

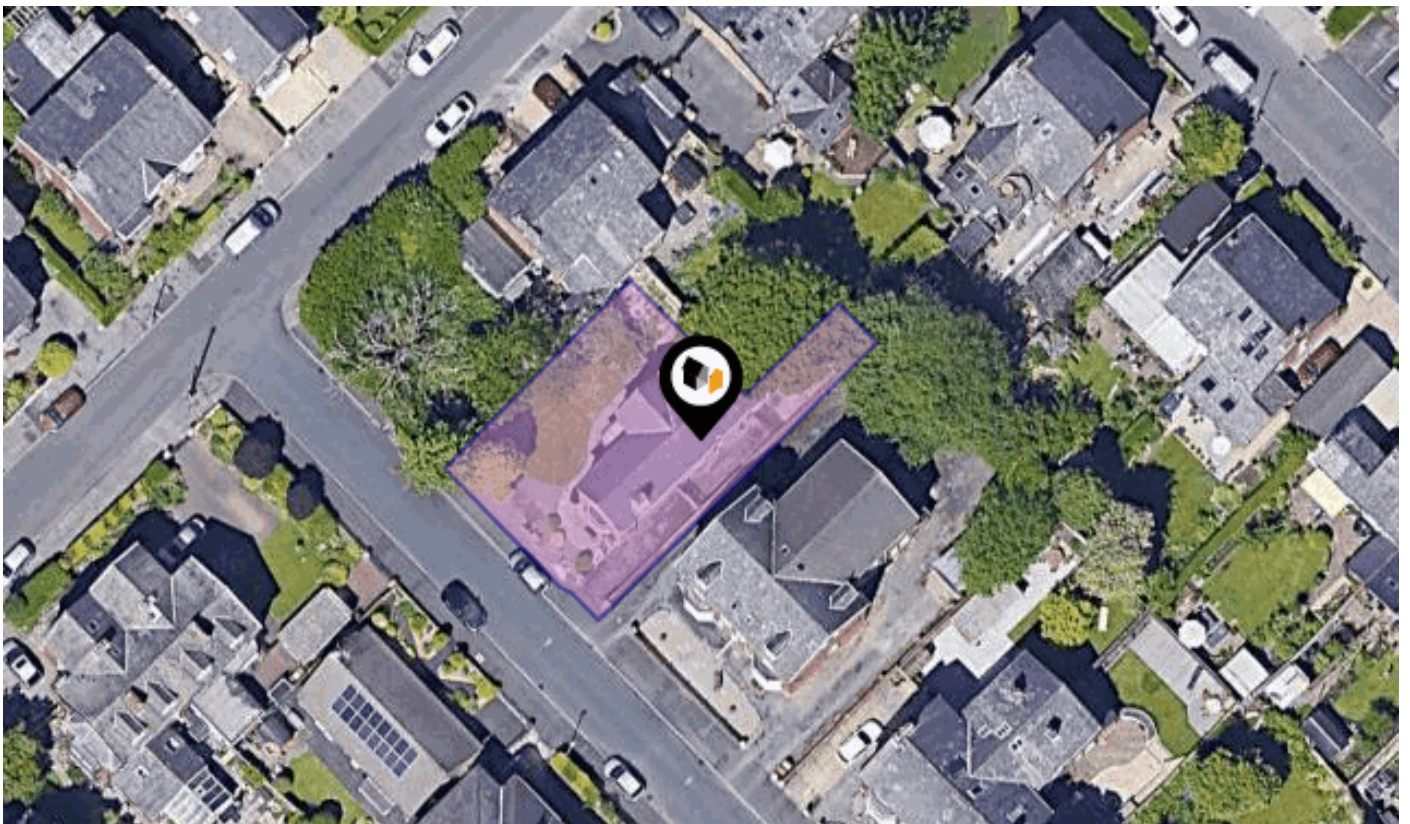


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 31st January 2023



PROSPECT PLACE, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

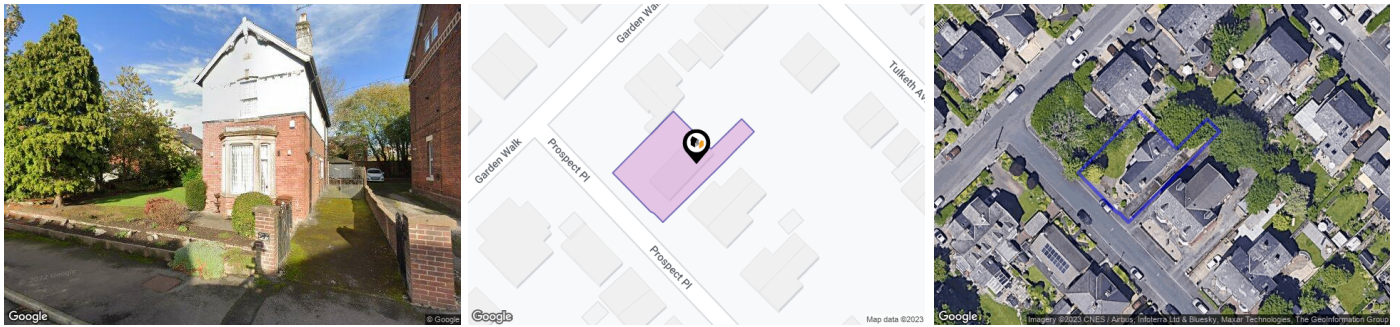
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

Sitting proudly on one of Ashton On Ribble's finest roads, is this four bedroom Victorian home. It's bursting with charming features and there is space at every turn making it ideal for the modern family. Park the car on driveway and head in. You are greeted by this sense of history, that gets you excited to see more. Walk through the entrance hall with its original tiled flooring, you can't help but be charmed by the pretty coving, period doors and gorgeous fireplaces throughout the house. The first room you come to, is the large living room at the front of the house. It is flooded with light from the large window. There is an original fireplace and plenty of space for the room to be a TV room, a study or a playroom. There are also two further reception rooms. The versatility of each room is one of the great features about the property. The kitchen is the heart of the home, with a breakfast dining room leading from it, this could be opened up into a fabulous open plan kitchen/dining room, which is perfect for the whole family to be together. The current owners have also extended the ground floor to add that all important utility and downstairs WC. Head upstairs to the four bedrooms, and four piece family bathroom. The basement and the double garage mean all of the junk can be hidden from sight but be available when you need that pot of paint or spanner to repair a bike. This home is ready for someone to come in and make their own.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,636 ft ² / 152 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,171		
Title Number:	LA122930		
UPRN:	100010563431		

Local Area

Local Authority:	Preston
Flood Risk:	Very Low
Conservation Area:	Ashton (Preston), Preston

