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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th September 2026



ST. MARKS ROAD, PRESTON, PR1

Roberts & Co

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

01772 746100

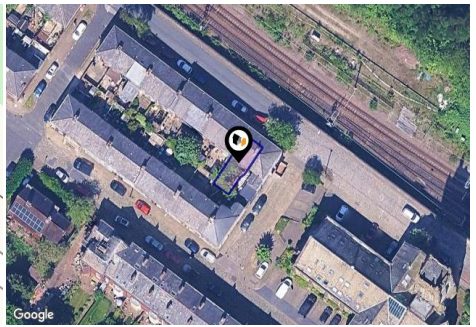
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www.roberts-estates.co.uk



* Fully Renovated & Spacious Two-Bedroom Mid-Terrace Home * Finished to a High Standard Throughout * No Onward Chain * Ready to Move Into

This spacious and beautifully presented two-bedroom mid-terrace property has undergone a comprehensive renovation throughout and has been finished to a high standard, creating a stylish, modern and comfortable home that is ready for its new owner to move straight into. With the hard work already completed, including a brand-new kitchen, newly renovated bathroom and updated fixtures and fittings throughout, this property offers an excellent opportunity for a first-time buyer, couple, investor or anyone looking for a low-maintenance, move-in-ready home. Offering well-presented accommodation arranged over two floors, the property is ideal for first-time buyers, couples, investors or those looking for a low-maintenance, move-in-ready home. With a brand-new modern kitchen, newly fitted bathroom and updated fixtures and fittings throughout. The property is conveniently positioned for access to Preston city centre and the University of Lancashire, making it particularly appealing to professionals, students and investors alike. There are also excellent local transport links, providing easy access to surrounding areas and motorway connections. Entrance vestibule providing a useful transition into the main living accommodation. A bright and welcoming living room providing a comfortable space for relaxing and entertaining, with modern vertical radiator and contemporary finishes. The newly installed kitchen has been finished in a modern style and provides a good range of fitted units and work surfaces. Integrated into the layout is an electric oven and hob, together with space and plumbing for a washing machine and space for a tall fridge freezer. A useful under-stairs storage cupboard provides additional household storage. The first floor provides two well-proportioned double bedrooms, offering excellent flexibility for a couple, small family, home office or investment property. A newly renovated three-piece bathroom suite, finished with contemporary fittings and providing a fresh, modern space. Outside, to the rear an enclosed rear yard. The property benefits from on-street parking and offers a low-maintenance setup, ideal for modern living.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,717
Title Number:	LA156590

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

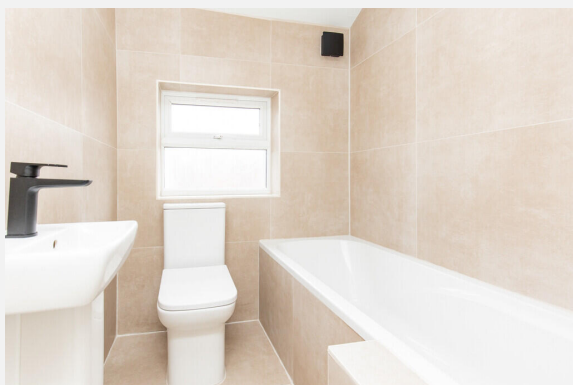
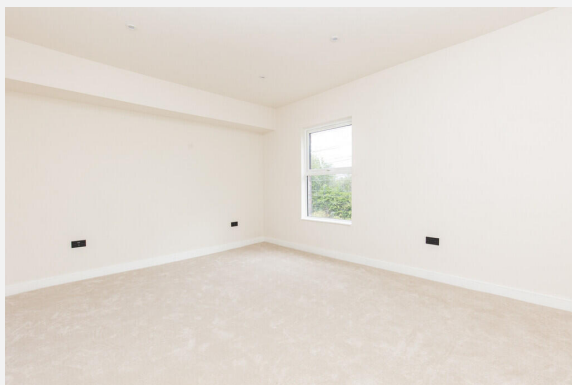
15 mb/s	40 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





