

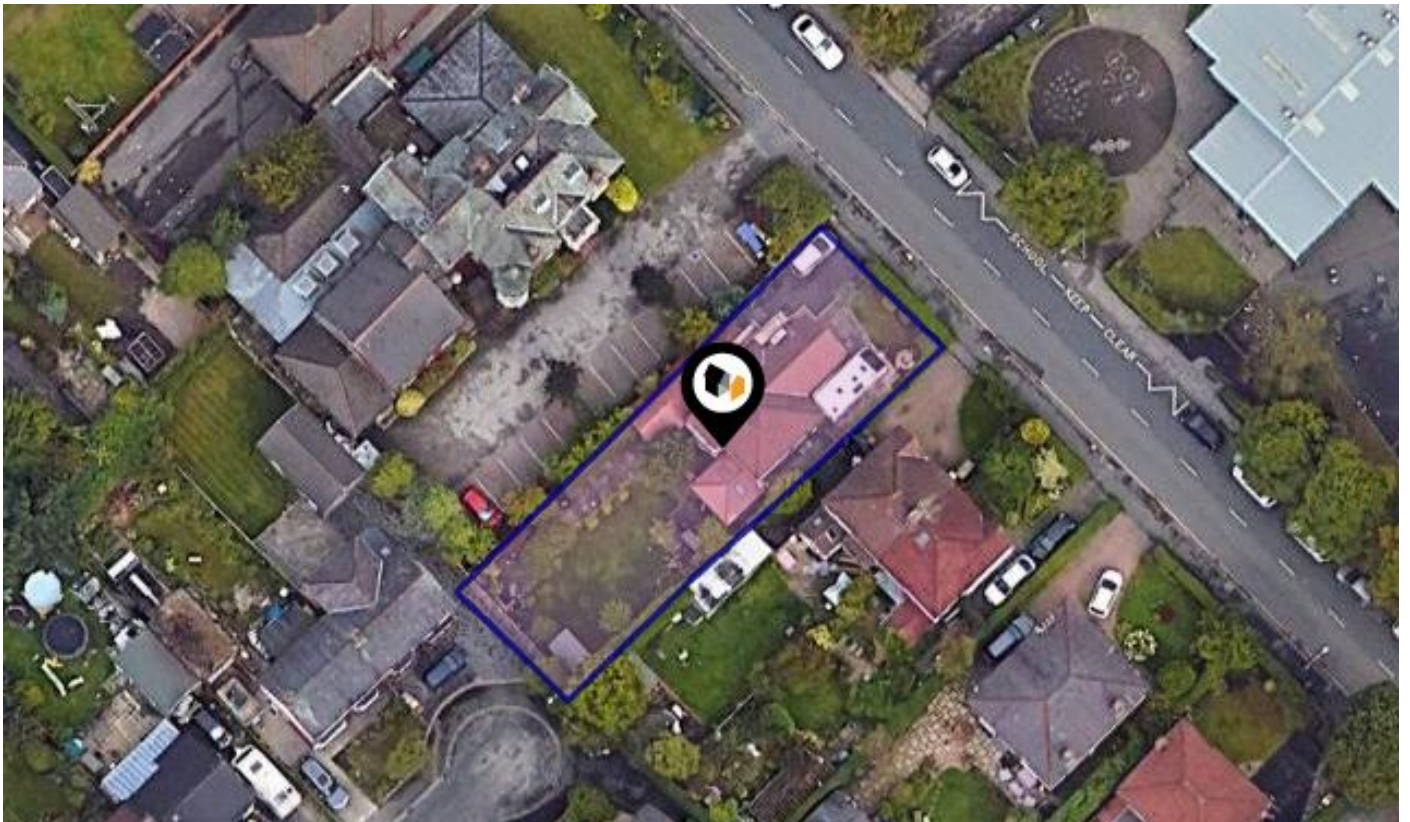


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th May 2024



TULKETH ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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Property Overview

Step into this beautifully presented, 1930's detached home on the ever-popular Tulketh Road. As you walk through the front door you are greeted with warm wood flooring, setting the stage for the charm that unfolds within.

