

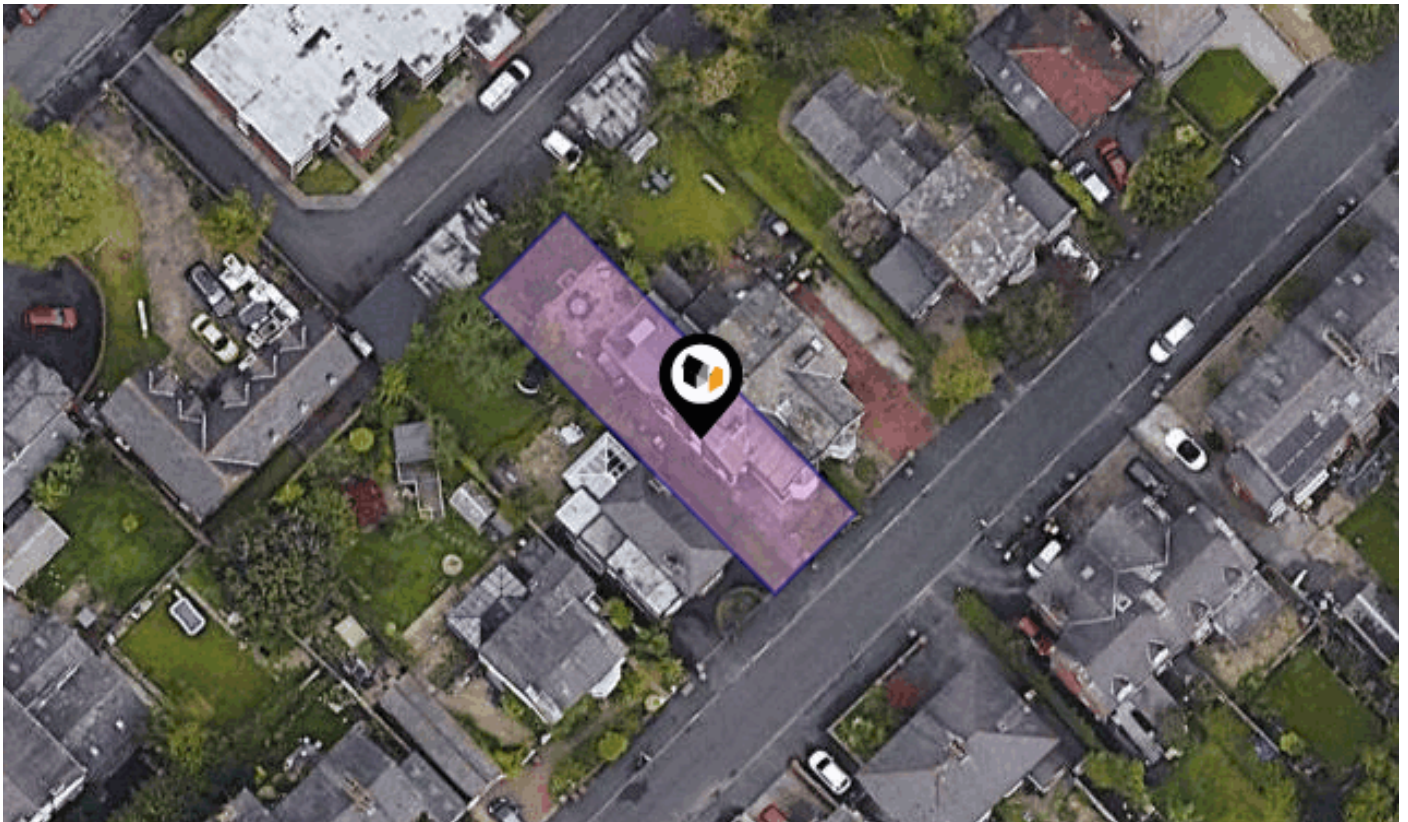


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 02<sup>nd</sup> April 2024**



**VICTORIA PARADE, 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

Welcome to Victoria Parade, Ashton On Ribble, where the fusion of modern elegance and Victorian charm welcomes you to this immaculately presented four-story semi-detached residence. Meticulously designed to harmonize traditional allure with contemporary flair.

Upon entry, the hallway unveils a blend of classic and modern design elements. The living room beckons with its abundance of character, highlighted by period features and a generously proportioned bay window flooding the space with natural light. A cosy haven is created by the presence of a log burner and a feature mantel, enveloping the room in warmth and tranquillity with its neutral tones-an inviting sanctuary to unwind after a bustling day.

