

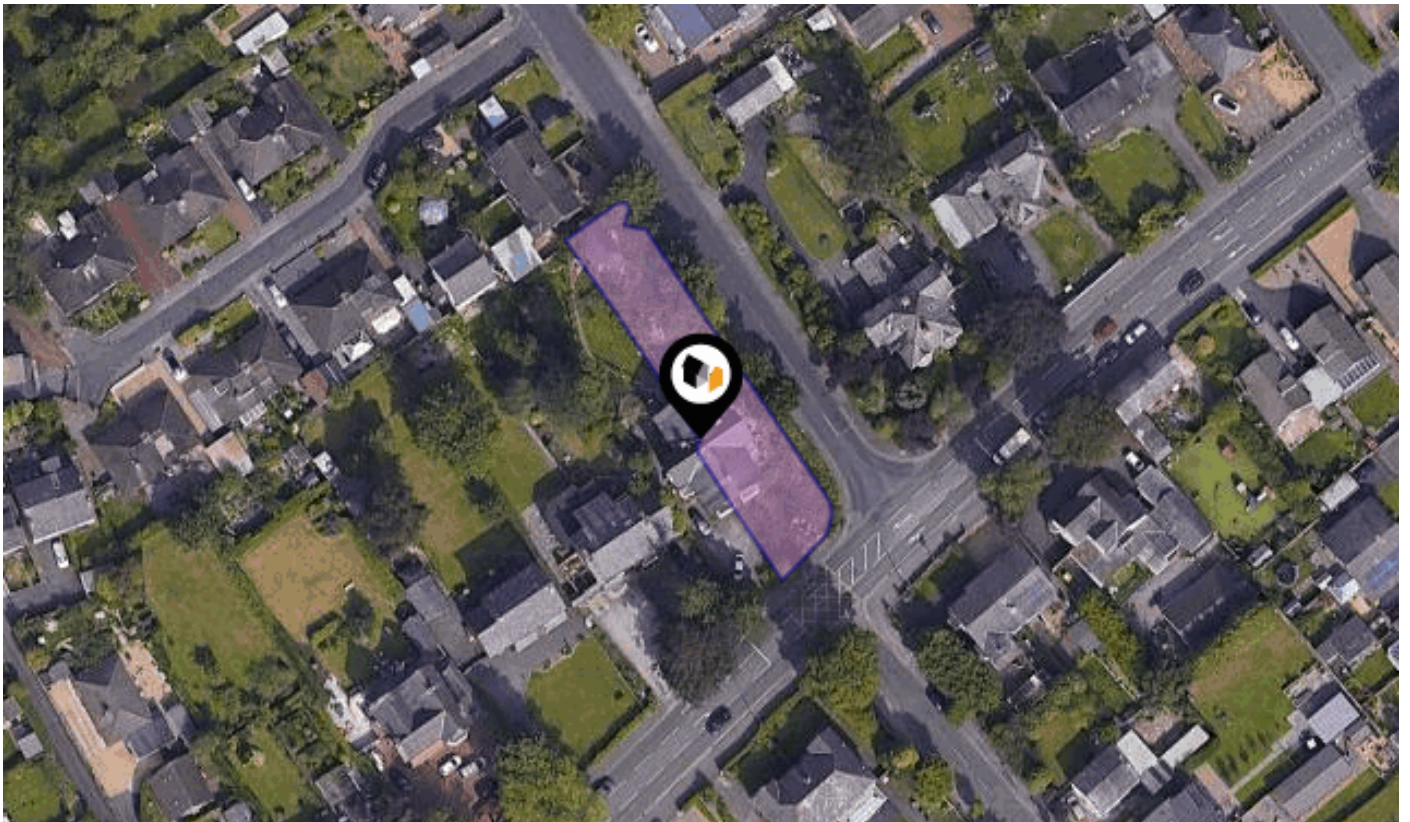


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 23<sup>rd</sup> October 2023**



**RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2**

## Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

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lostockhall@roberts-estates.co.uk

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# Introduction

## Our Comments

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### Property Overview

This home is gorgeous and everything has been finished to an exacting standard.

Discover the epitome of modern living in this exquisite four-bedroom semi-detached gem situated along the ever-sought-after location, conveniently located within easy access of amenities, schools, Royal Preston Hospital, and main motorway connections.