Families with school-age children will appreciate its location within the catchment. The impressive open-plan kitchen and dining area are perfect for entertaining and family gatherings, while the 2 reception rooms feature fireplace's, creating a cosy focal point for the rooms.

The living room sits at the front of the home, boasting an open fireplace and a picture-perfect bay window that floods the space with natural light.

The rear reception room is a charming and versatile space featuring a large bay window that lets in plenty of natural light, creating a warm and inviting atmosphere. The room is further enhanced by a gas fire, providing the comforting ambiance of a traditional fireplace. The solid wood flooring adds a touch of elegance and durability, making this room a perfect setting for relaxation, family activities, or entertaining guests.

This newly extended kitchen diner is equipped with top-of-the-line appliances and finishes. It features a Neff integrated microwave, an induction hob, and an electric double oven, catering to all your cooking needs with ease and precision. The dishwasher simplifies clean up, and the boiling water tap offers instant hot water for added convenience. The quartz countertops provide a durable and elegant workspace, perfect for meal preparation and entertaining. Additionally, there is ample space for an American-style fridge freezer, ensuring you have plenty of storage for all your groceries. The space is complemented by a utility room.

Completing the ground floor is a handy shower room, offering convenience and practicality for both residents and guests.

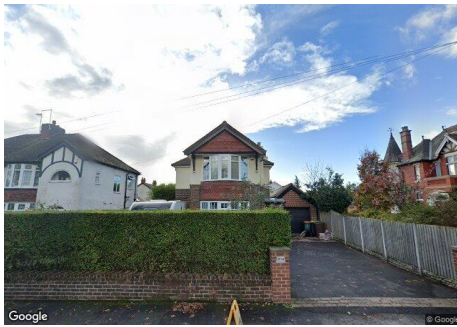
Take the stairs to the first floor, where a large landing welcomes you with a bright window, setting the tone for the bedrooms beyond. The principal bedroom is a warm retreat, complete with fitted wardrobes, and bay window. Two more double bedrooms, one with a charming bay window, offer plenty of space for family and guests.

A spacious family bathroom, featuring both a free standing bath and corner shower cubicle, ensures everyone's comfort.

For practical storage solutions, a loft provides ample space along with power and Velux windows, ensuring that every inch of this residence is utilised efficiently.

The convenience continues outdoors with a driveway that can accommodate up to four cars. The tandem garage provides ample storage space and features double doors at the rear with electric power, as well as an electric up-and-over door for easy access.

The property fully shines with its stunning southwest facing garden. Immerse yourself in the captivating beauty. The extended rear patio allows for BBQs



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.13 acres
Council Tax : Band E
Annual Estimate: £2,891
Title Number: LA909618
UPRN: 100010574184

Tenure: Freehold

Local Area

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

Satellite/Fibre TV Availability:

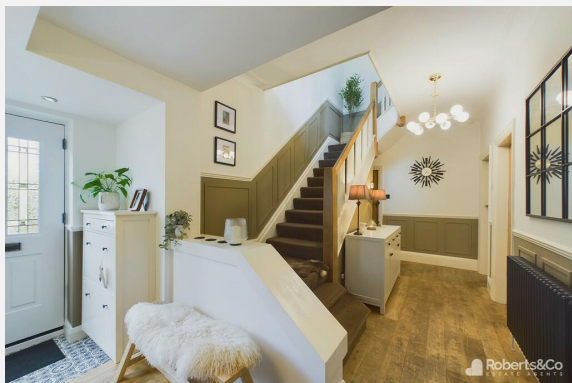
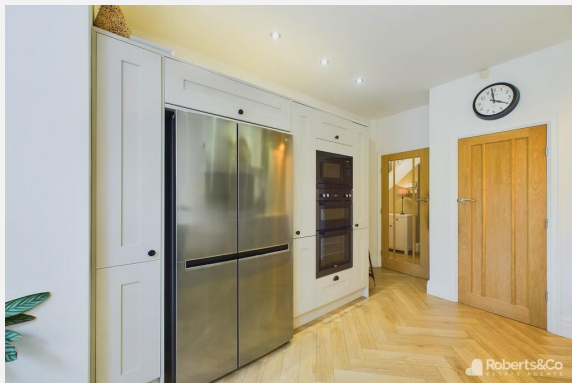
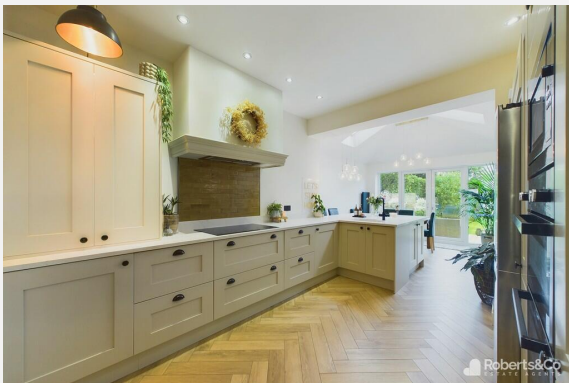