ST. MARKS ROAD, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area⁽¹⁾
61 m²
658 ft²

Reduced headroom
0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

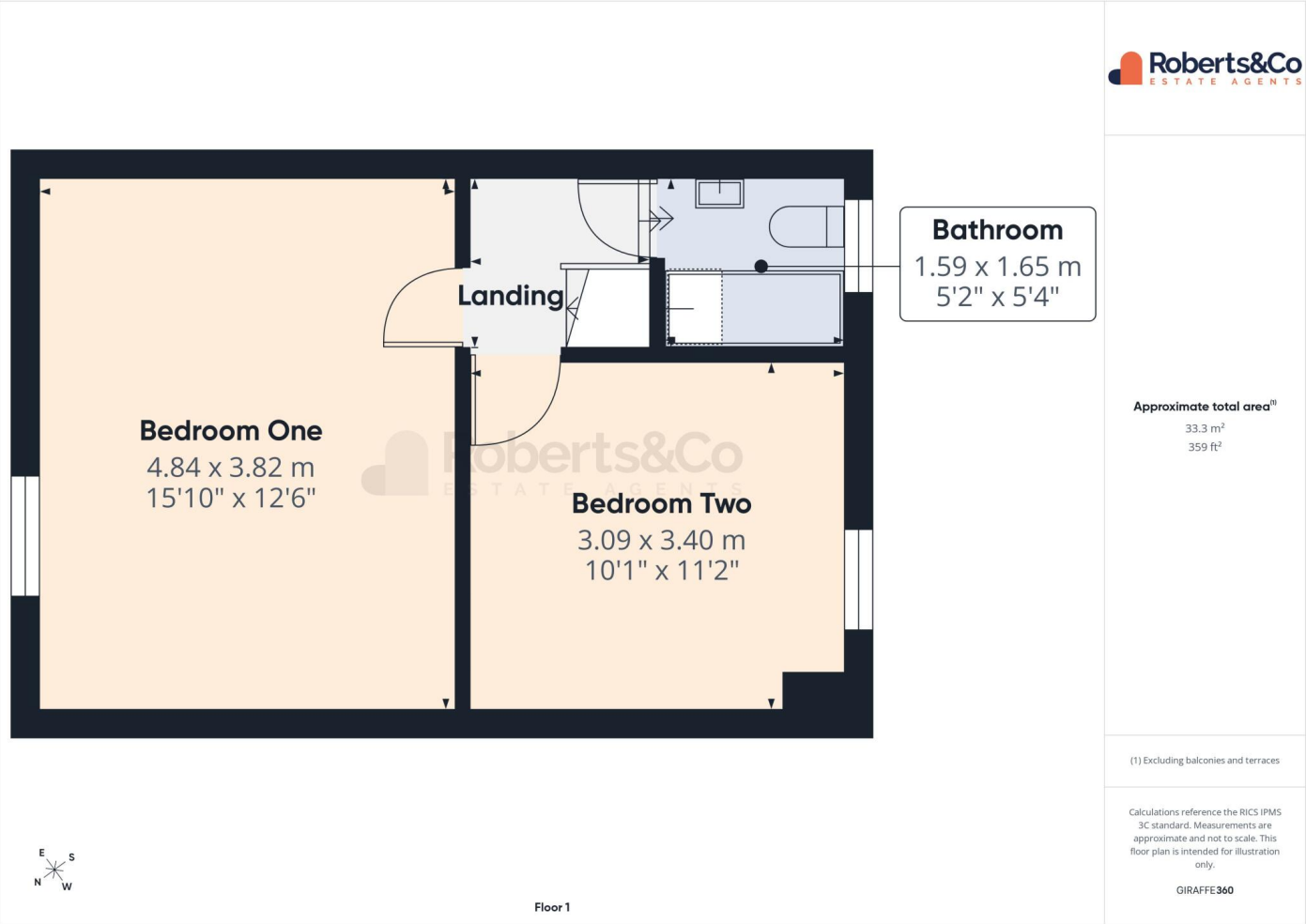
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