The property enjoys the advantage of having obtained preliminary planning approval for an extra two-bedroom detached dwelling located at the rear of the property, with access from Cromwell Road.

The driveway offers generous parking space, and the tall fences provide a sense of privacy while the garden encircles the property.

Upon entering the home, you'll be greeted by a charming entrance porch featuring its original floor tiles, which then guides you to the inviting hallway.

The heart of the home is undoubtedly the open plan dining kitchen. Adorned with ample fitted cabinetry and equipped with integrated appliances including two ovens, five ring gas hob, and dishwasher, this kitchen is a culinary haven. As the natural light pours in through bi-fold doors, the family room comes alive. This inviting space offers a wonderful sense of unity with the outdoors, thanks to additional velux window and doors leading to the rear garden.

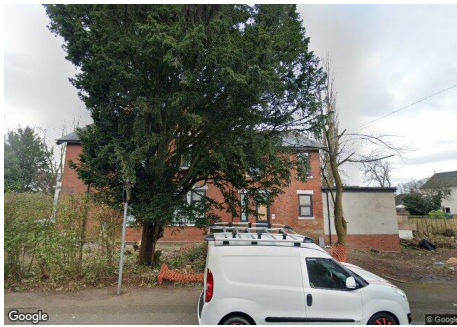
Additionally, on the ground floor, you'll find a convenient utility area and a WC.

Period features abound in the two spacious reception rooms, from original cornicing and ceiling roses to double height ceilings that provide the perfect canvas for modern interior design and they are all stunning in their own right. Both the living room and reception room are beautifully bright, thanks to large windows.

The upper level unveils a sanctuary of rest with four well-proportioned bedrooms. The main bedroom indulges with a contemporary ensuite boasting a sleek vanity unit, shower cubicle, and more. The additional bedrooms offer versatile spaces to cater to your family's needs with convenient family bathroom.

It not only stands out with its distinctive finish but also holds a wealth of potential for future enhancements. You can explore possibilities such as expanding into the loft or basement, or even constructing a detached dwelling. For more information regarding the initial planning outline, please visit the Preston Planning Portal using reference number 06/2022/0760.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£88
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	2,034 ft <sup>2</sup> / 189 m <sup>2</sup>		
<b>Plot Area:</b>	0.19 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,171		
<b>Title Number:</b>	LA402129		
<b>UPRN:</b>	100010564391		

## Local Area

<b>Local Authority:</b>	Preston
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *143, Ribbleton Avenue, Ribbleton, Preston, PR2 6YS*

Reference - 06/2022/0760	
<b>Decision:</b>	Permitted
<b>Date:</b>	18th November 2022
<b>Description:</b>	Outline application for 1no. dwelling seeking approval for access (all other matters reserved)