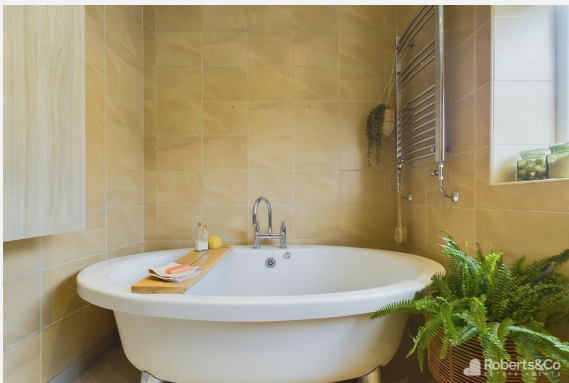
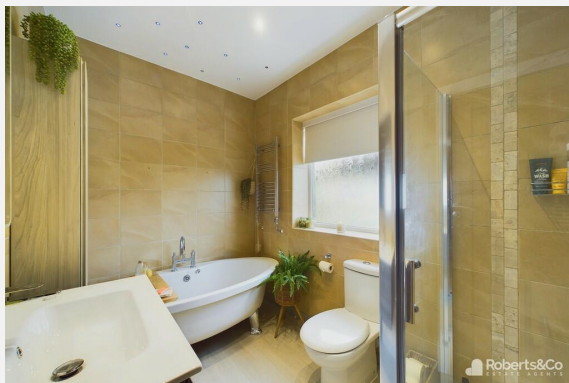
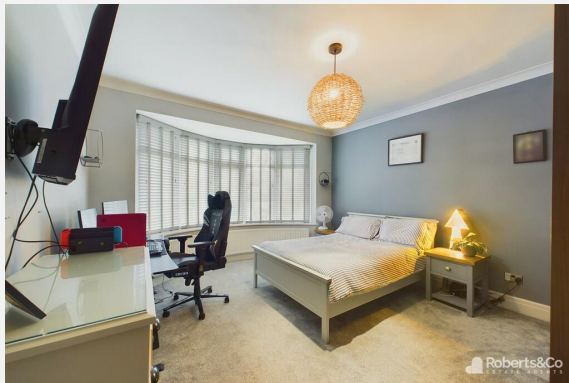
Planning History