The open-plan kitchen and dining area epitomize sophistication and practicality seamlessly intertwined. Adorned with bespoke fitted light blue gloss cabinets and matte white quartz worktops, the kitchen boasts modern amenities including a double oven, coffee machine, wine cooler, integrated microwave, dishwasher, and fridge-freezer. The grandeur of the space is enhanced by aluminium bifold doors opening onto a limestone patio, blurring the distinction between indoor and outdoor living, providing ample room for dining sets and lounging furniture.

Completing the ground floor amenities, a laundry room with built-in storage and provisions for a washing machine and tumble dryer, alongside a convenient downstairs WC off the hallway.

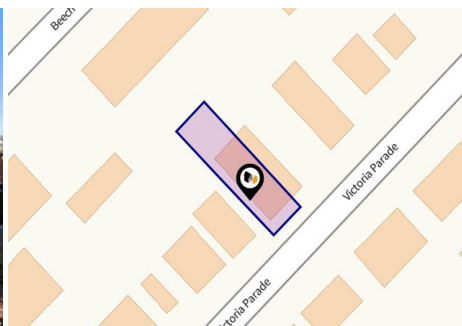
Venture to the lower ground floor to discover a spacious basement room ideal for storage purposes.

Ascending to the upper floors, four generously sized bedrooms await, with bedroom one benefiting from an ensuite bathroom while the remaining bedrooms share access to a family bathroom.

The second floor boasts a sizable bedroom with an ensuite shower room, illuminated by Velux windows.

Outside, an enclosed rear garden provides a private outdoor retreat.

Adding to the allure, a driveway with parking for two cars offers convenience in this prime location on Victoria Parade, in close proximity to Preston and nearby schools, with excellent transport links including the M6 and M55 motorways.



## Property

**Type:** Semi-Detached  
**Bedrooms:** 5  
**Plot Area:** 0.08 acres  
**Council Tax :** Band D  
**Title Number:** LA445439  
**UPRN:** 100010574623

**Tenure:** Freehold

## Local Area

**Local Authority:** Preston  
**Conservation Area:** Ashton (Preston), Preston  
**Flood Risk:**  
 • Rivers & Seas: Very Low  
 • Surface Water: Very Low

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

**19** mb/s      **74** mb/s      **1000** mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

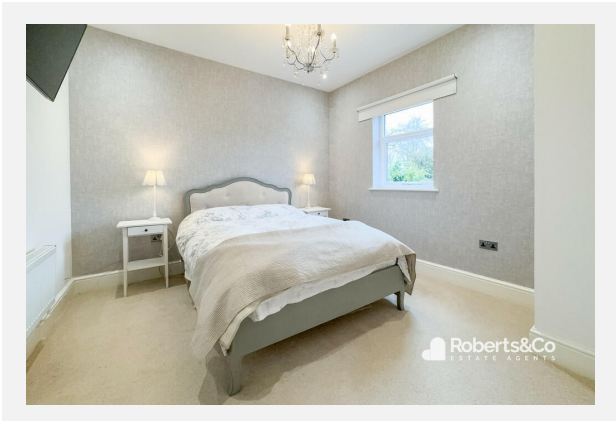
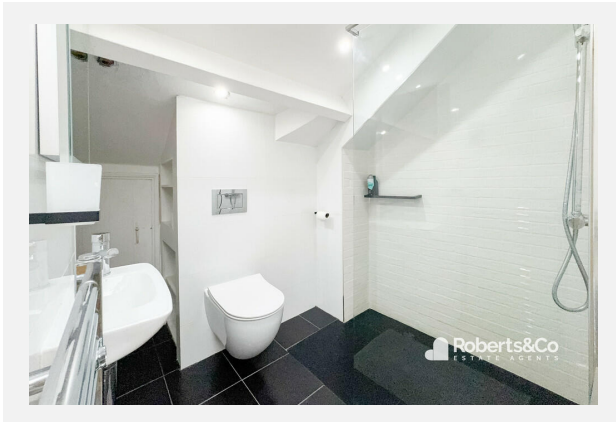
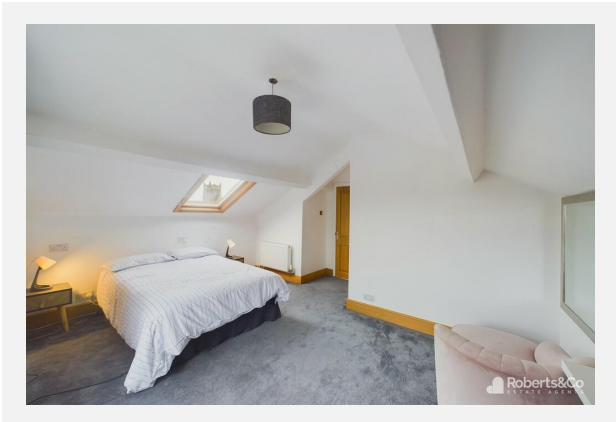
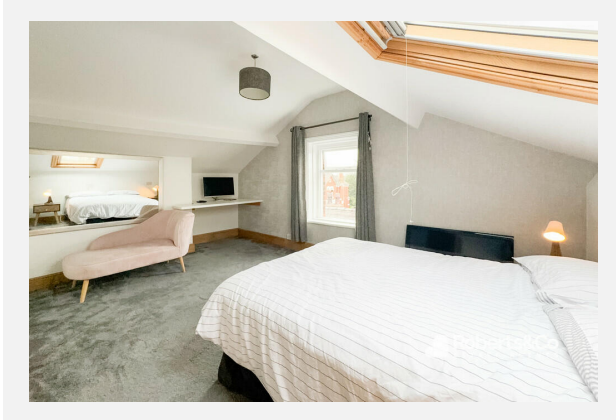
Planning records for: *40, Victoria Parade, Ashton-on-ribble, Preston, PR2 1DT*