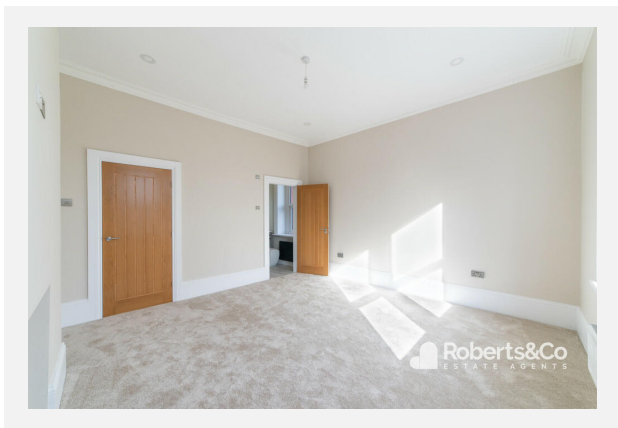
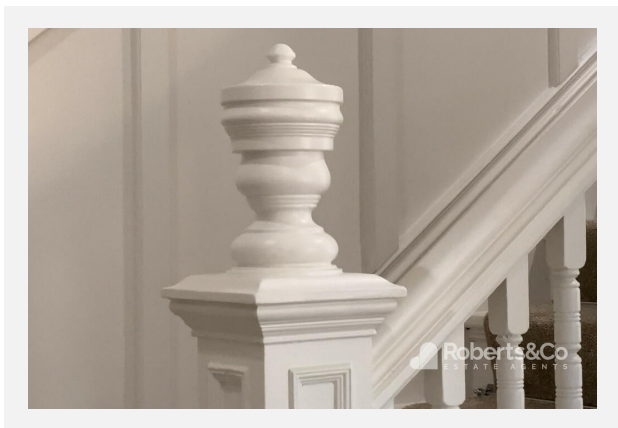
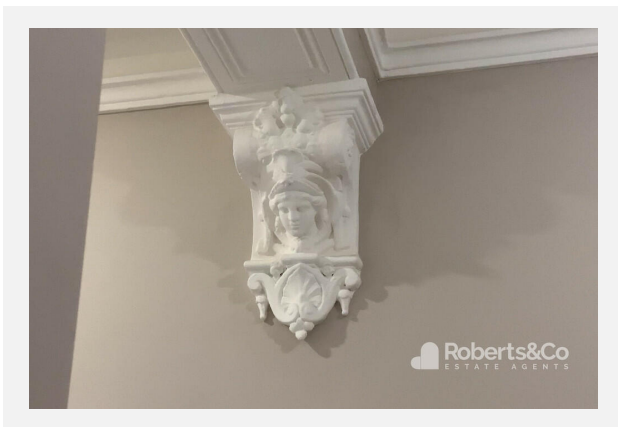
Reference - 06/2020/0946	
<b>Decision:</b>	Conditions
<b>Date:</b>	25th September 2020
<b>Description:</b>	Single storey rear extension following demolition of existing outbuilding



# Gallery Photos

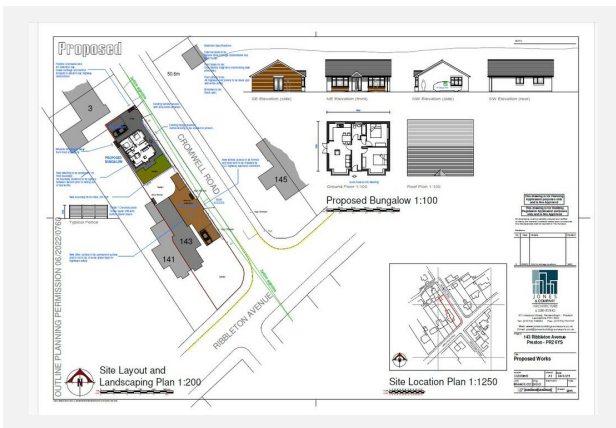
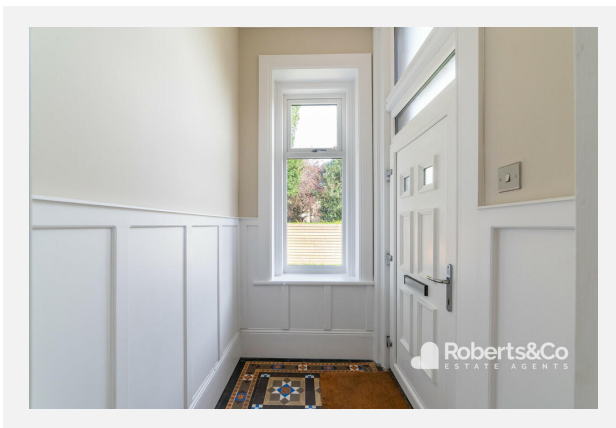
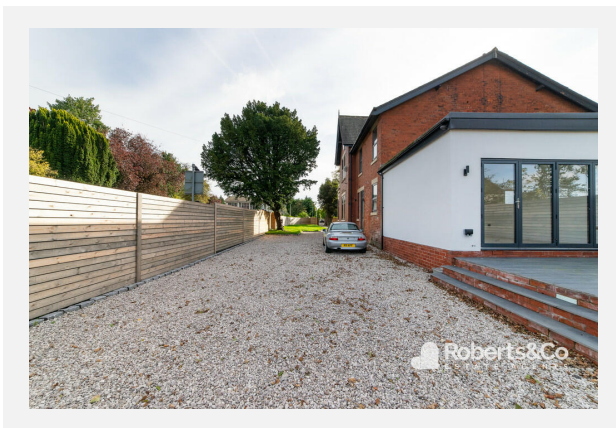
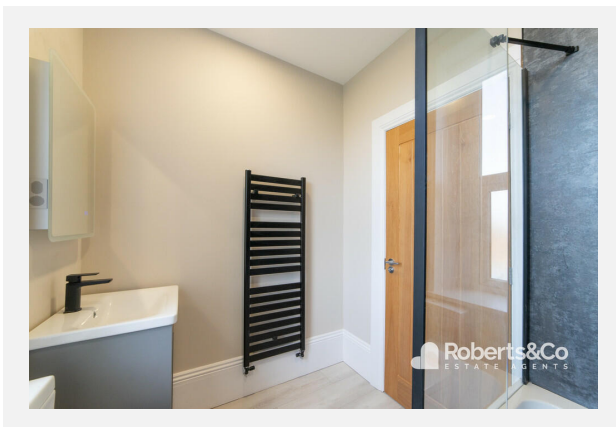