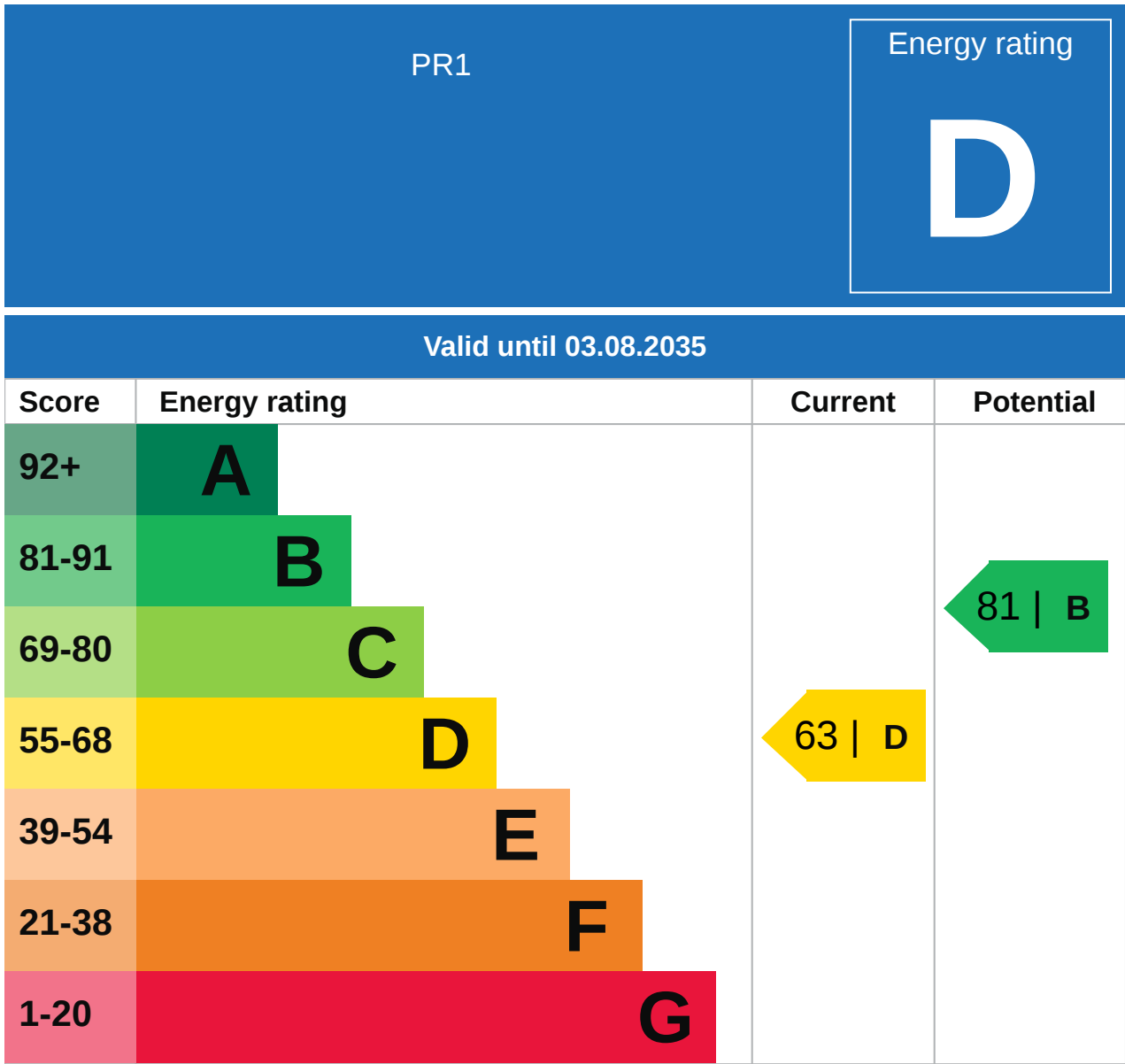
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ST. MARKS ROAD, PRESTON, PR1



