

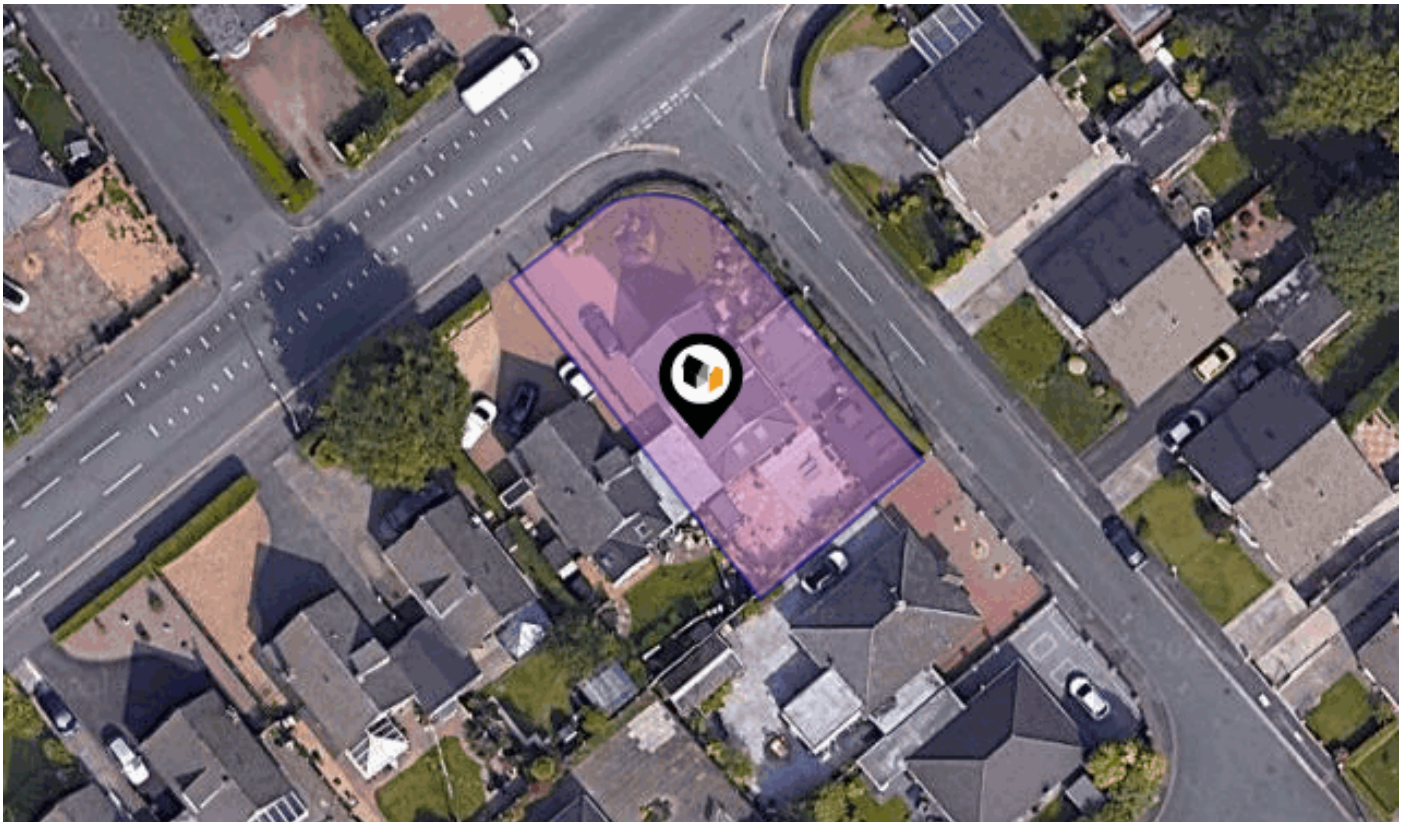


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th May 2024



RIBBLETON AVENUE, RIBBLETON, 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

This meticulously maintained detached chalet bungalow with 3 double bedrooms sits on a generous corner plot. The property offers a living room, an extended open-plan family kitchen and dining area, two bathrooms, a utility room, a garage, a driveway, and a beautifully landscaped wrap-around garden.