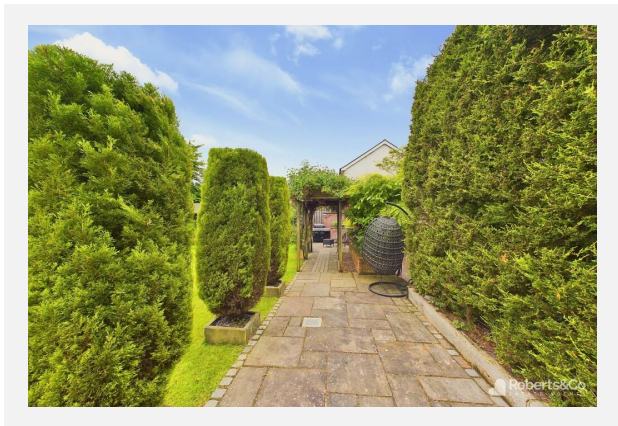
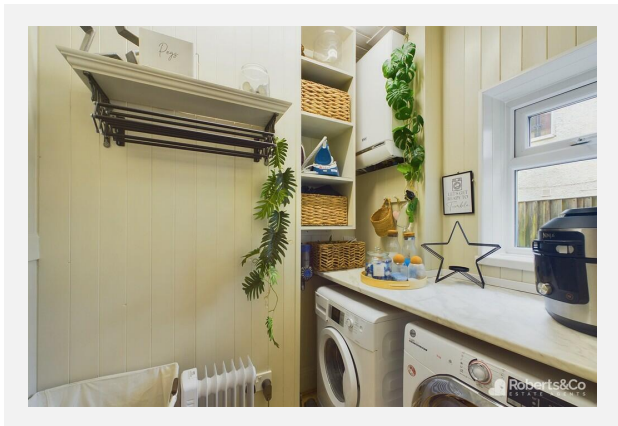
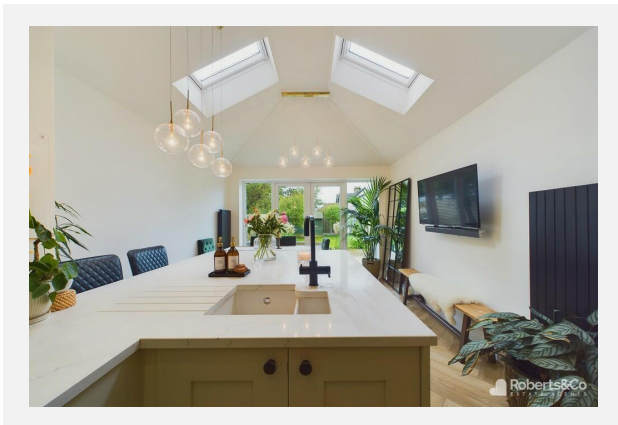
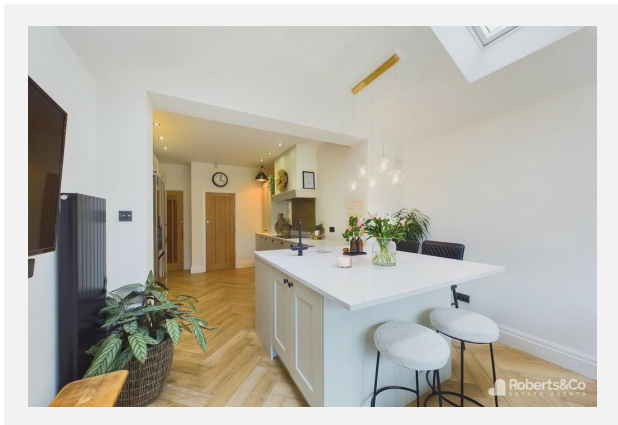
This Address

Planning records for: *207a, Tulketh Road, Ashton-on-ribble, Preston, PR2 1ES*

Reference - Preston/06/2007/0619	
Decision:	Decided
Date:	12th June 2007
Description:	Erection of two storey extension to side and single storey extensions to rear of dwelling







TULKETH ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area[®]
174.93 m²
1882.91 ft²

(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.

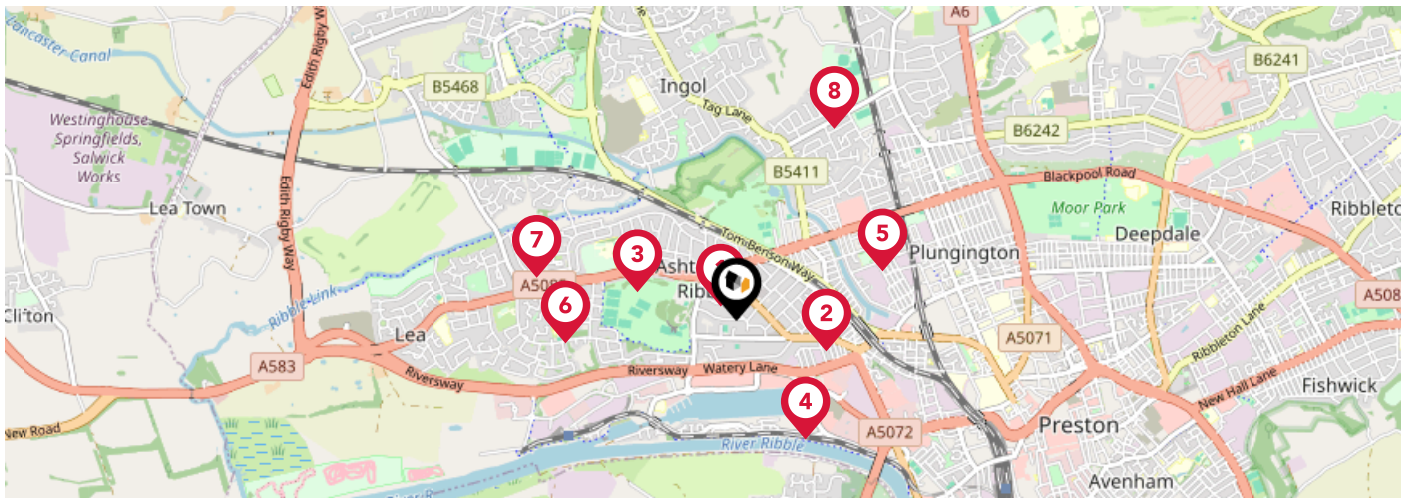
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TULKETH ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2