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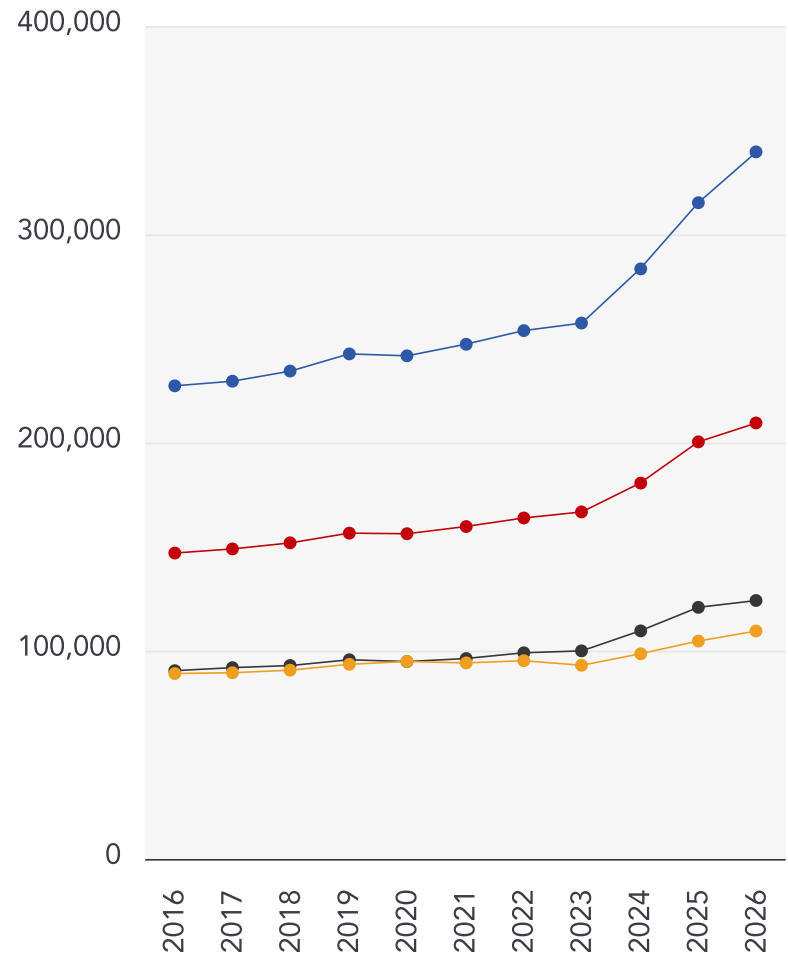
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very Good
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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