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

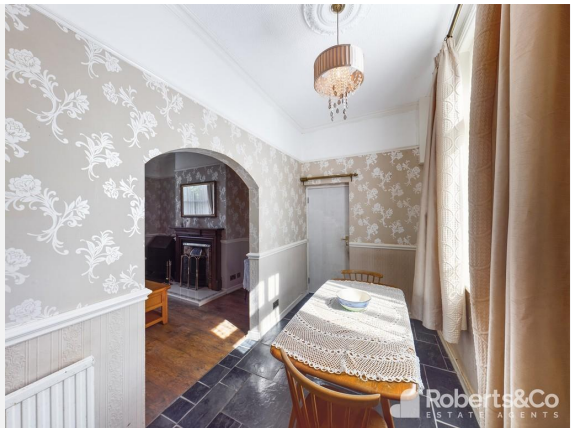
20 mb/s	80 mb/s	1000 mb/s

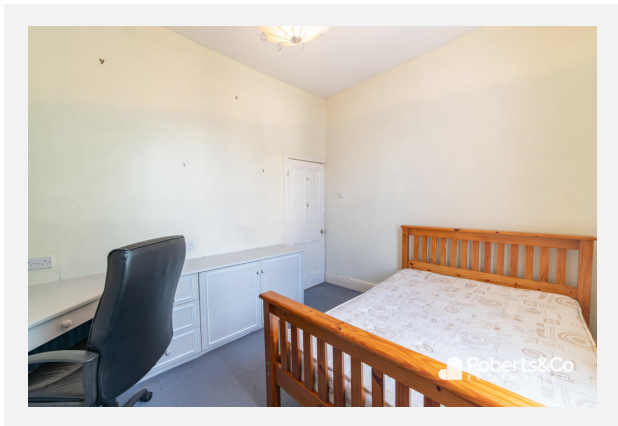
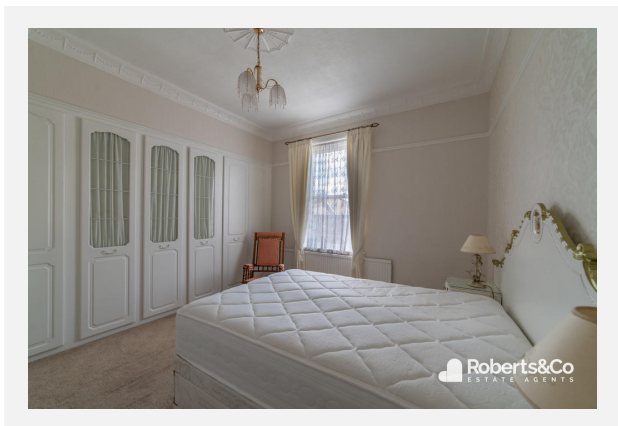
Mobile Coverage: (based on calls indoors)