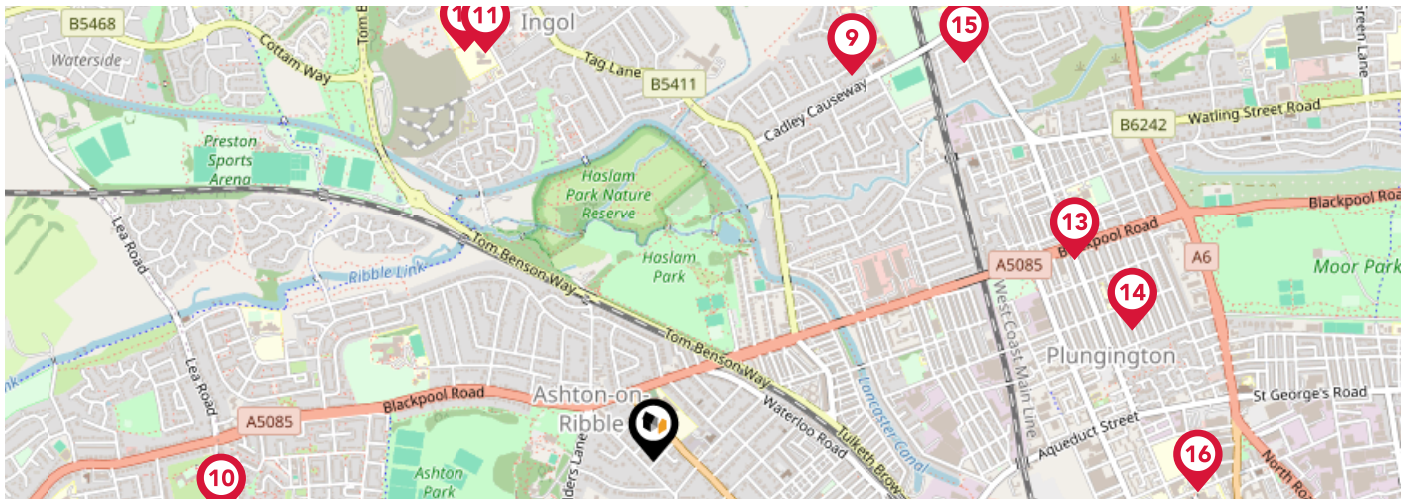


TULKETH ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2





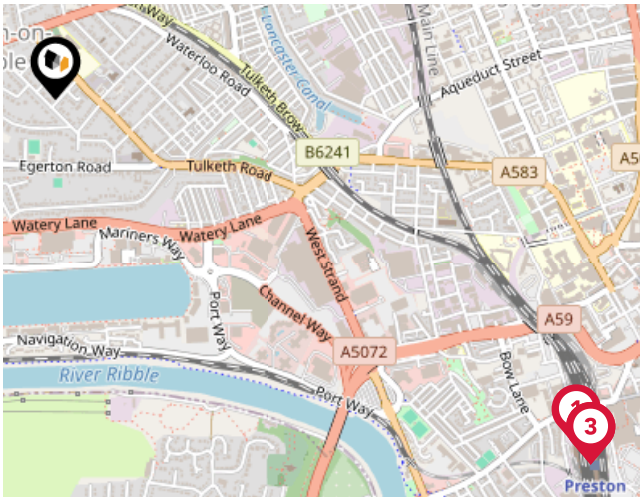
	Nursery	Primary	Secondary	College	Private
<p>1 Ashton-on-Ribble St Andrew's Church of England Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 421 Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sacred Heart Catholic Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ashton Community Science College</p> <p>Ofsted Rating: Good Pupils: 755 Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Cedar Lodge School</p> <p>Ofsted Rating: Outstanding Pupils: 3 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Roebuck School</p> <p>Ofsted Rating: Good Pupils: 292 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Royal Cross Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 21 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ashton Primary School</p> <p>Ofsted Rating: Good Pupils: 