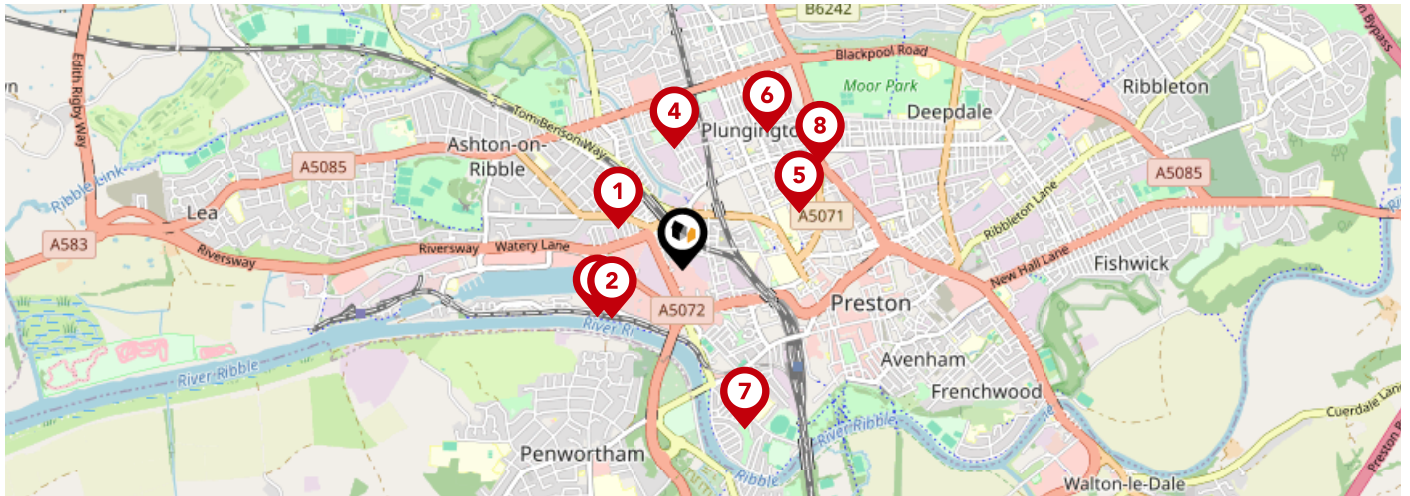
+42.52%

Terraced

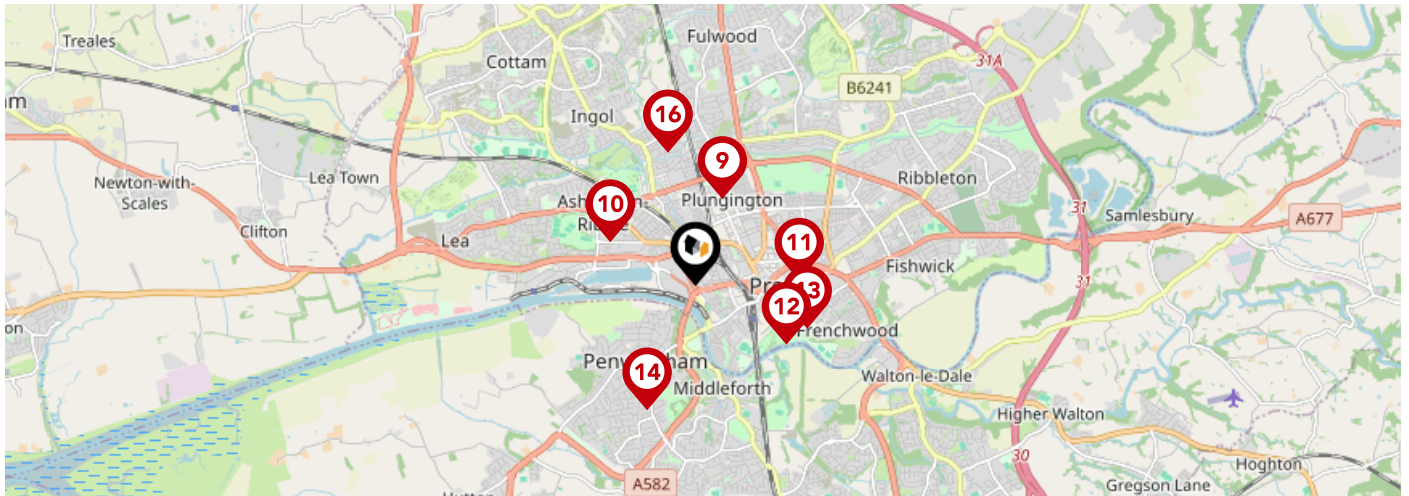
+37.28%

Flat

+22.94%



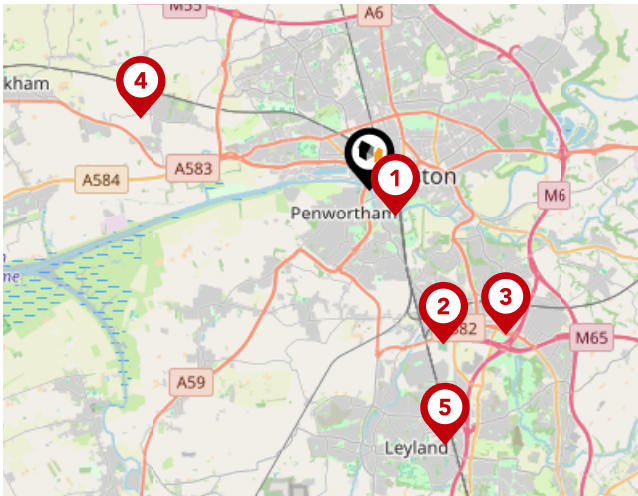
		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.33	☐	☒	☐	☐	☐
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.38	☐	☐	☒	☐	☐
3	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.43	☐	☐	☒	☐	☐
4	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.53	☐	☒	☐	☐	☐
5	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.57	☐	☒	☐	☐	☐
6	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.71	☐	☒	☐	☐	☐
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.75	☐	☒	☐	☐	☐
8	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.77	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.79	☐	☐	☒	☐	☐
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.84	☐	☒	☐	☐	☐