Upon entering, you're greeted by a welcoming hallway that includes a convenient storage cupboard and WC.

The living room, with its bay window and warm gas fireplace, is a cosy spot for relaxation.

A second reception room at the front, currently used by the vendors as a sitting room, can also serve as an additional bedroom or a home office.

The extended kitchen serves as the vibrant heart of the home, thoughtfully designed to combine functionality with aesthetic appeal. The pièce de résistance of the kitchen is its set of bi-fold doors. When fully opened, these doors seamlessly connect the kitchen to the garden, inviting in natural light and fresh air, while providing a panoramic view of the outdoor space. This feature is perfect for summer barbecues, garden parties, or simply enjoying a morning coffee with the sights and sounds of nature. The kitchen layout accommodates a cosy sitting area, designed for family meals and casual gatherings.

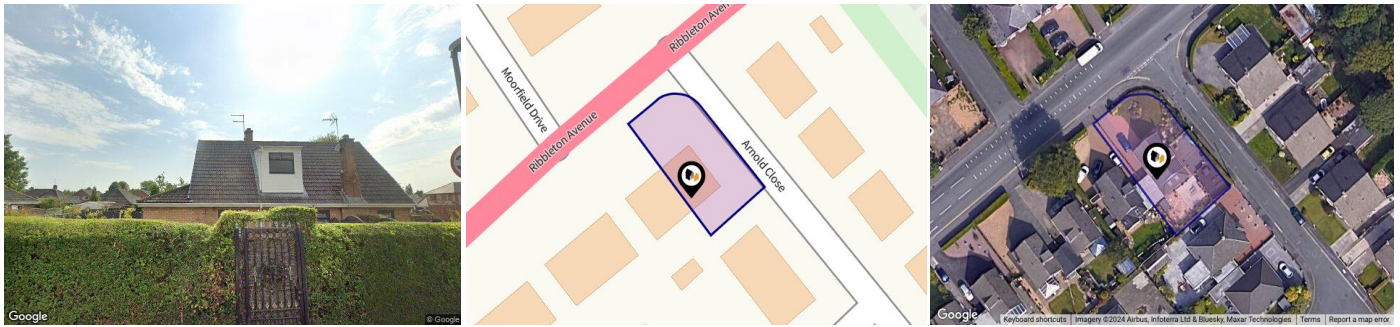
An adjoining utility room offers plumbing for a washing machine and a dishwasher. Additionally, there's a shower room on this level for added convenience.

The integral garage provides extra storage or parking space.

Upstairs, you'll find two double bedrooms with built-in wardrobes and a three-piece bathroom.

The property offers ample parking with a large driveway and a front garden. The rear garden wraps around the house and features a low-maintenance decked area, perfect for enjoying the sun or unwinding in a private setting.

This beautifully presented chalet bungalow offers a versatile and comfortable lifestyle, with plenty of outdoor space and a desirable location.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£153
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,365		
Title Number:	LA284195		
UPRN:	100010564414		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

