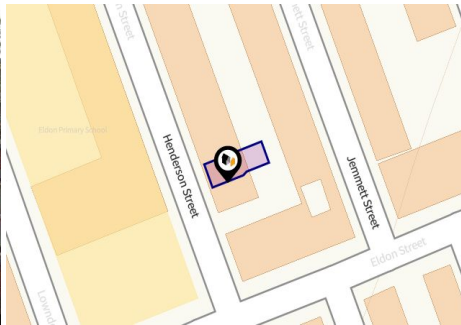
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Extended Three-Bedroom Mid-Terrace Home * No Onward Chain

An excellent opportunity to purchase this extended three-bedroom mid-terrace home, ideally suited to first-time buyers, young families or investors looking for a well-positioned property. Offered for sale with no onward chain, the property provides generous and versatile accommodation together with a convenient location close to local amenities, schools, green spaces and transport connections. To the front, there is on-street parking and access into the property through a useful entrance vestibule. The living room is positioned at the front of the home, providing a comfortable reception space for relaxing and entertaining. Moving through to the dining room, there is useful under-stairs storage, with stairs leading to the first floor. An open archway leads through into the fitted kitchen, creating a good flow between the two spaces. The kitchen is fitted with a range of wall and base cabinets complemented by work surfaces. There is space for a freestanding fridge and freezer, along with space and plumbing for a washing machine. Integrated appliances include an electric oven and gas hob. To the first floor are three generous bedrooms, offering plenty of flexibility for a growing family, guests, home working or hobbies. The accommodation is completed by a three-piece family bathroom. To the rear is an enclosed yard, providing a low-maintenance outdoor space which could be used for seating, entertaining or simply enjoying some fresh air. The property is conveniently positioned close to Eldon Primary School and the popular Moor Park, while excellent transport connections provide easy access to Preston City Centre and surrounding areas. With its extended layout, three good-sized bedrooms, no onward chain and convenient location, this property represents an excellent opportunity for a first-time buyer or investor looking for a home with plenty of potential.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.02 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,717
Title Number:	LA147710

Tenure: Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	Moor Park (Preston)
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



80
mb/s



1800
mb/s



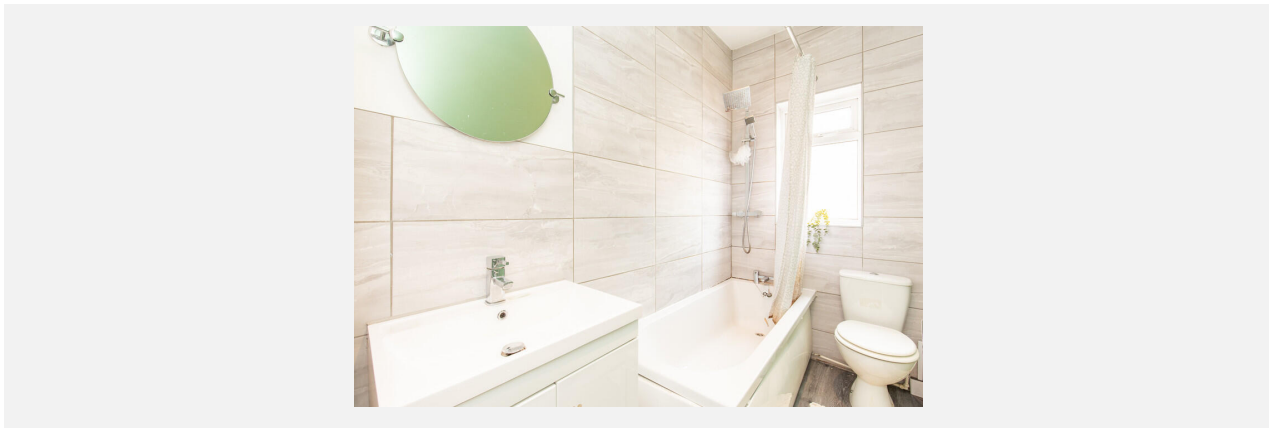
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