# Gallery Photos





# Gallery Photos



# Gallery

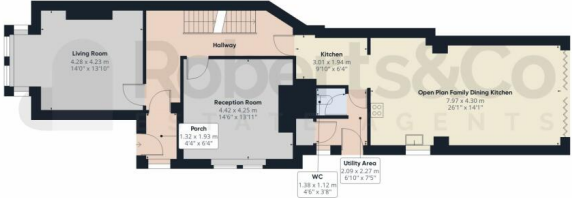
## Photos

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## RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
205.12 m<sup>2</sup>  
2207.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

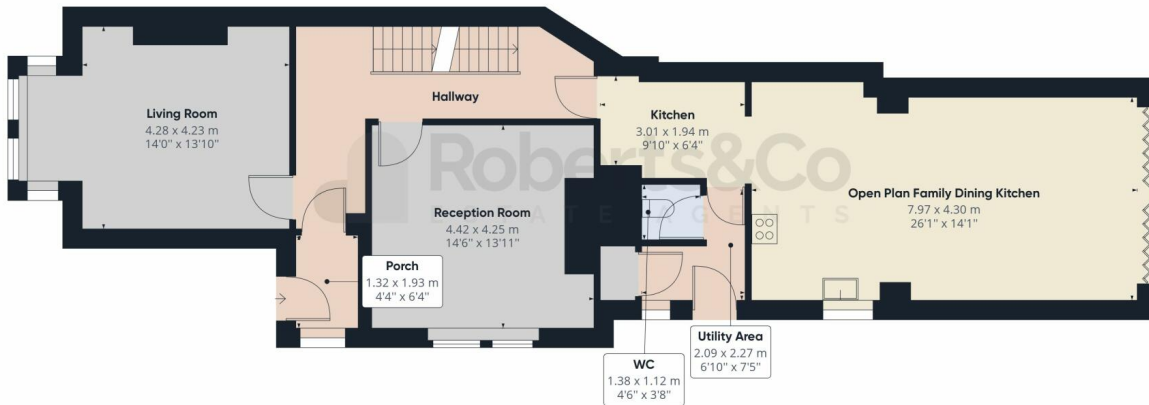
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor Building 2

## RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2



Approximate total area<sup>(1)</sup>  
105.75 m<sup>2</sup>  
1138.23 ft<sup>2</sup>

(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 Building 1

## RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2



Approximate total area<sup>(1)</sup>  
76.61 m<sup>2</sup>  
824.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