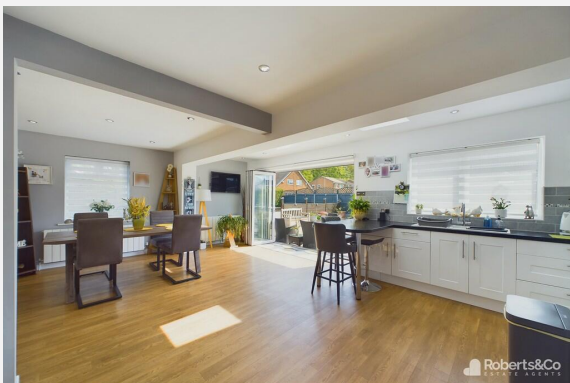
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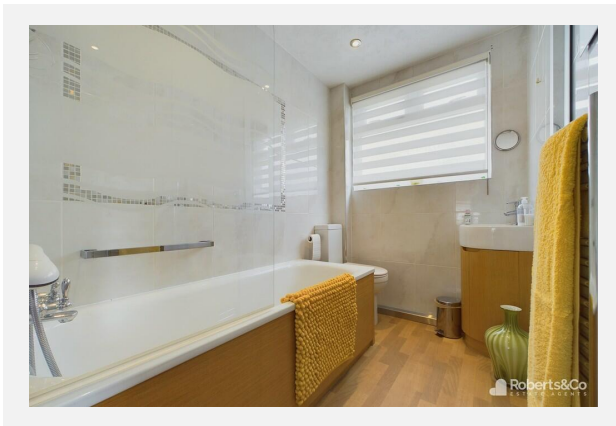
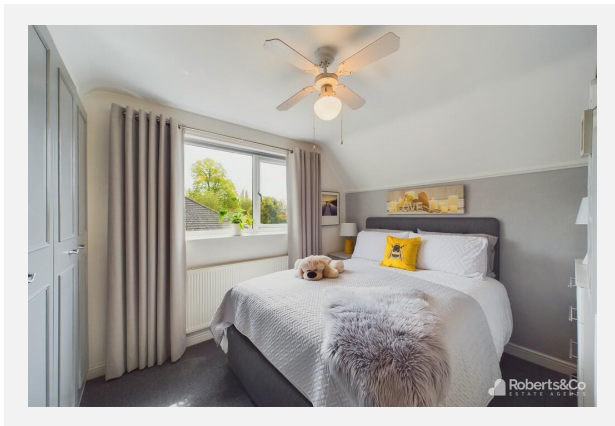
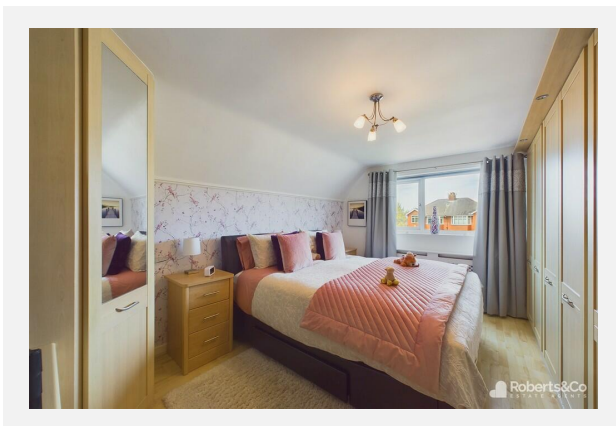
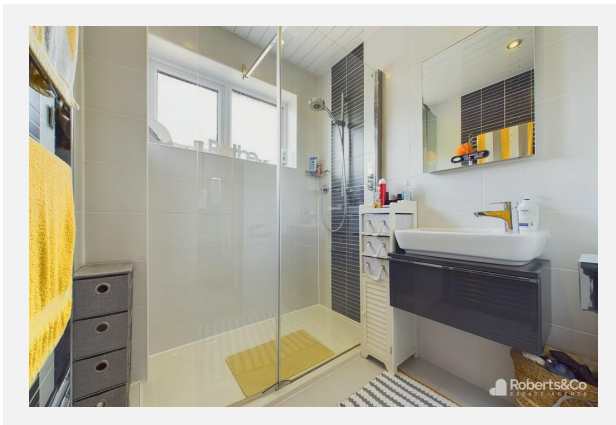
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