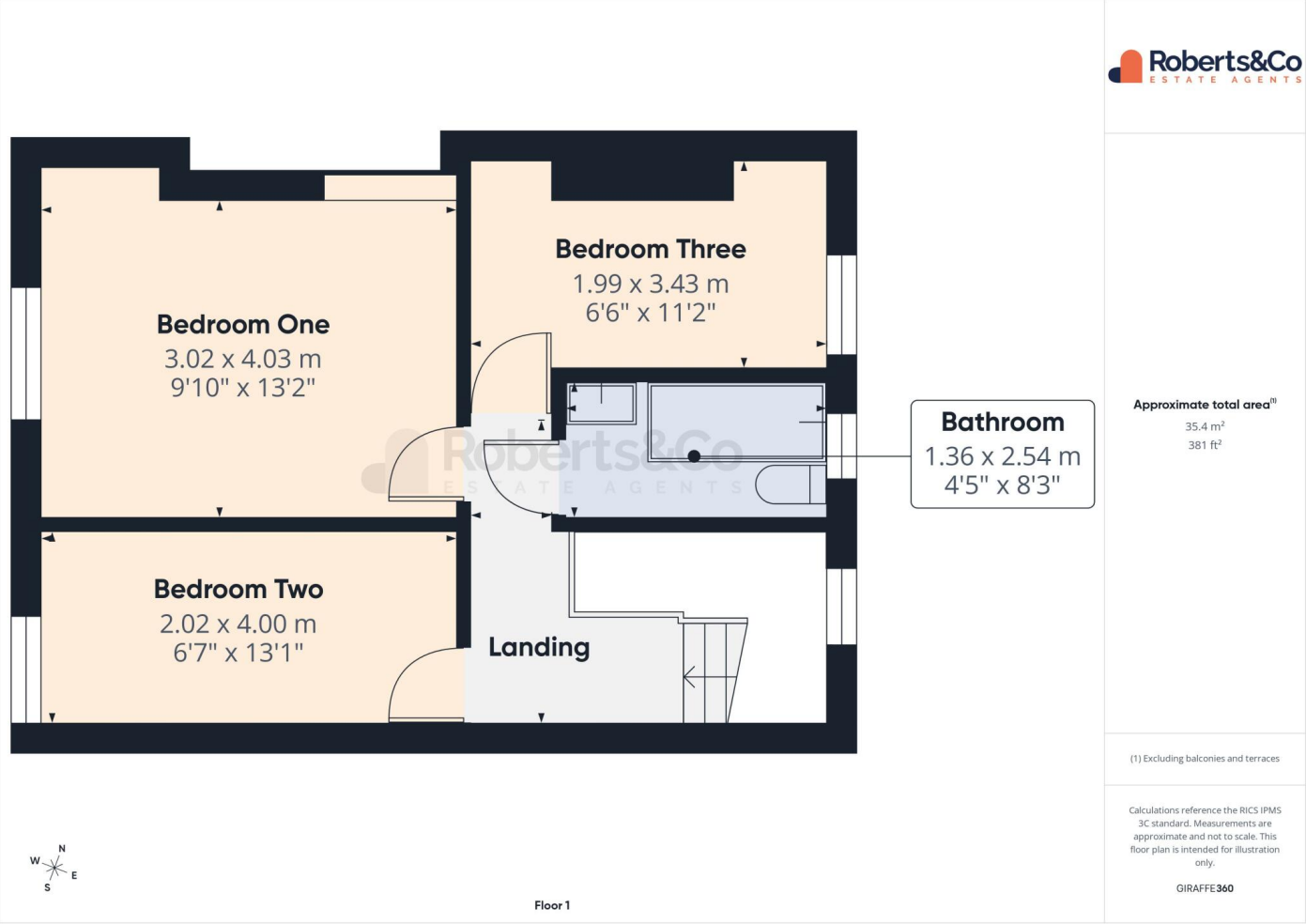
HENDERSON STREET, PRESTON, PR1

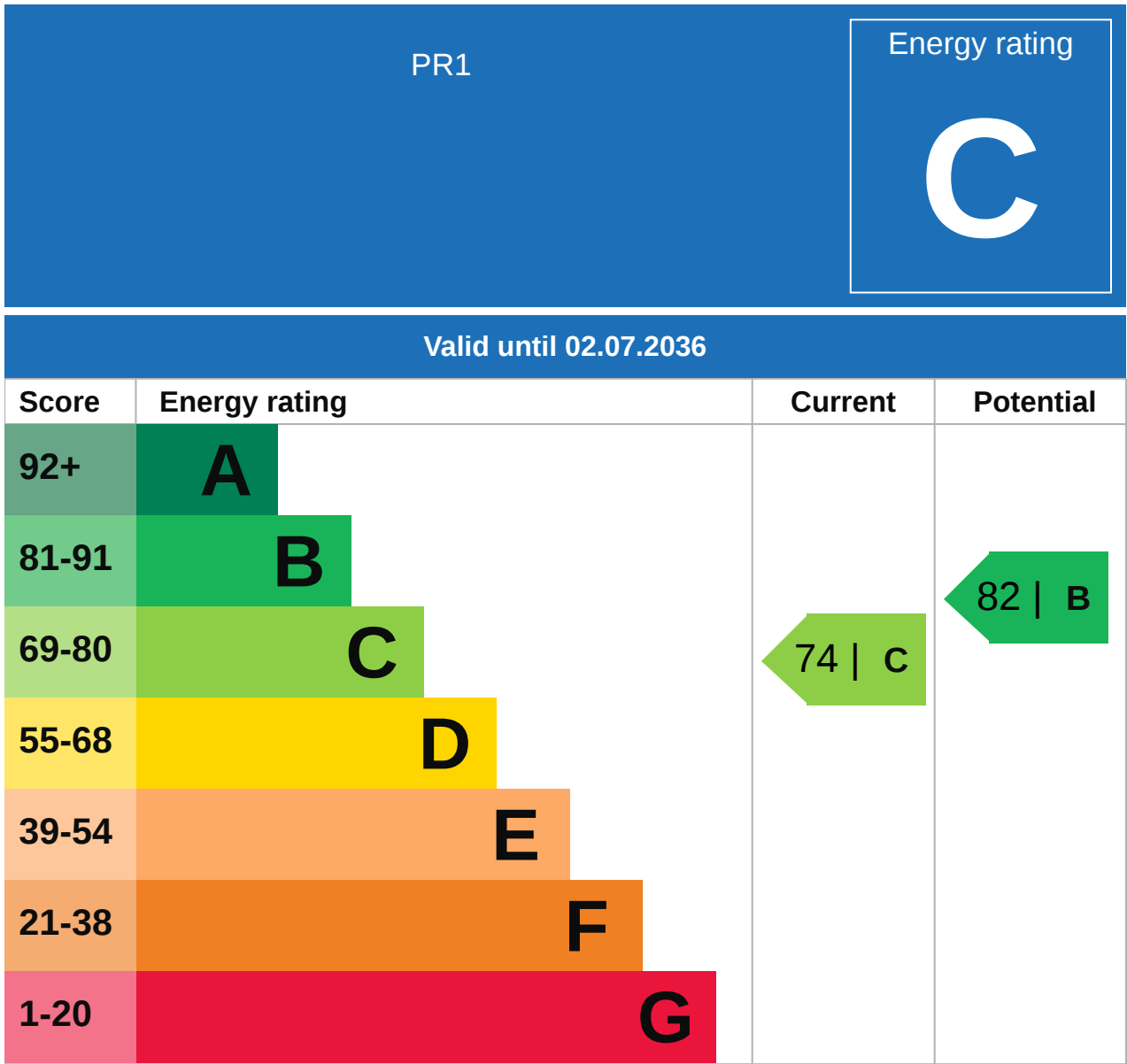


HENDERSON STREET, PRESTON, PR1