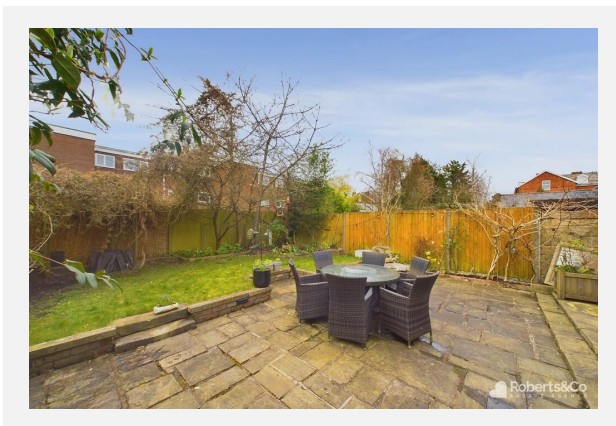
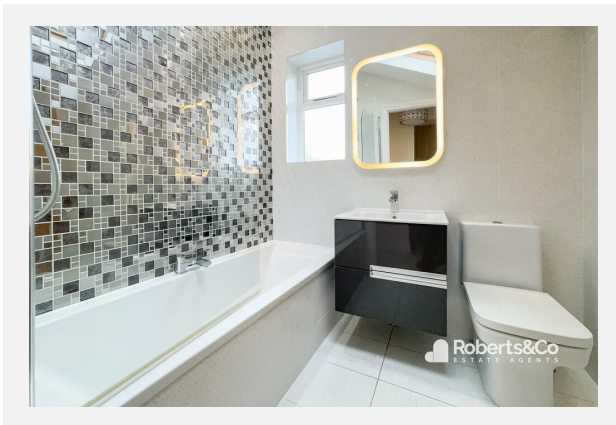
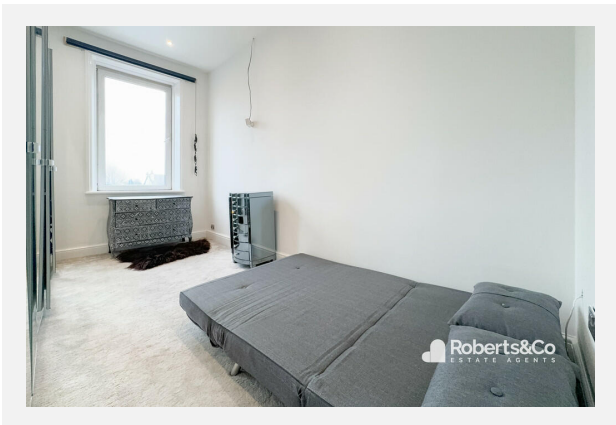
Reference - Preston/06/2014/0414	
<b>Decision:</b>	Decided
<b>Date:</b>	05th June 2014
<b>Description:</b>	Erection of two storey and single storey extensions to rear of dwelling following demolition of existing detached garage and single storey outrigger











## VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2





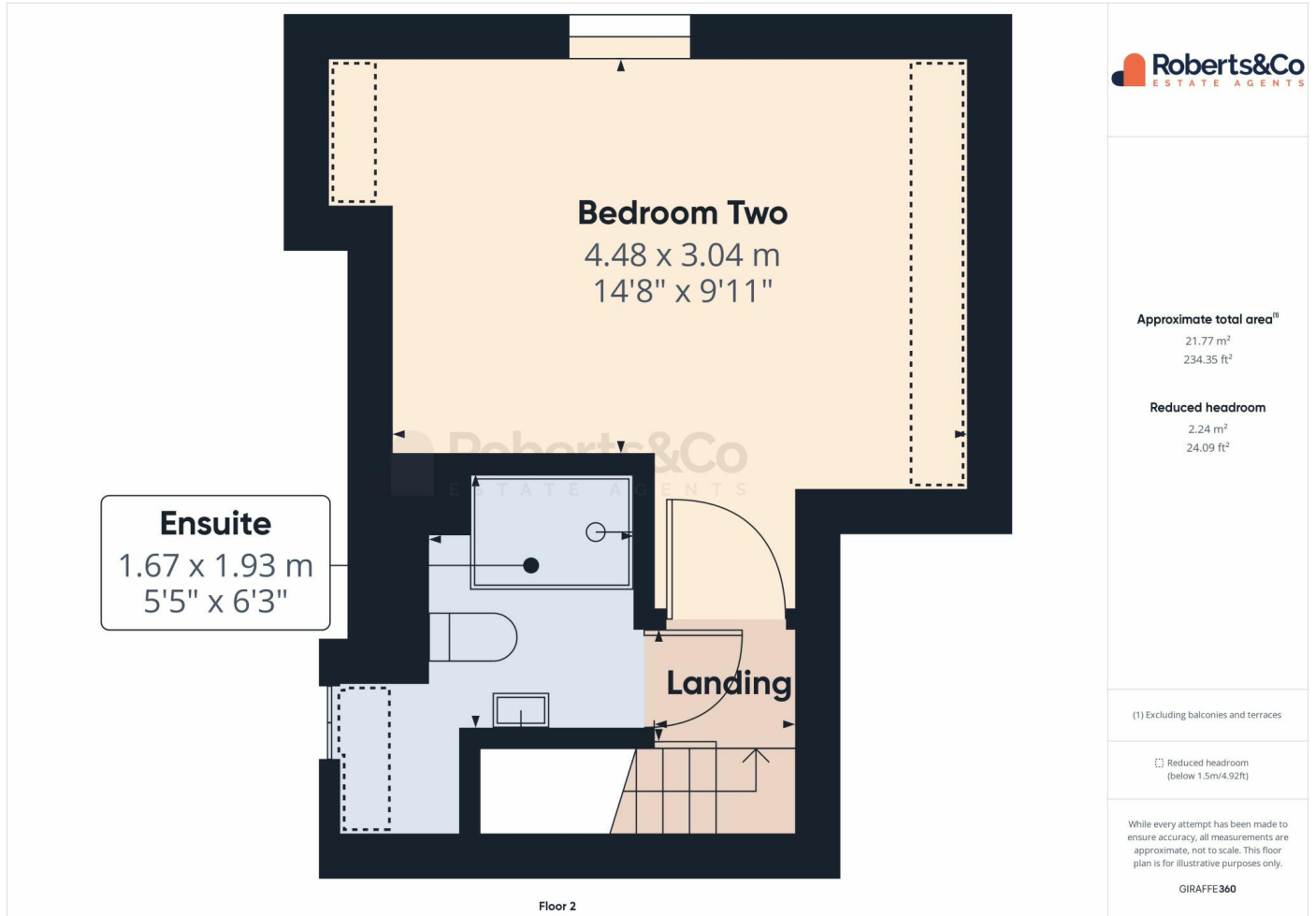
## VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2



VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2

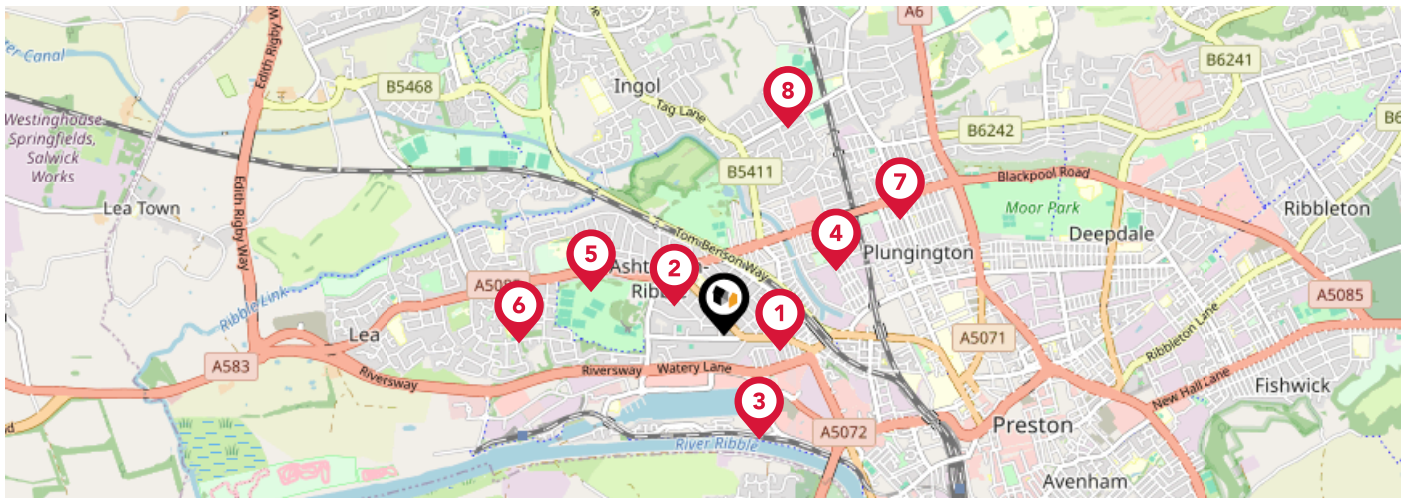


## VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2

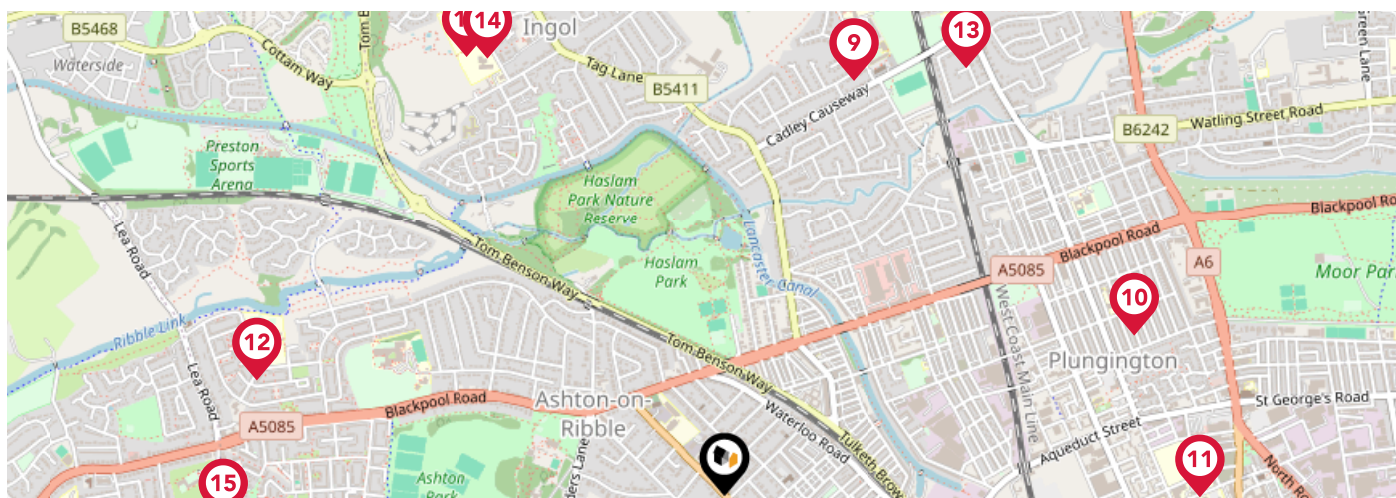




# Area Schools



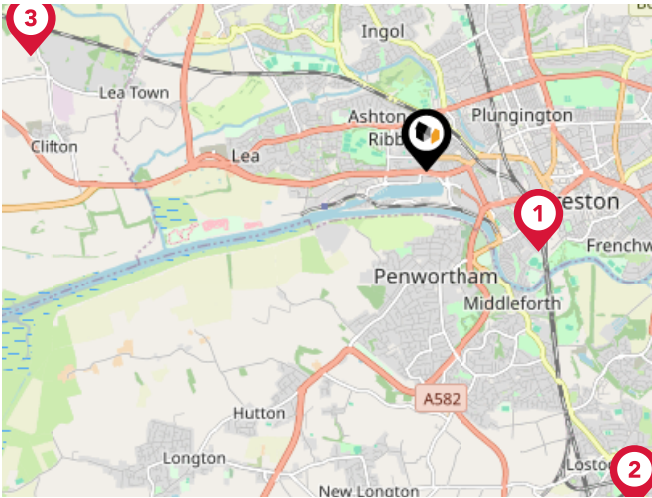
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 173   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 292   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 755   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 21   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Our Lady's Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 899   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 251   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 215   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fulwood