204 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Anthony's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 313 Distance:0.95</p>	<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:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lea Community Primary School Ofsted Rating: Good Pupils: 204 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

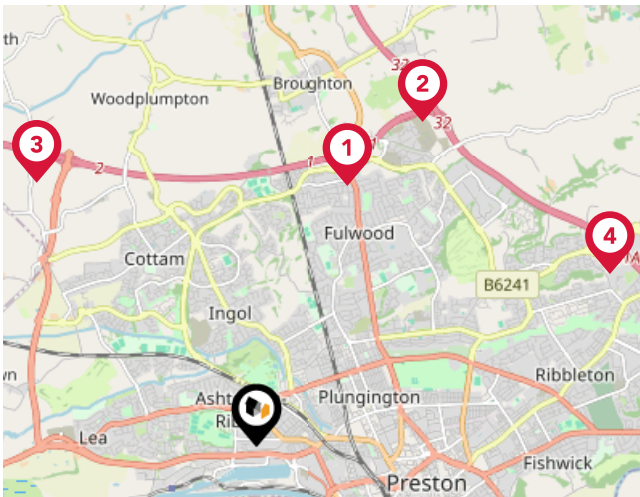
Area

Transport (National)



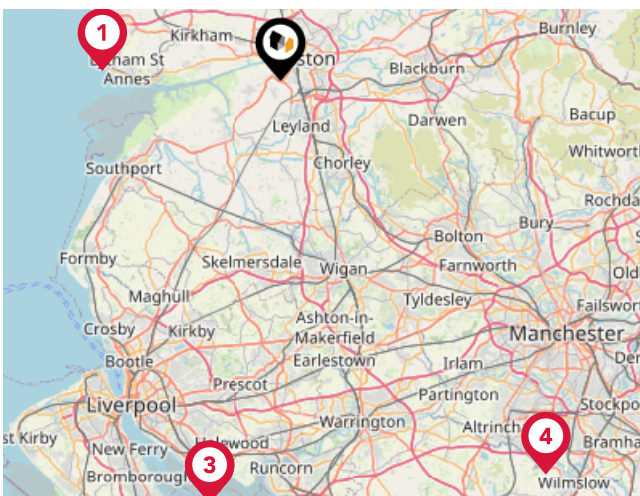
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.37 miles
2	Rail Station	1.42 miles
3	Preston Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.42 miles
2	M6 J32	3.19 miles
3	M55 J2	3 miles
4	M6 J31A	3.45 miles
5	M65 J1A	4.45 miles

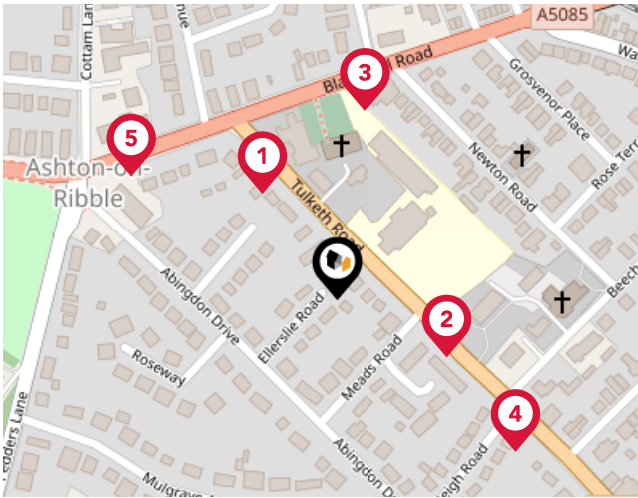


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	12.52 miles
2	Liverpool John Lennon Airport	30.15 miles
3	Liverpool John Lennon Airport	30.16 miles
4	Terminal Two Access	33.44 miles