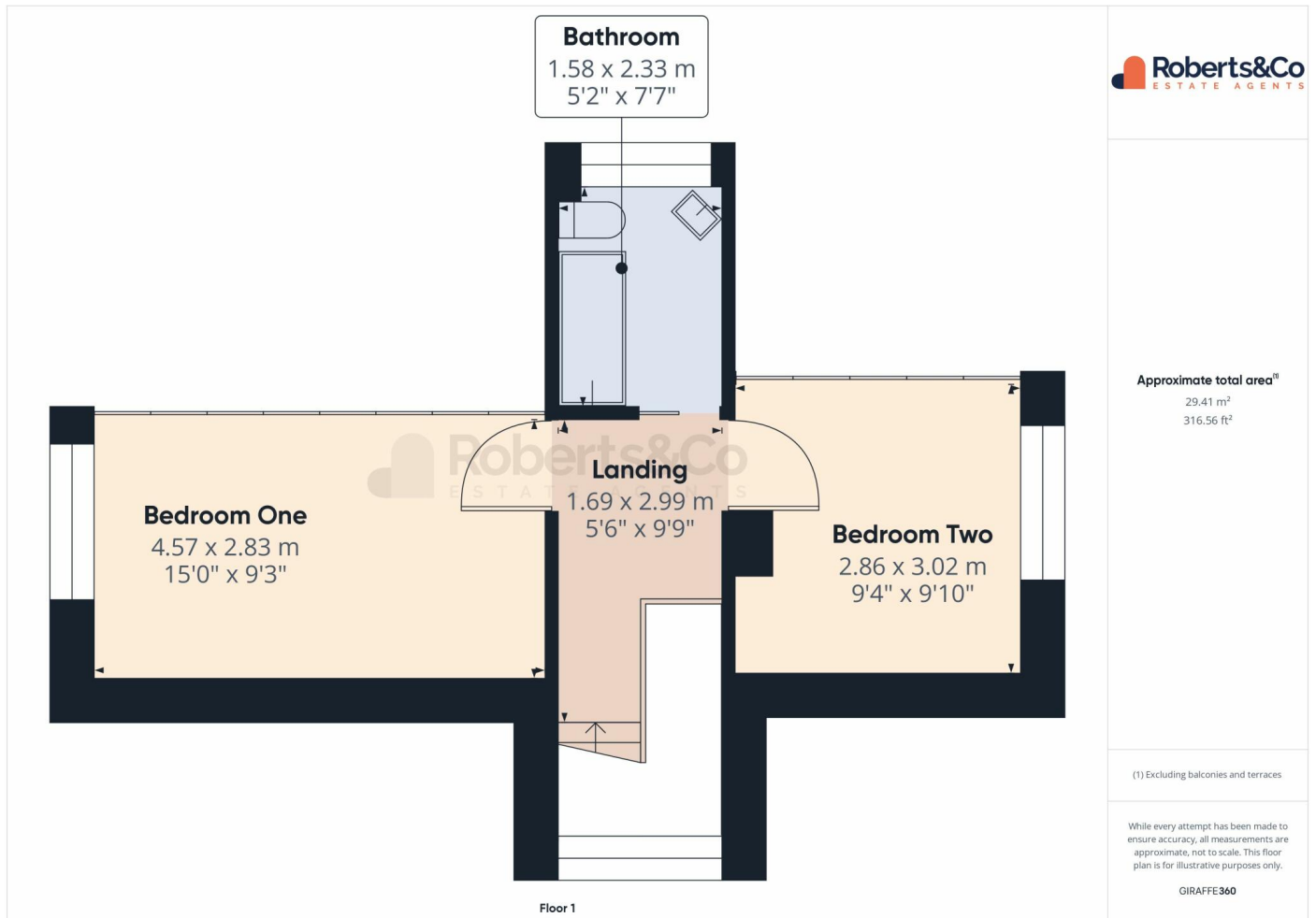
RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2