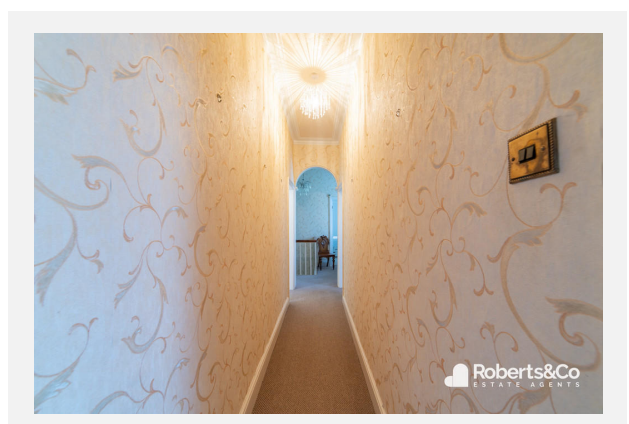
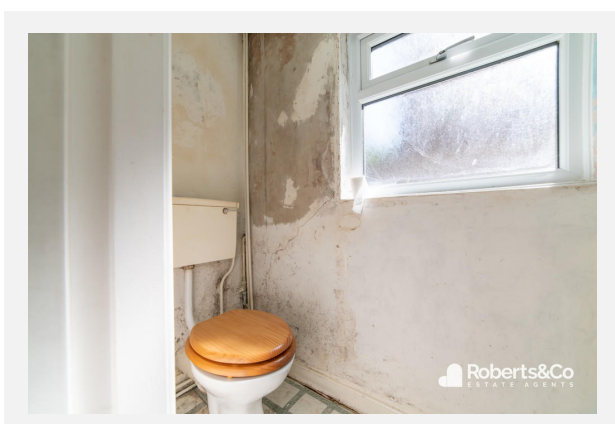
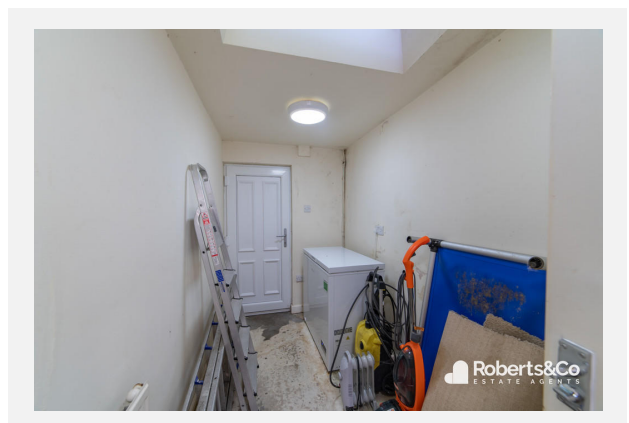
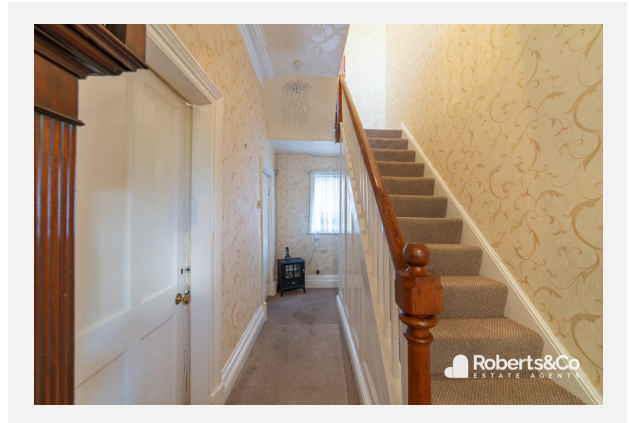
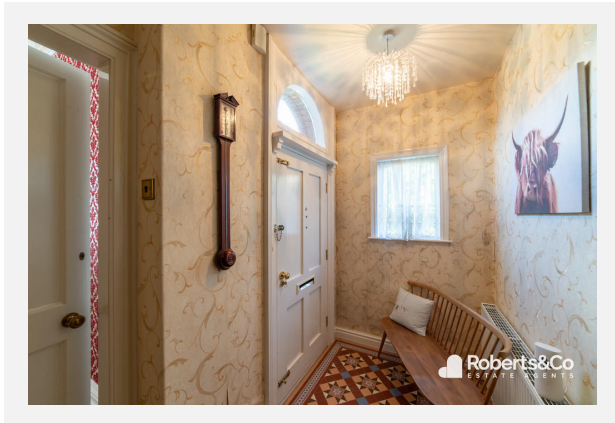