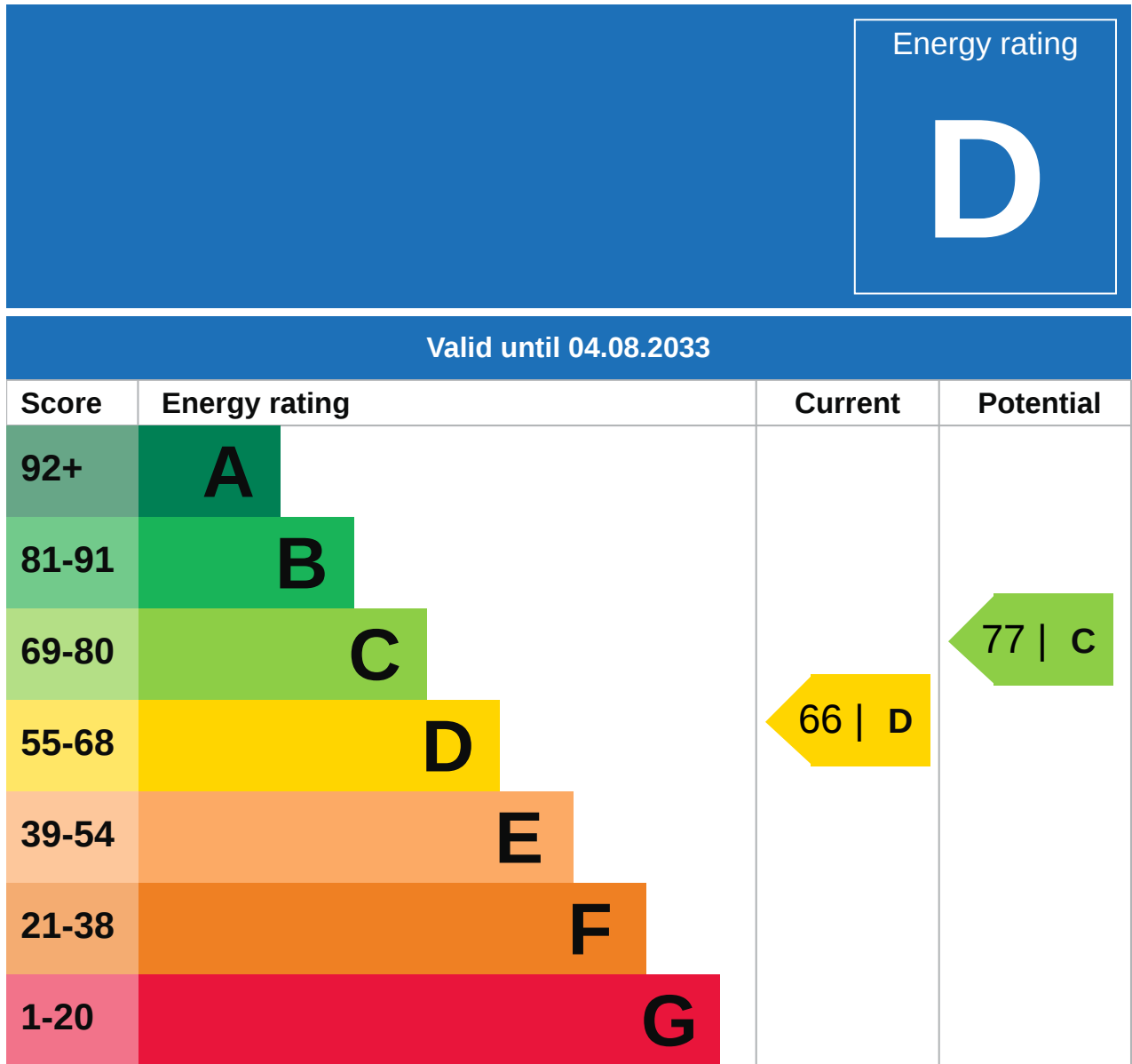
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1 Building 1



# Property EPC - Certificate



# Property

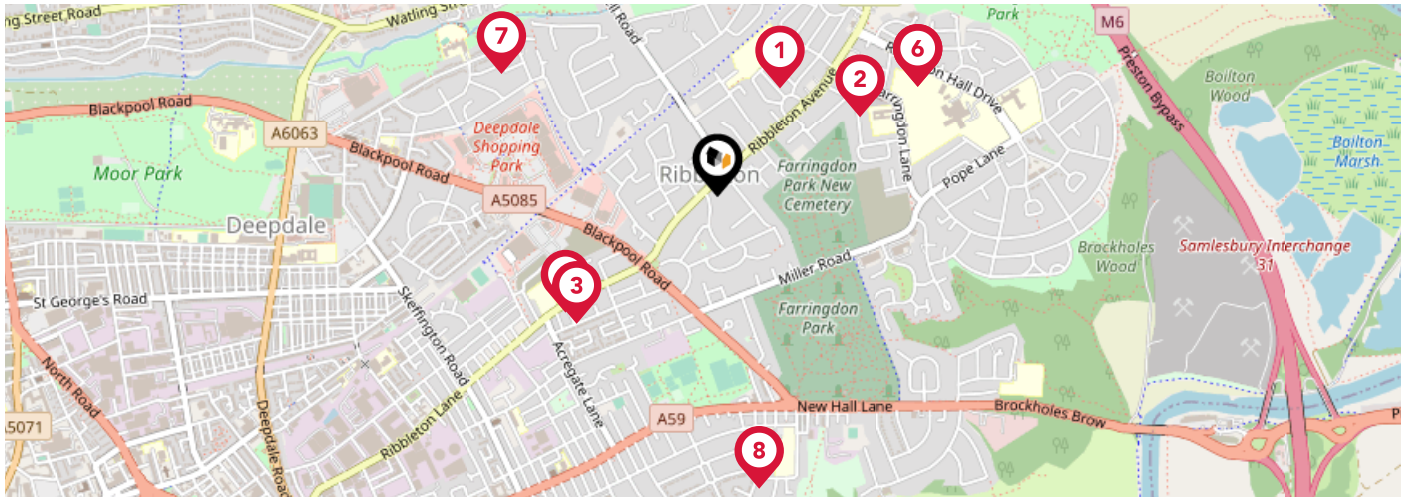
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 97% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	189 m <sup>2</sup>