HENDERSON STREET, PRESTON, PR1





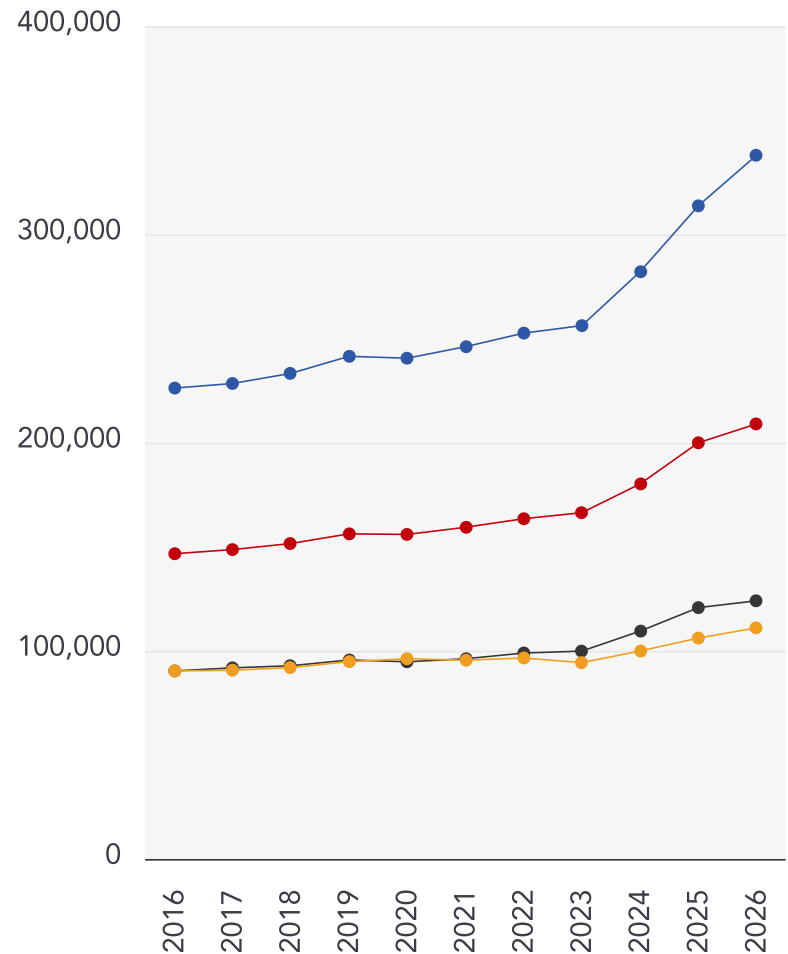
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