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.92	☐	☒	☐	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.96	☐	☒	☐	☐	☐
	Stoneygates Nursery School Ofsted Rating: Good Pupils: 63 Distance:1.06	☒	☐	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.18	☐	☐	☒	☐	☐
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:1.18	☐	☒	☐	☐	☐
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:1.18	☐	☐	☒	☐	☐

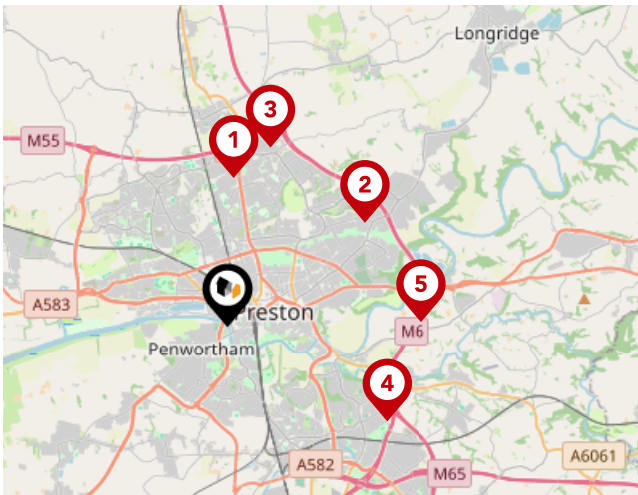
Area

Transport (National)



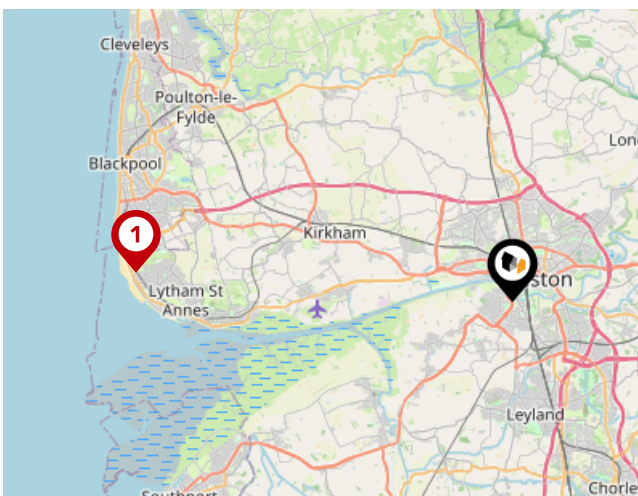
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.64 miles
2	Lostock Hall Rail Station	3 miles
3	Bamber Bridge Rail Station	3.47 miles
4	Salwick Rail Station	4.17 miles
5	Leyland Rail Station	4.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.59 miles
2	M6 J31A	3.03 miles
3	M6 J32	3.23 miles
4	M6 J30	3.25 miles
5	M6 J31	3.41 miles