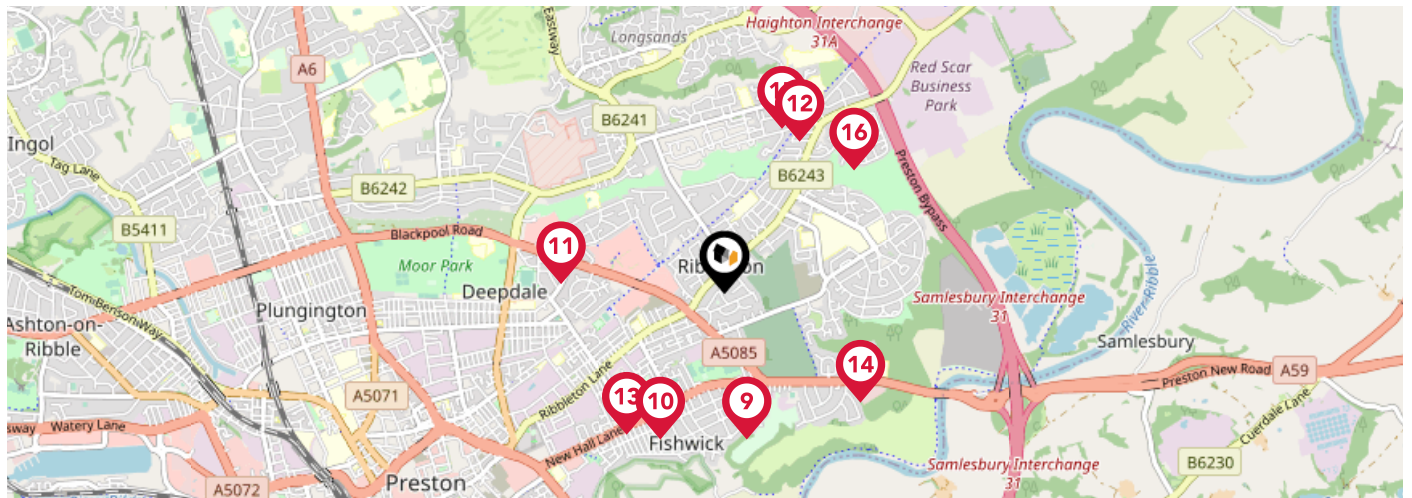
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Preston Greenlands Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Blessed Sacrament Catholic Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ribbleton Avenue Infant School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ribbleton Avenue Methodist Junior School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Moor Nook Community Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 219   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sir Tom Finney Community High School</b> Ofsted Rating: Good   Pupils: 173   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holme Slack Community Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