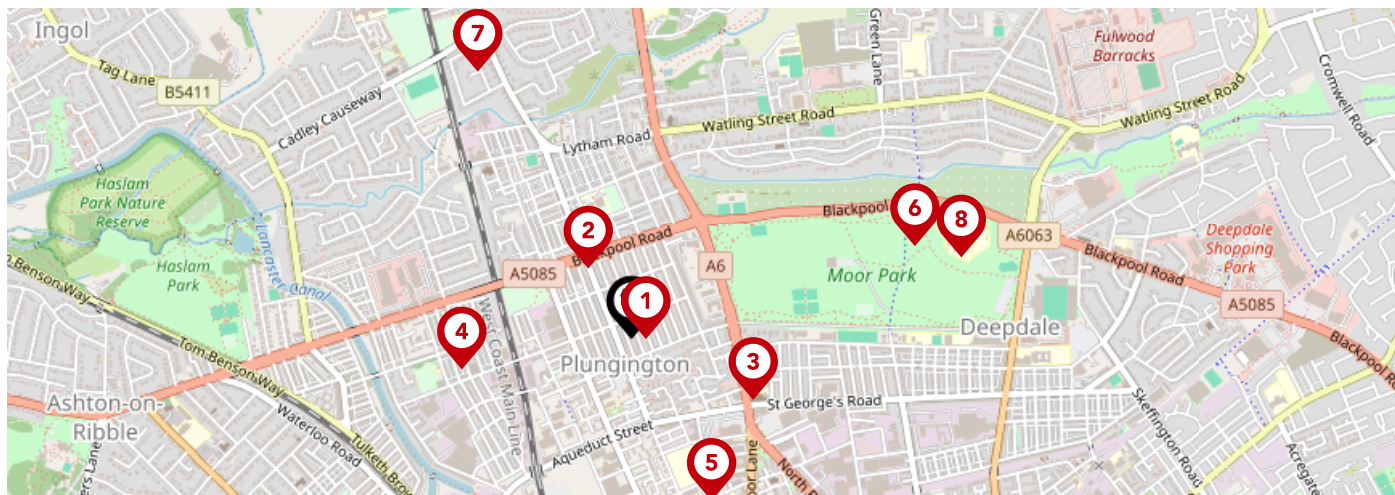
+42.52%

Terraced

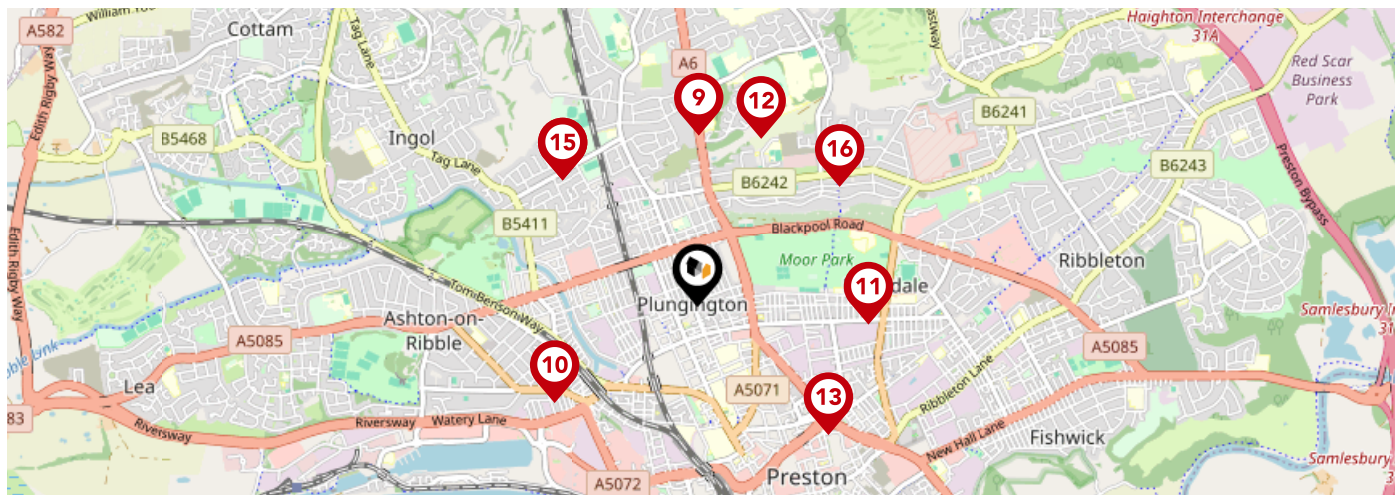
+37.28%

Flat

+22.94%



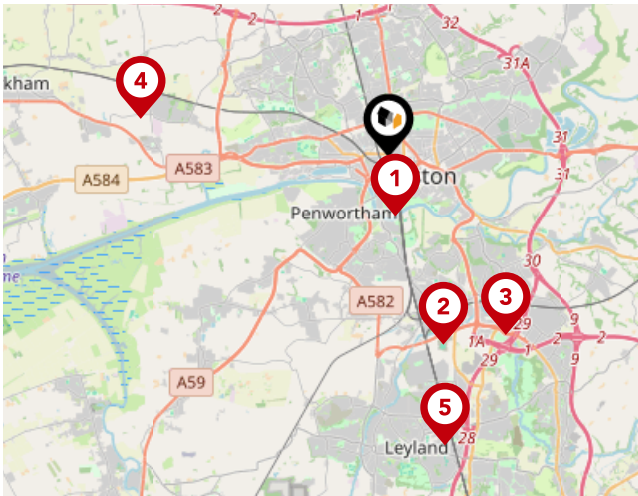
		Nursery	Primary	Secondary	College	Private
1	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.03	☐	☒	☐	☐	☐
2	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.18	☐	☐	☒	☐	☐
3	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.3	☐	☐	☒	☐	☐
4	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.38	☐	☒	☐	☐	☐
5	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.39	☐	☒	☐	☐	☐
6	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.65	☐	☒	☐	☐	☐
7	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.68	☐	☒	☐	☐	☐