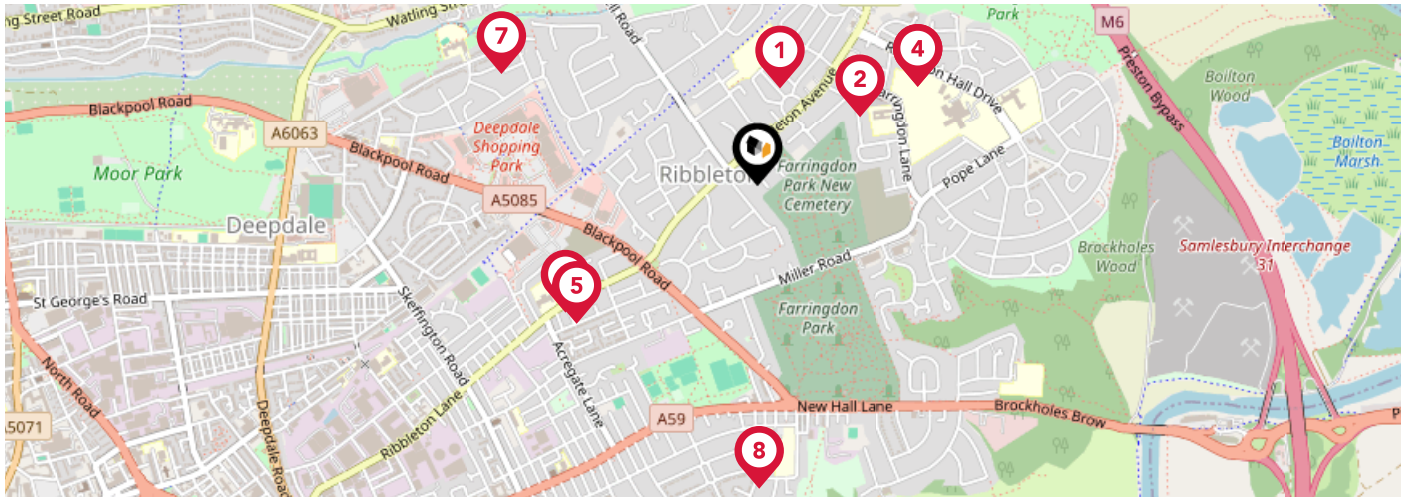
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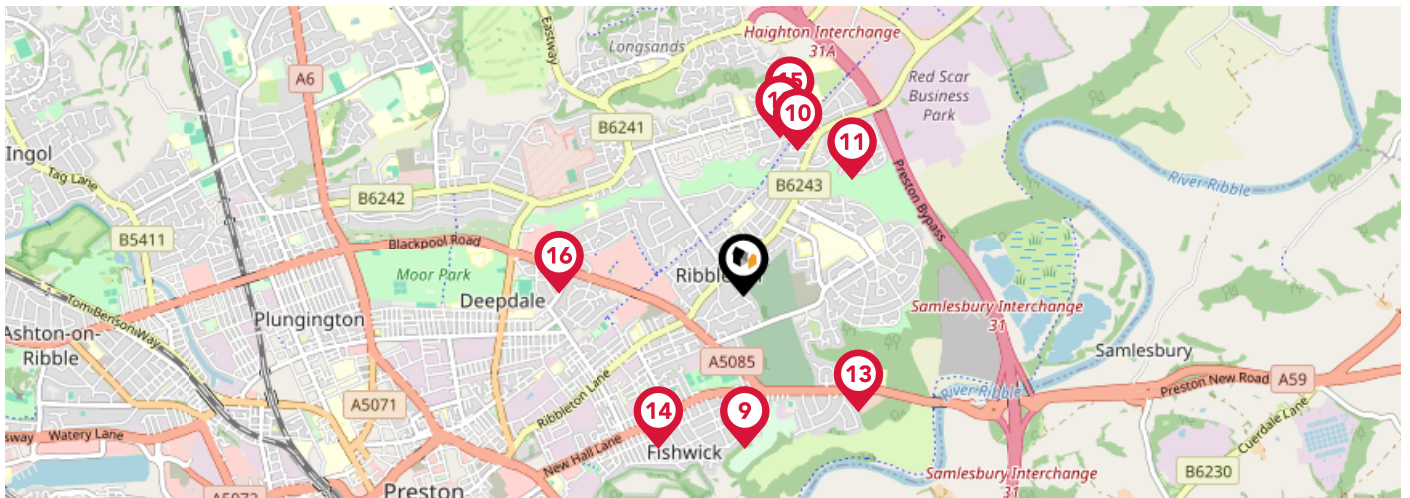


Area Schools



		Nursery	Primary	Secondary	College	Private
	Preston Greenlands Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blessed Sacrament Catholic Primary School Ofsted Rating: Good Pupils: 415 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moor Nook Community Primary School Ofsted Rating: Requires Improvement Pupils: 219 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 173 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 255 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 265 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 181 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