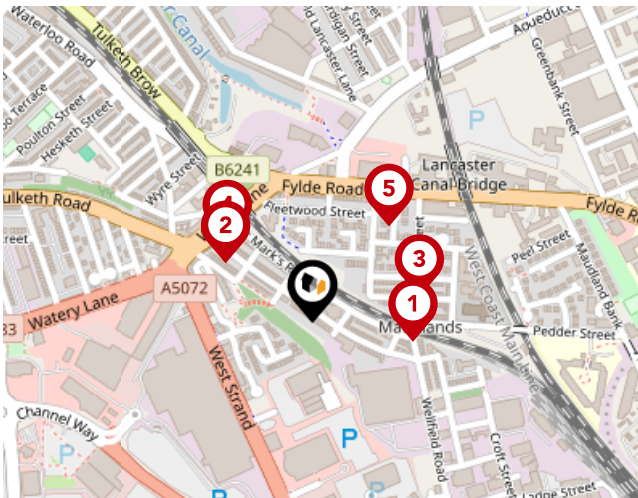


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.19 miles

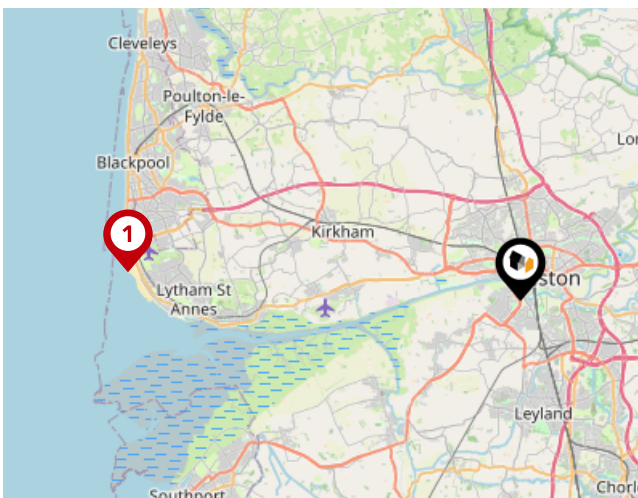
Area

Transport (Local)



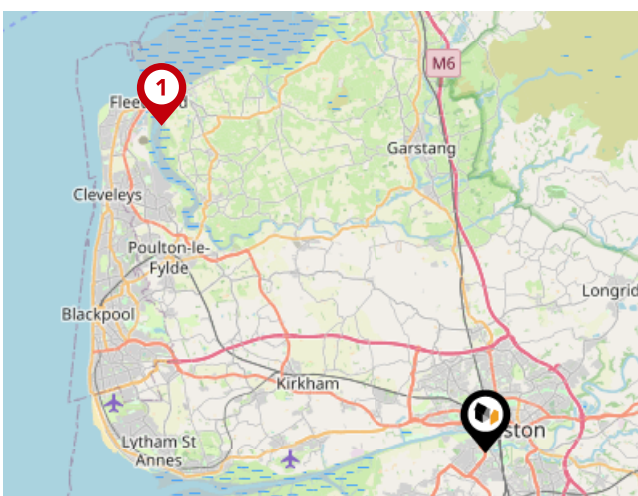
Bus Stops/Stations

Pin	Name	Distance
1	Abbey St	0.11 miles
2	Water Lane	0.11 miles
3	Priory Street	0.12 miles
4	Water Lane Viaduct	0.12 miles
5	Carlton Street	0.13 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.78 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.06 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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