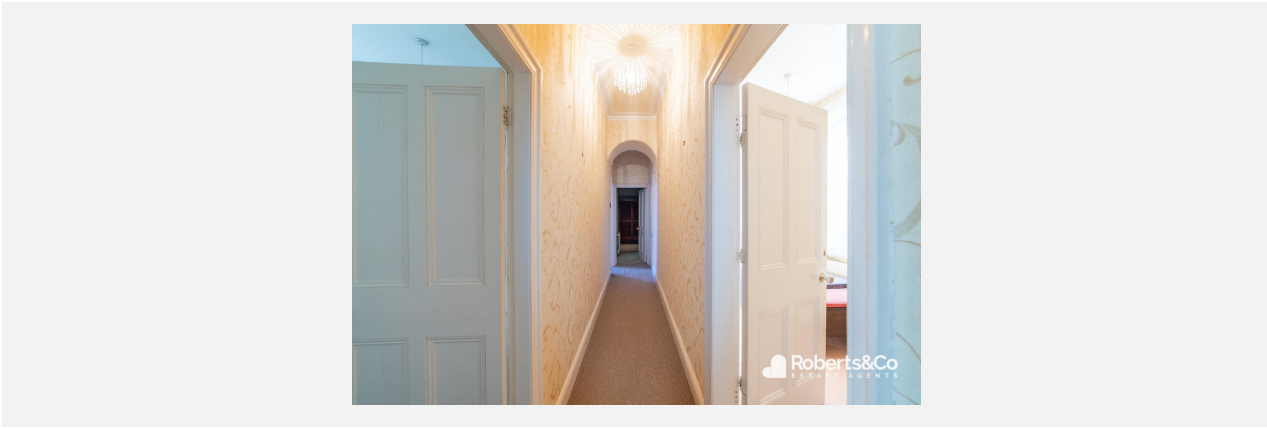
Satellite/Fibre TV Availability:







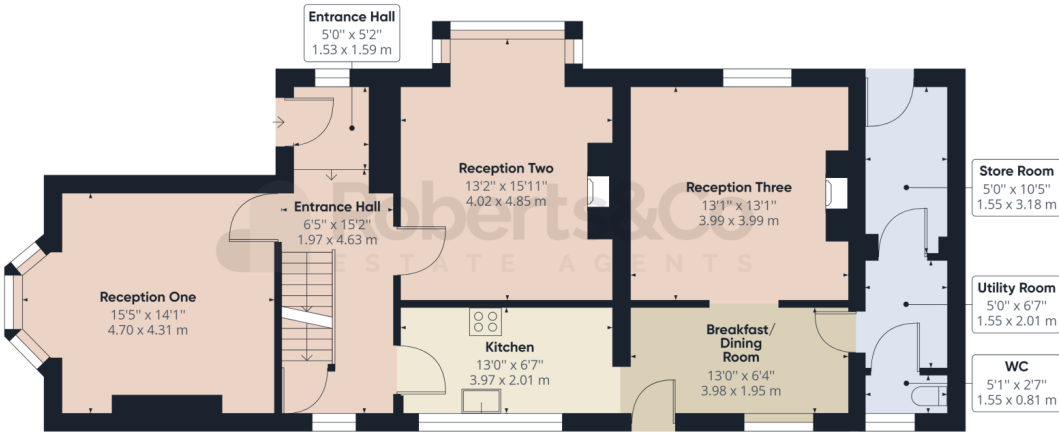




PROSPECT PLACE, ASHTON-ON-RIBBLE, PRESTON, PR2



PROSPECT PLACE, ASHTON-ON-RIBBLE, PRESTON, PR2



Approximate total area⁽¹⁾
 955.14 ft²
 88.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