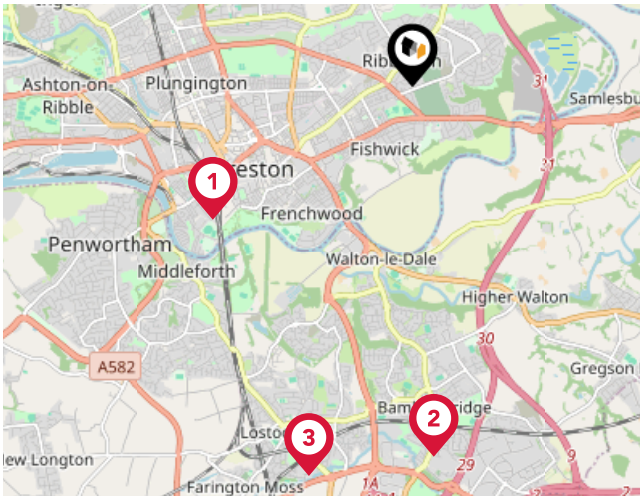
Area Schools



		Nursery	Primary	Secondary	College	Private
	Fishwick Primary School Ofsted Rating: Good Pupils: 154 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Grange Primary School Ofsted Rating: Good Pupils: 190 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookfield Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 258 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston St Matthew's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Priory School Ofsted Rating: Not Rated Pupils: 252 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Preston Ofsted Rating: Outstanding Pupils: 210 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

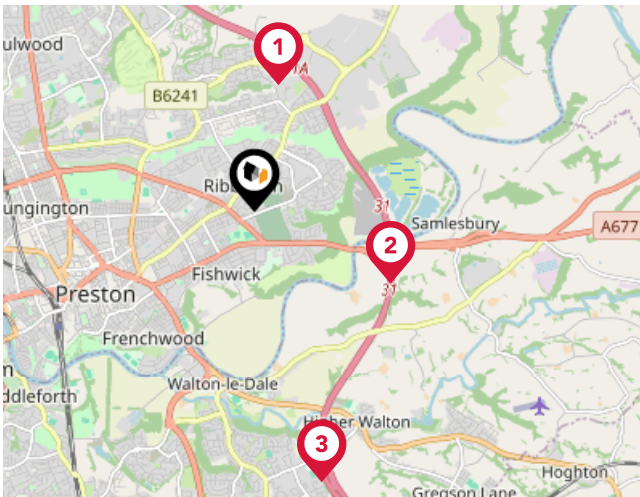
Area

Transport (National)



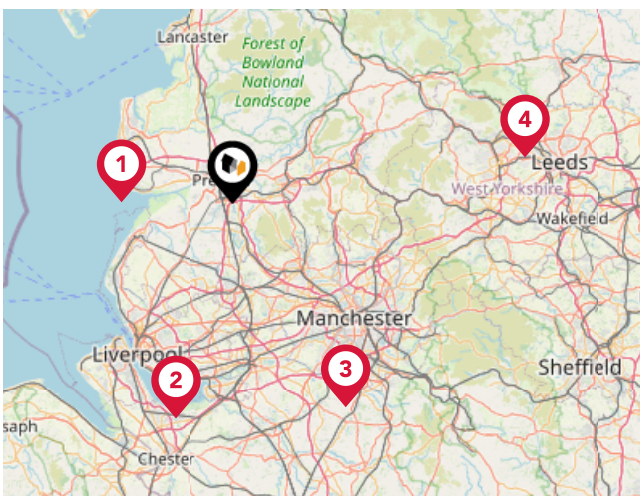
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.11 miles
2	Bamber Bridge Rail Station	3.24 miles
3	Lostock Hall Rail Station	3.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.12 miles
2	M6 J31	1.35 miles
3	M6 J30	2.44 miles
4	M6 J32	2.83 miles
5	M65 J1A	3.87 miles

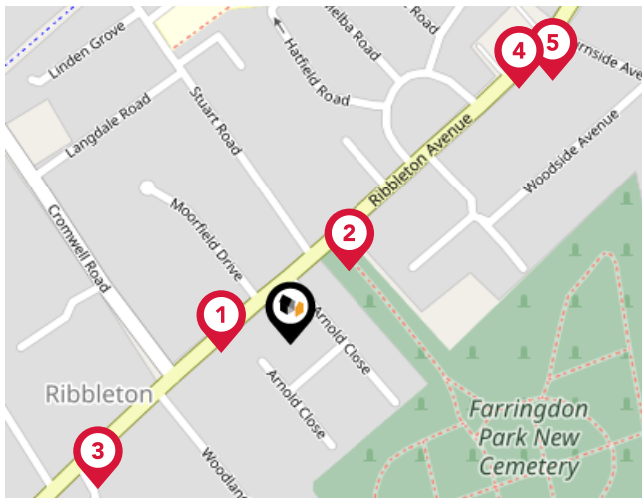


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.4 miles
2	Liverpool John Lennon Airport	31.15 miles
3	Manchester Airport	32.78 miles
4	Leeds Bradford International Airport	41.56 miles