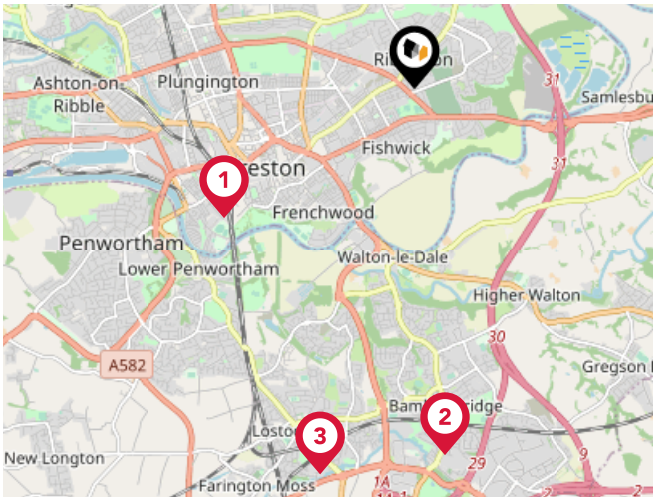
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Fishwick Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Preston St Matthew's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 446   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic Primary School, Preston</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Maria Goretti Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 215   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 341   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brockholes Wood Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brookfield Community Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Preston Grange Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

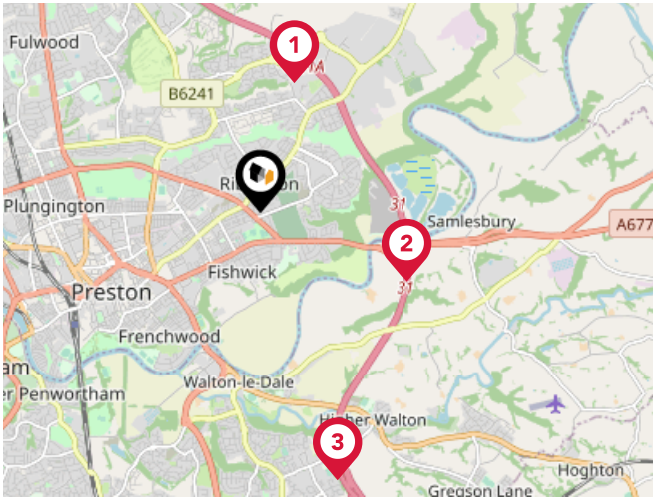
# Area

## Transport (National)



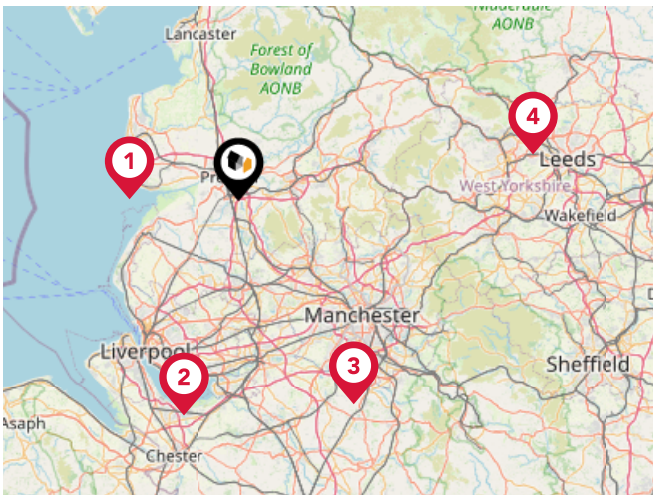
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.02 miles
2	Bamber Bridge Rail Station	3.22 miles
3	Lostock Hall Rail Station	3.49 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.17 miles
2	M6 J31	1.42 miles
3	M6 J30	2.44 miles
4	M6 J32	2.81 miles
5	M65 J1A	3.84 miles

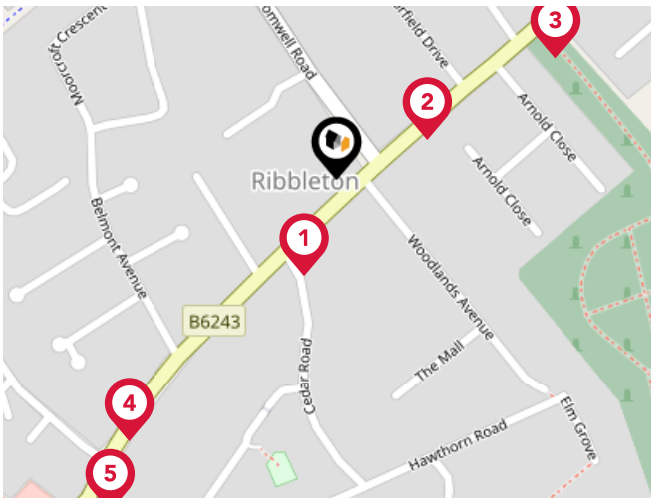


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.31 miles
2	Liverpool John Lennon Airport	31.1 miles
3	Manchester Airport	32.8 miles
4	Leeds Bradford International Airport	41.65 miles