PROSPECT PLACE, ASHTON-ON-RIBBLE, PRESTON, PR2



PRESTON, PR2

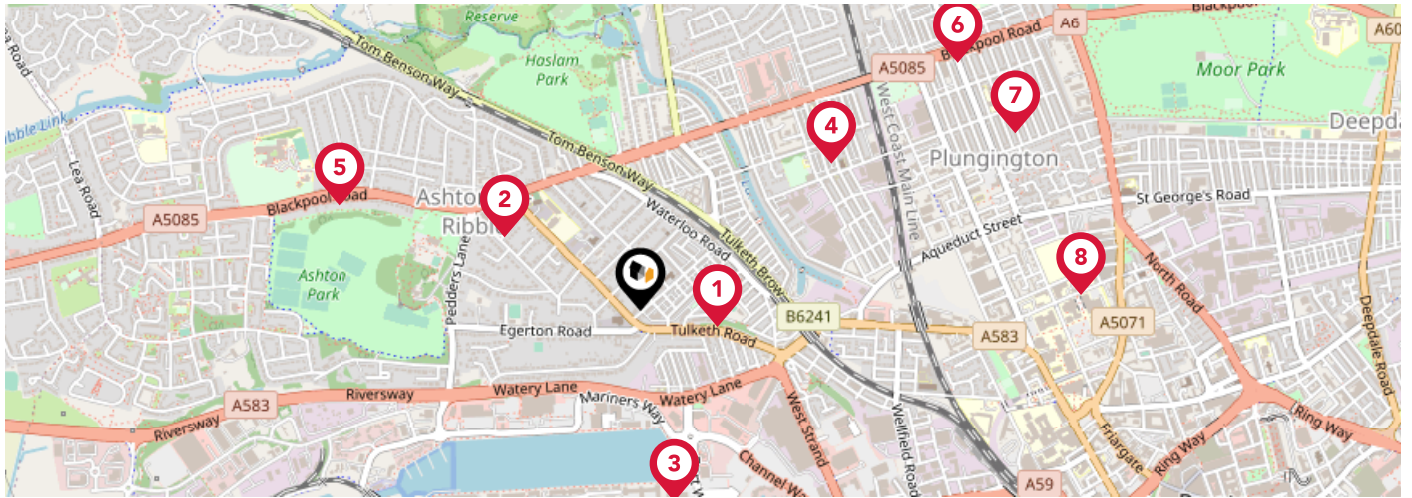
Energy rating

E

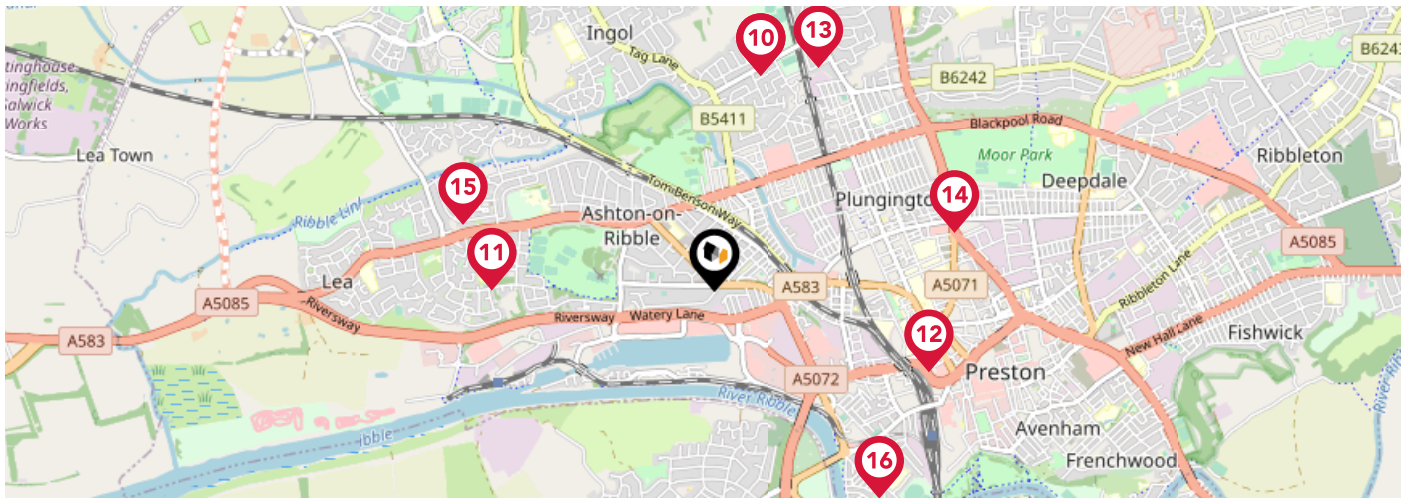
Valid until 25.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Area Schools



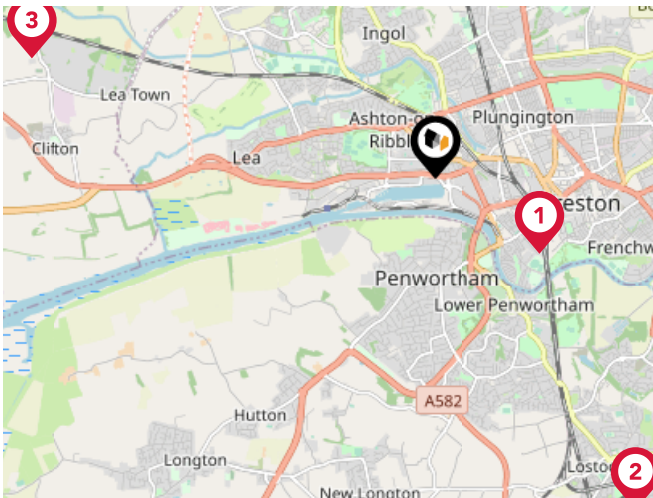
		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Requires improvement Pupils: 173 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Roebuck School Ofsted Rating: Requires improvement Pupils: 292 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 21 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Primary School Ofsted Rating: Good Pupils: 204 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