and Cadley Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 177   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

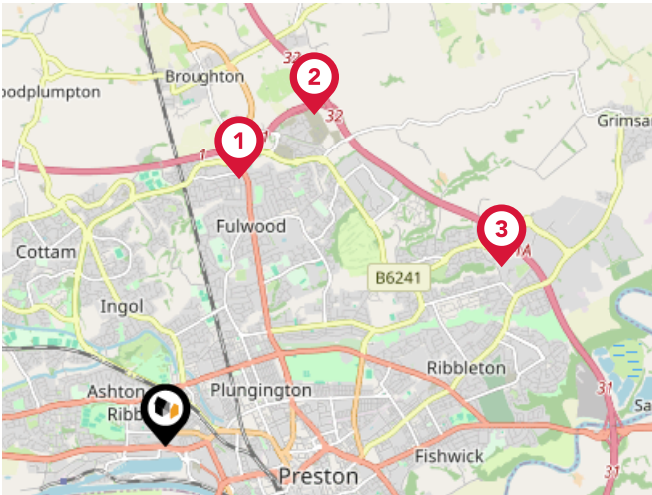
# Area

## Transport (National)



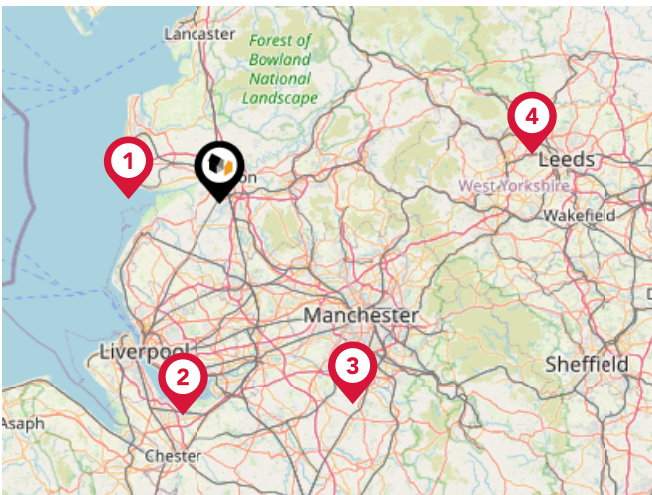
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.21 miles
2	Lostock Hall Rail Station	3.48 miles
3	Salwick Rail Station	3.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.44 miles
2	M6 J32	3.18 miles
3	M6 J31A	3.35 miles
4	M65 J1A	4.19 miles
5	M65 J1	4.51 miles



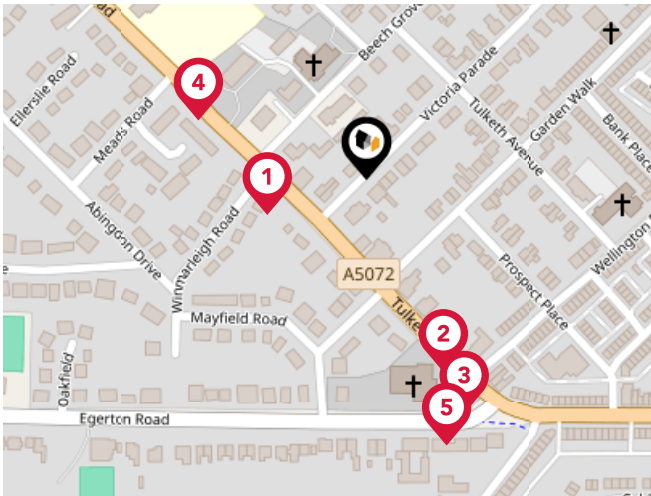
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.67 miles
2	Liverpool John Lennon Airport	30.11 miles
3	Manchester Airport	33.83 miles
4	Leeds Bradford International Airport	44.35 miles