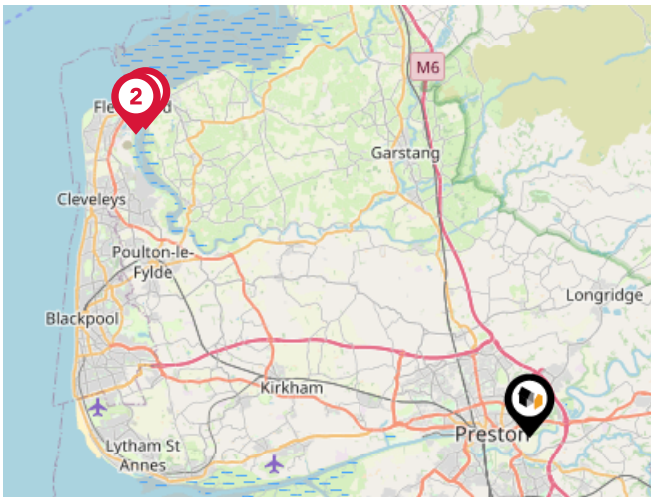
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.06 miles
2	Cromwell Road	0.05 miles
3	Cemetery Gates	0.14 miles
4	Morris Road	0.18 miles
5	Blackpool Road	0.22 miles



### Ferry Terminals

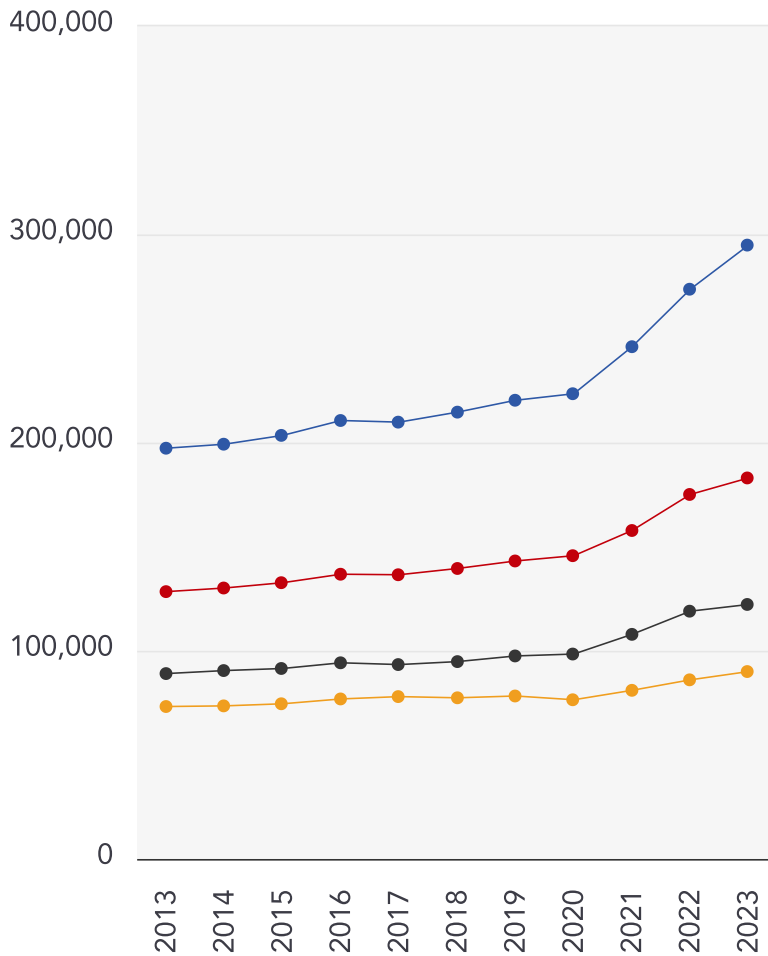
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.21 miles
2	Fleetwood for Ireland Ferry Terminal	17.34 miles



# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

Flat

**+22.94%**



### Roberts & Co

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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.

### Financial Services

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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\_Cov



/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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