8	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.74	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.75	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.75	☐	☒	☐	☐	☐
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:0.76	☐	☐	☒	☐	☐
	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.79	☐	☐	☒	☐	☐
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.81	☐	☒	☐	☐	☐
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.81	☐	☒	☐	☐	☐
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.81	☐	☐	☒	☐	☐
	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.82	☐	☒	☐	☐	☐

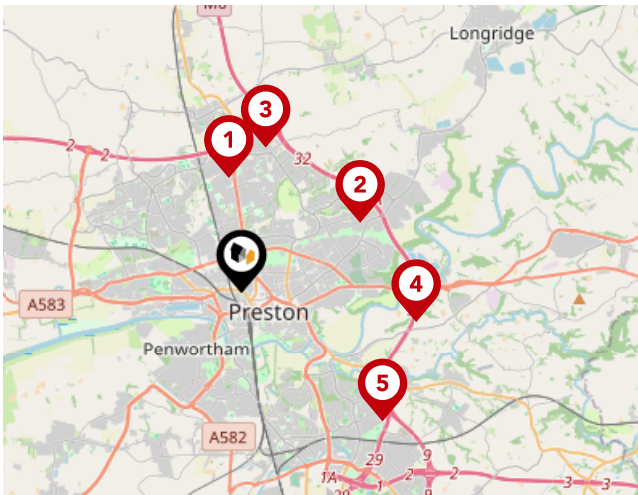
Area

Transport (National)