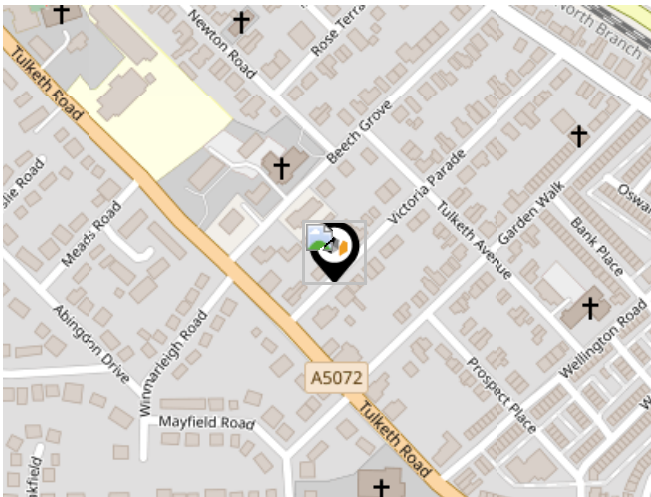
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Winmarleigh Road	0.06 miles
2	Garden Walk	0.11 miles
3	St Michaels Church	0.14 miles
4	Meads Road	0.1 miles
5	St Michaels Church	0.15 miles



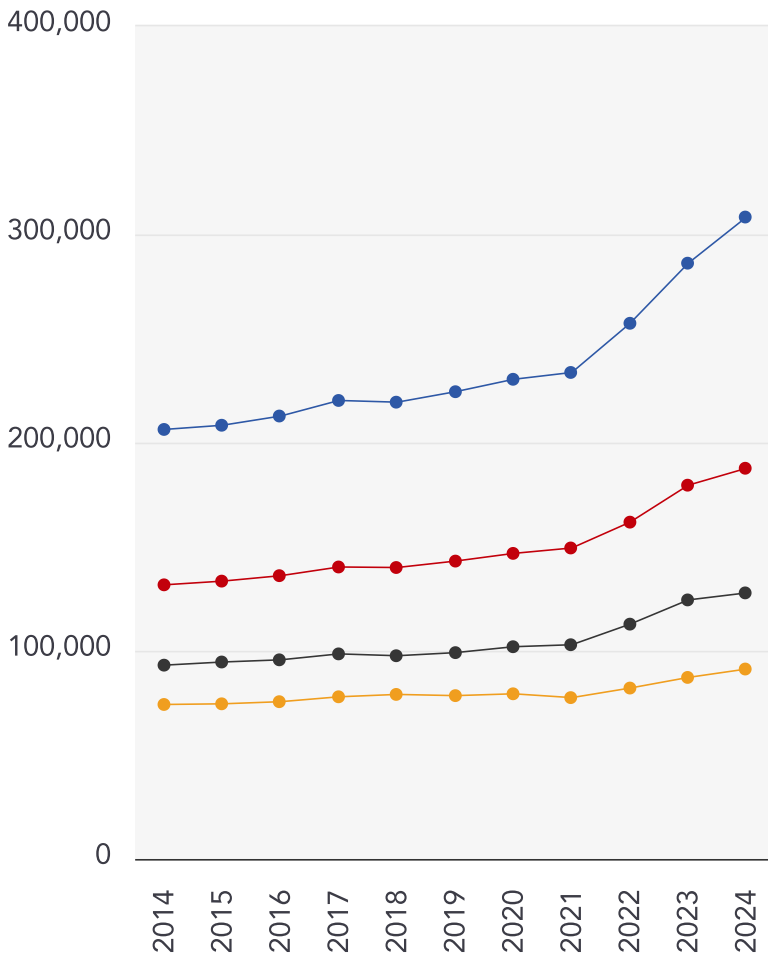
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.54 miles
2	Fleetwood for Ireland Ferry Terminal	15.63 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

---

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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

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