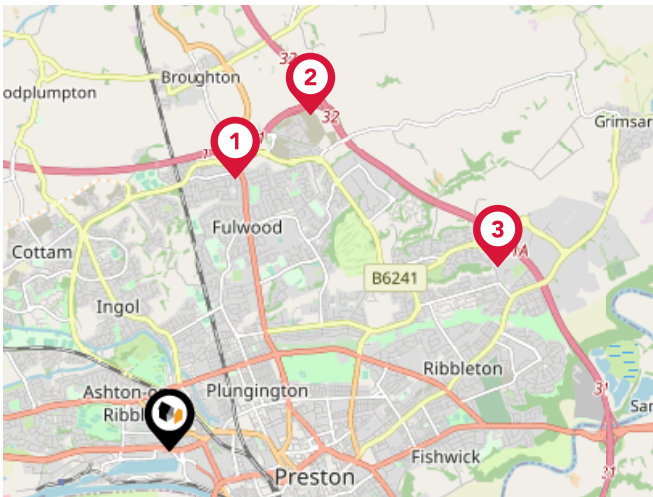
Area

Transport (National)



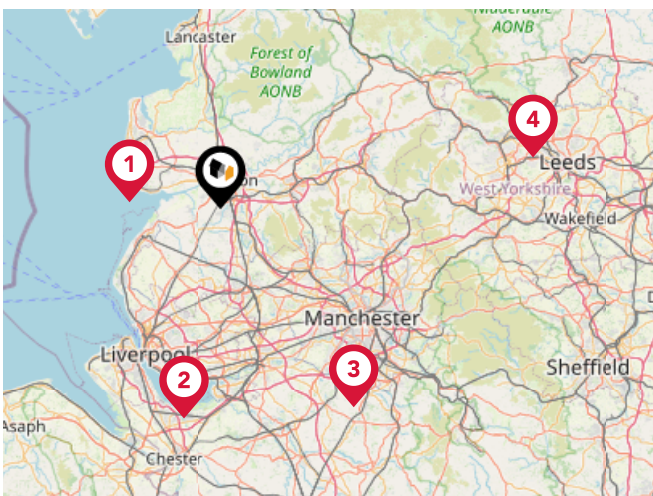
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.13 miles
2	Lostock Hall Rail Station	3.4 miles
3	Salwick Rail Station	3.69 miles



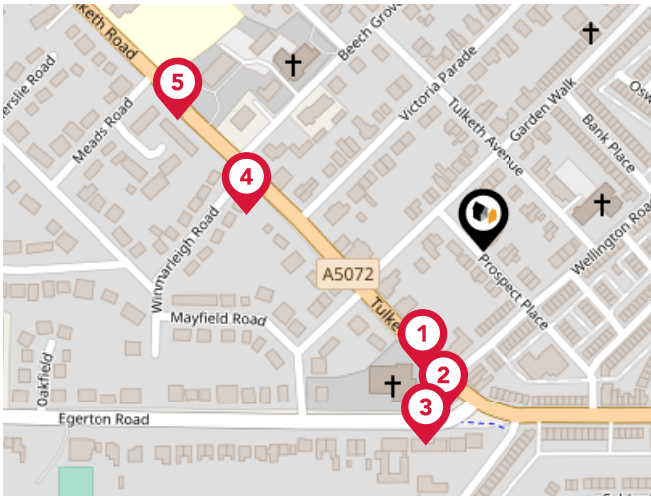
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.46 miles
2	M6 J32	3.18 miles
3	M6 J31A	3.3 miles
4	M65 J1A	4.12 miles
5	M65 J1	4.43 miles



