

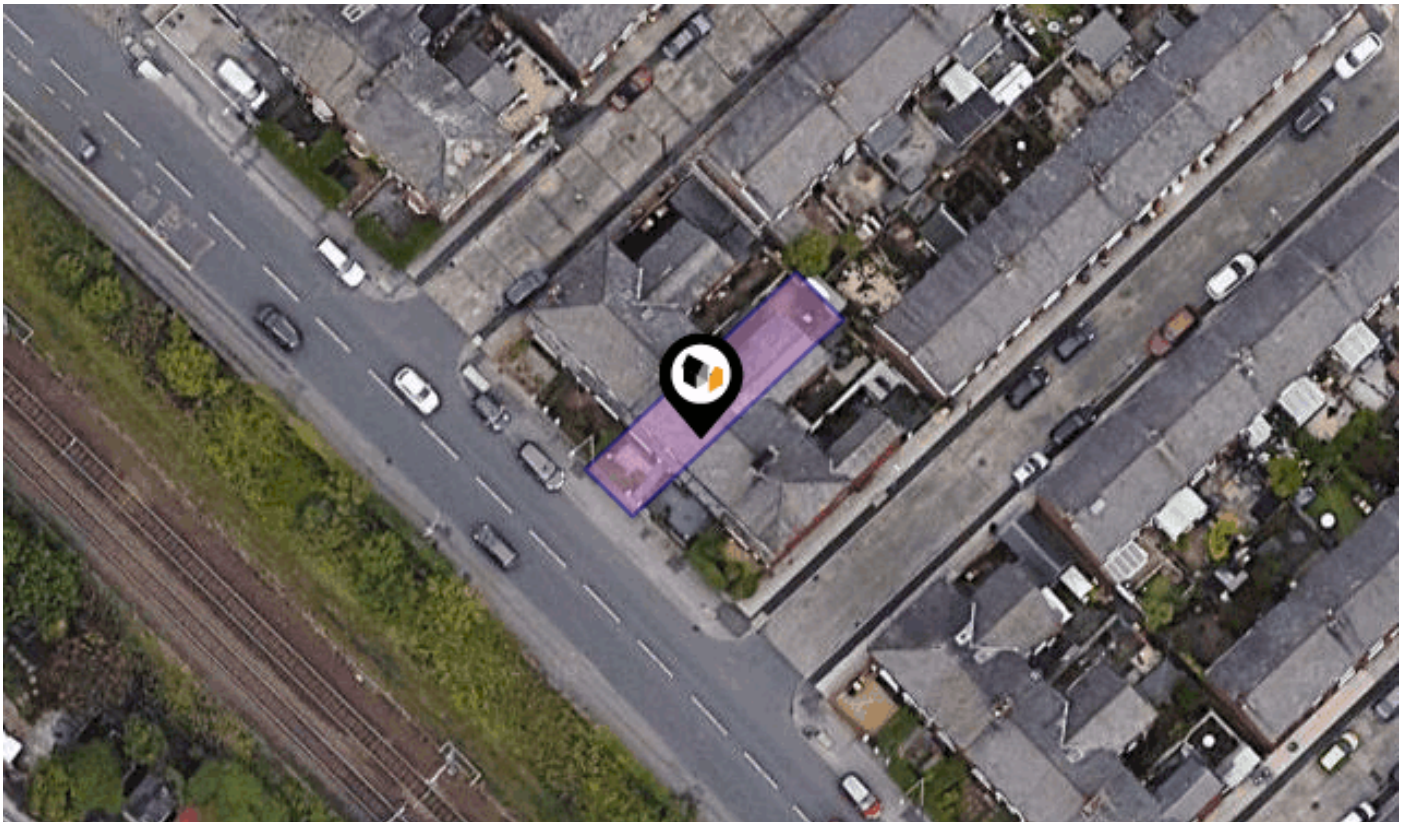


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th September 2024



TULKETH BROW, 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

This stunning home is brimming with original features, and period charm. Boasting immaculate interiors throughout, making it the perfect place to settle down without needing to lift a finger. With three bedrooms and two bathrooms, this mid terrace property offers an array of flexible and versatile living spaces to suit your needs.

As you step inside, you'll be greeted by a contemporary and stylish interior that exudes a sense of effortless elegance. The front living room features an electric log burner, perfect for enjoying cosy evenings in, and bespoke, handmade, fitted cupboards offer ample storage. You'll find laminate flooring underfoot which adds a touch of sophistication, while the recent redecoration gives the space a fresh and modern feel.

In the middle of the house, the reception room beckons with French doors to the garden, wood effect flooring, and original fireplace, with high ceilings and coving connecting seamlessly to the kitchen.