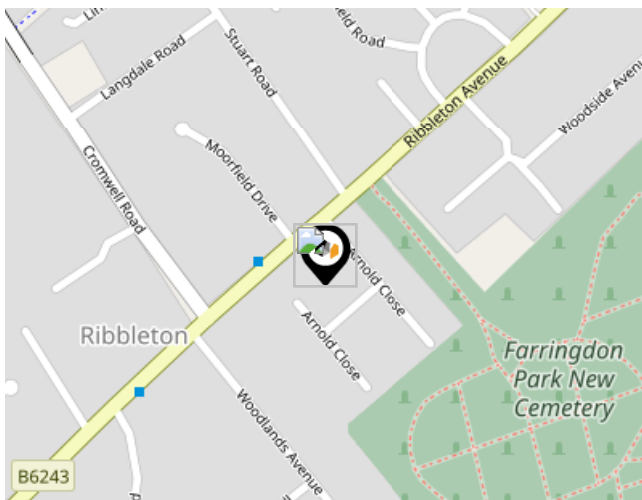
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.04 miles
2	Cemetery Gates	0.05 miles
3	Cromwell Road	0.13 miles
4	Ribble Lodge	0.19 miles
5	Ribble Lodge	0.2 miles



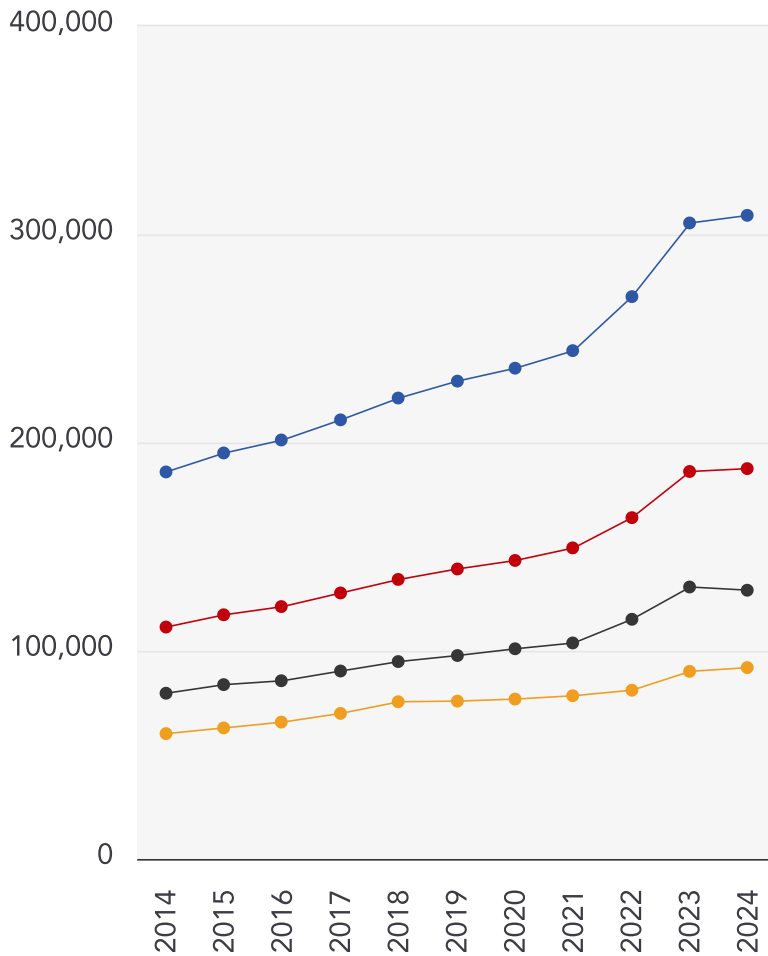
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.26 miles
2	Fleetwood for Ireland Ferry Terminal	17.4 miles

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



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.



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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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Roberts & Co

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