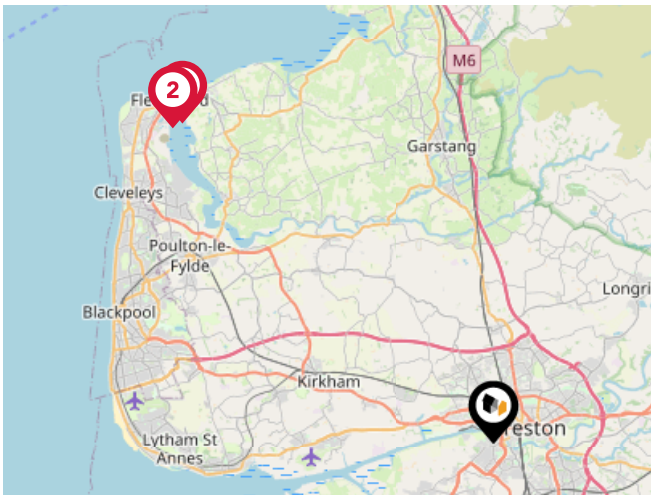
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.75 miles
2	Liverpool John Lennon Airport	30.09 miles
3	Manchester Airport	33.76 miles
4	Leeds Bradford International Airport	44.28 miles



Bus Stops/Stations

Pin	Name	Distance
1	Garden Walk	0.07 miles
2	St Michaels Church	0.09 miles
3	St Michaels Church	0.11 miles
4	Winmarleigh Road	0.13 miles
5	Meads Road	0.18 miles



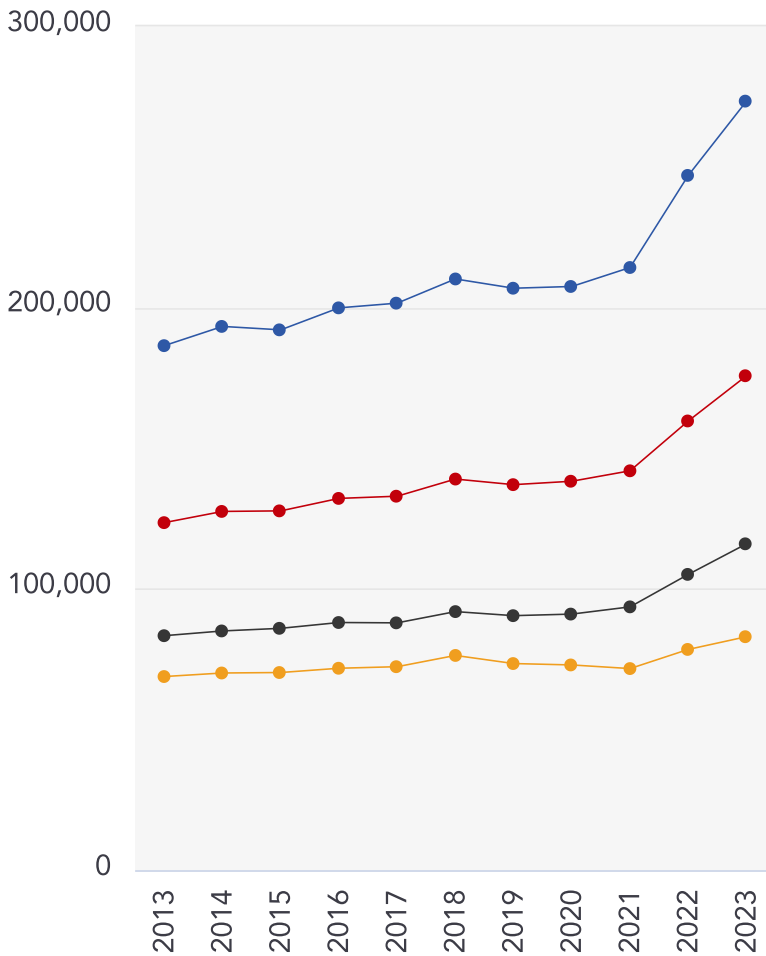
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.62 miles
2	Fleetwood for Ireland Ferry Terminal	15.71 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+46.62%

Semi-Detached

+42.26%

Terraced

+39.18%

Flat

+20.57%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

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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