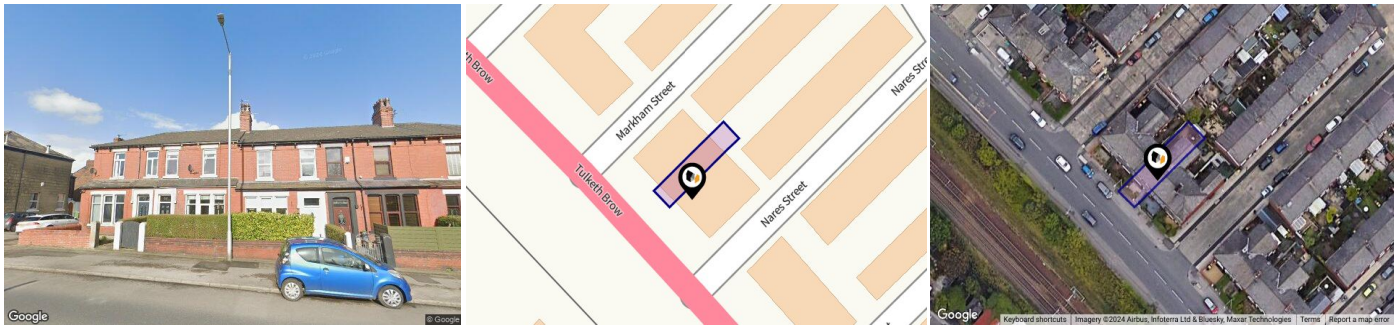
The kitchen is a blend of tradition and modernity, complete with wood worktops, cream shaker-style units, and space for an American style fridge freezer. There's even space for a dining table and chairs, while French doors open up to the private garden, allowing for a seamless indoor-outdoor flow.

There is also a handy downstairs WC on this floor.

Heading upstairs, you'll discover three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, each featuring charming period cast iron fireplaces that add character to the rooms. The third bedroom is also generously sized, offering flexibility for use as a guest room, office, or nursery.

There are two bathrooms on this floor. The first is equipped with a shower over the bath, a pedestal sink, and a WC, providing a practical and functional space for everyday use. The second bathroom boasts a touch of luxury, featuring a freestanding roll-top bath, ideal for relaxation, along with a WC and pedestal sink for added convenience.

Outside, the home offers a lovely private garden where you can relax and unwind with family and friends. Located close to the Lancaster Canal, offering excellent walking routes and convenient access to local amenities such as schools, pubs, cafes, and transport options, including bus services and Preston rail connections.



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,248 ft ² / 116 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,840 | | |
| Title Number: | LA453133 | | |

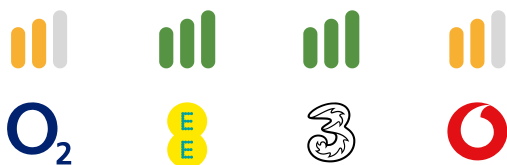
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

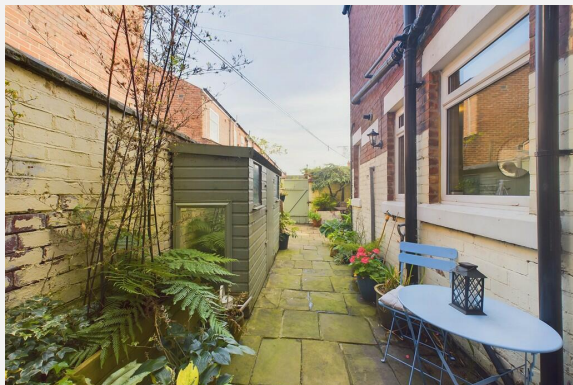
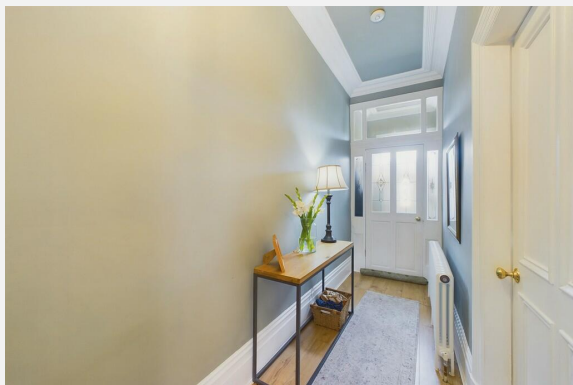
| | | |
|-------------------|-------------------|---------------------|
| 16 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