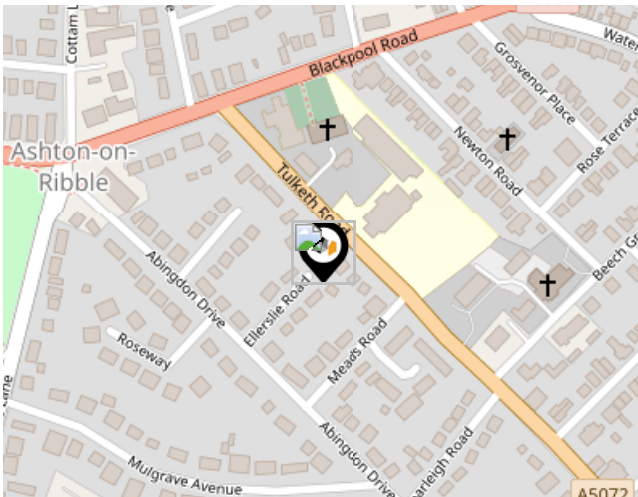
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Andrews School	0.07 miles
2	Meads Road	0.07 miles
3	Newton Road	0.1 miles
4	Winmarleigh Road	0.13 miles
5	Pedders Lane	0.13 miles



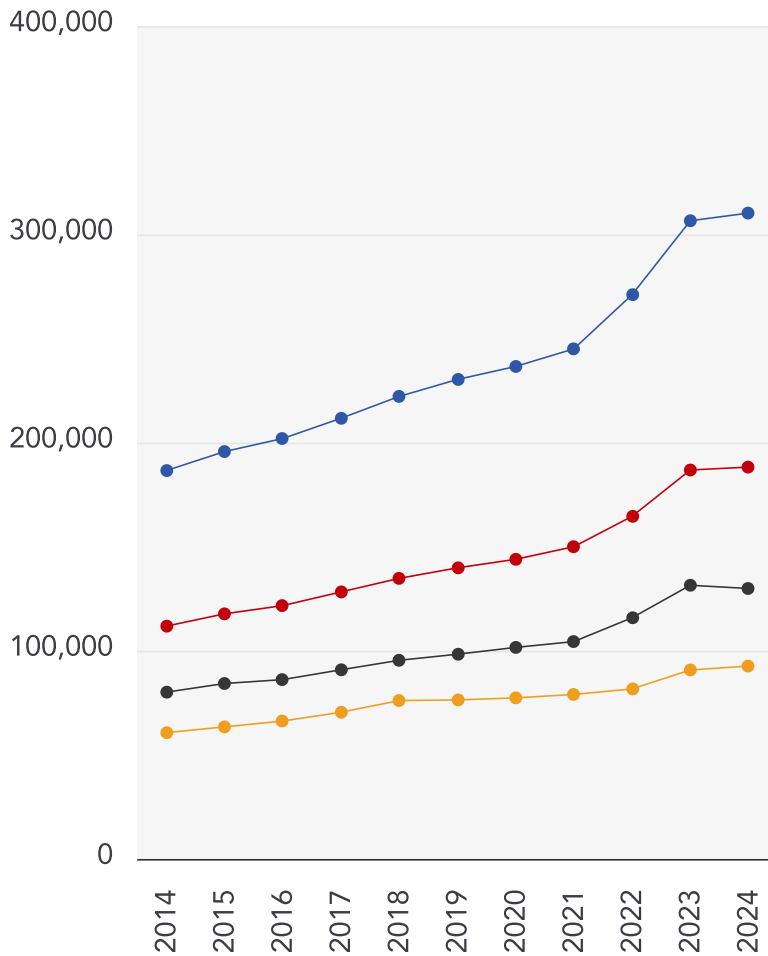
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.39 miles
2	Fleetwood for Ireland Ferry Terminal	15.48 miles
3	Fleetwood for Knott End Ferry Landing	15.6 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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