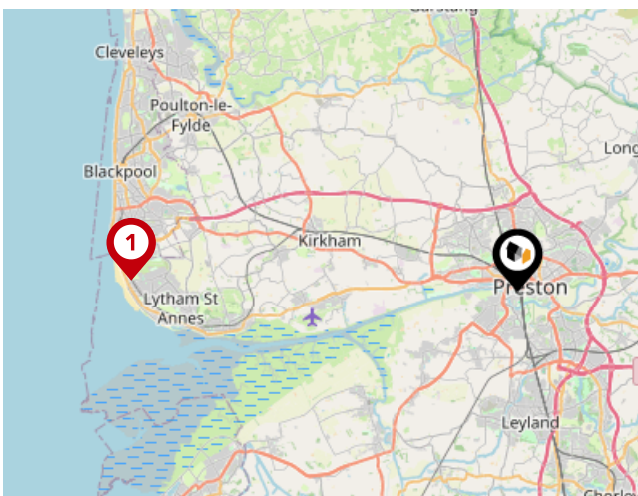
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.05 miles
2	Lostock Hall Rail Station	3.44 miles
3	Bamber Bridge Rail Station	3.73 miles
4	Salwick Rail Station	4.37 miles
5	Leyland Rail Station	5.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2 miles
2	M6 J31A	2.41 miles
3	M6 J32	2.58 miles
4	M6 J31	3.11 miles
5	M6 J30	3.34 miles

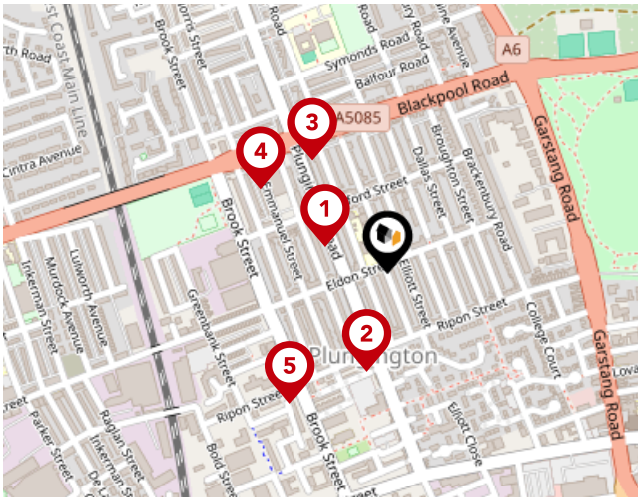


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.5 miles

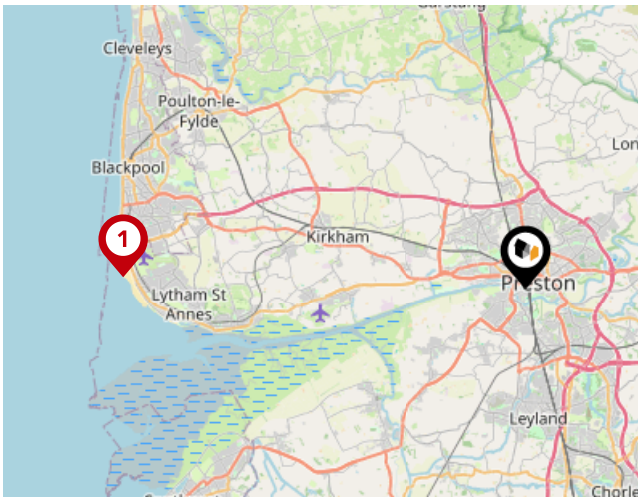
Area

Transport (Local)



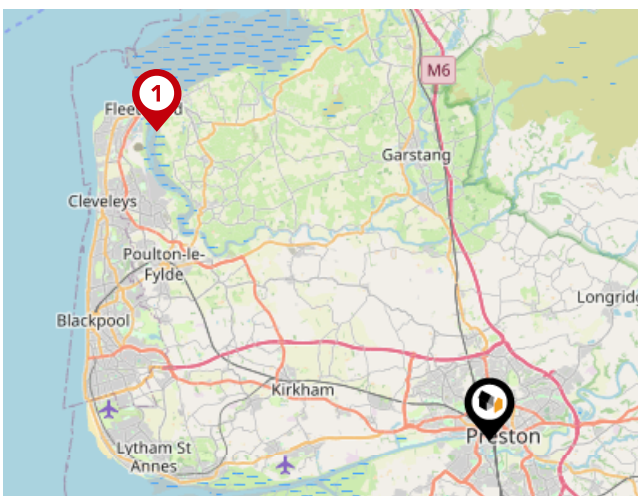
Bus Stops/Stations

Pin	Name	Distance
	Trafford Street	0.07 miles
	Ripon Street	0.1 miles
	Plungington Road	0.14 miles
	Plungington Road	0.16 miles
	Ripon Street	0.17 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	14.08 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.89 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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

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