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



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



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



Property EPC - Certificate

Ashton-On-Ribble, PRESTON, PR2

Energy rating

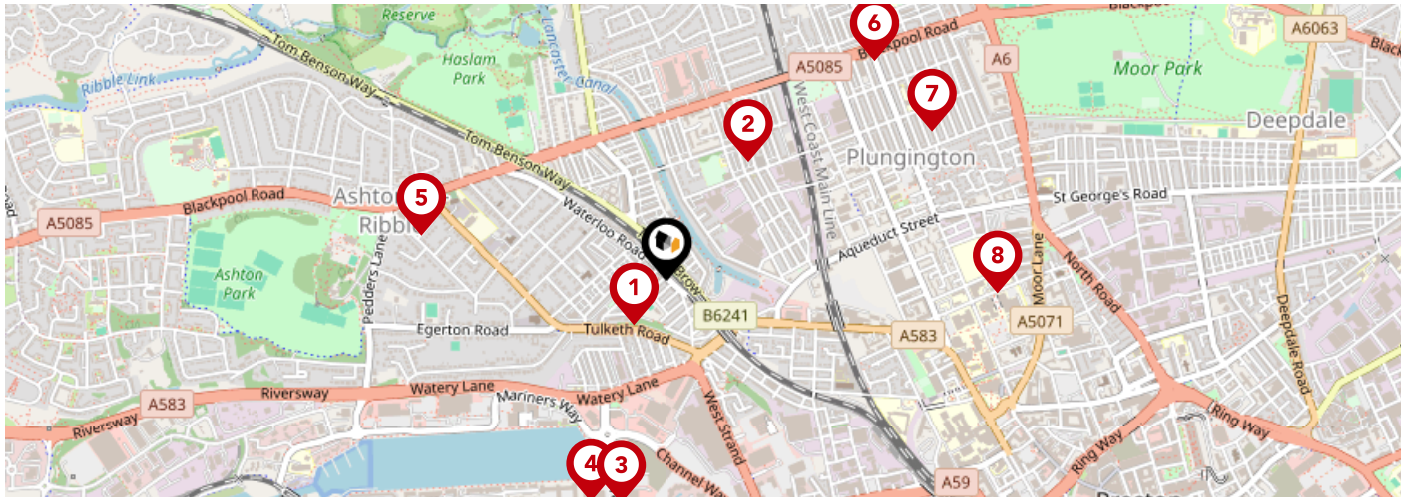
D

Valid until 15.09.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

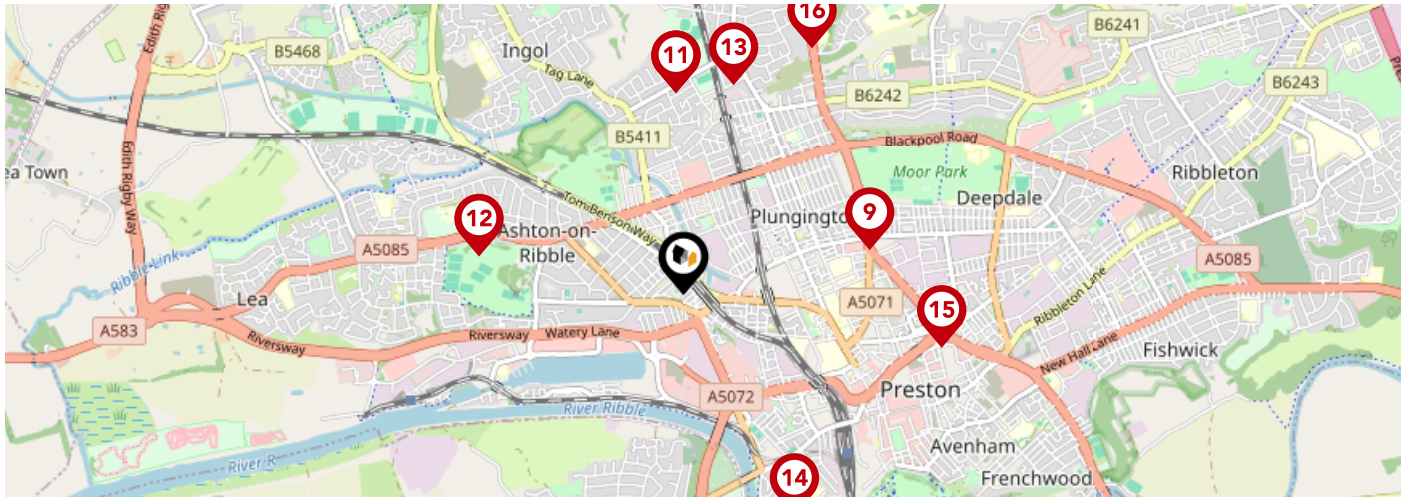
Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Mid-terrace house |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | Room heaters, electric |
| Total Floor Area: | 116 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.12 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.31 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.5 | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.51 | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.55 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.66 | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.67 | | <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: 237 Distance:0.72 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

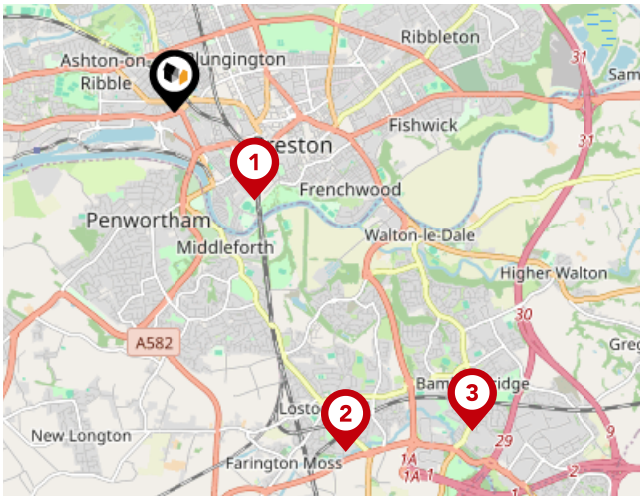
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.84 | <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: 319 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.89 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.92 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.94 | <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: 351 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

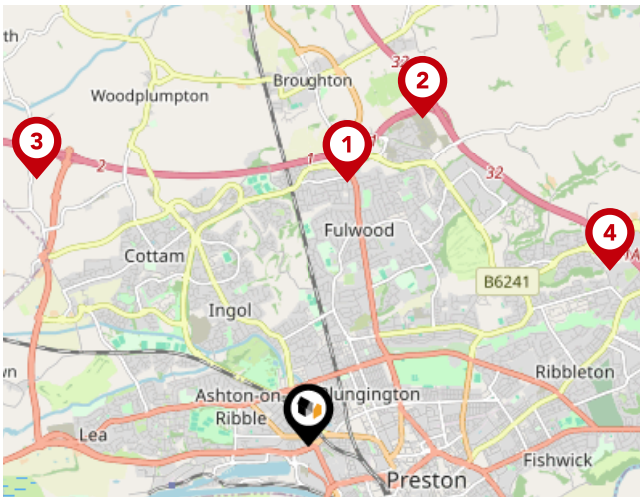
Area

Transport (National)



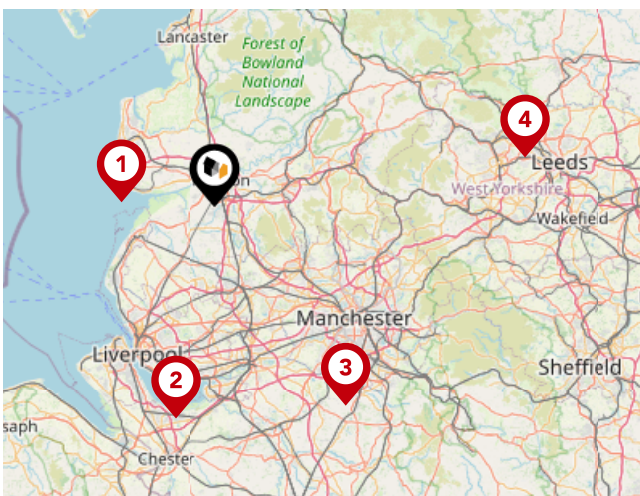
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Preston Rail Station | 1.04 miles |
| 2 | Lostock Hall Rail Station | 3.33 miles |
| 3 | Bamber Bridge Rail Station | 3.83 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M55 J1 | 2.35 miles |
| 2 | M6 J32 | 3.04 miles |
| 3 | M55 J2 | 3.35 miles |
| 4 | M6 J31A | 3.06 miles |
| 5 | M65 J1A | 4.14 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 12.99 miles |
| 2 | Speke | 30.2 miles |
| 3 | Manchester Airport | 33.59 miles |
| 4 | Leeds Bradford Airport | 44.03 miles |

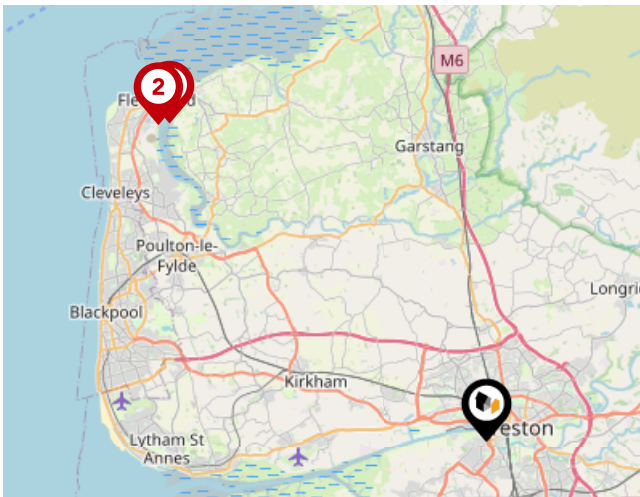
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Fazackerley Street | 0.06 miles |
| 2 | Hull Street | 0.19 miles |
| 3 | Swansea Street | 0.18 miles |
| 4 | Water Lane Viaduct | 0.22 miles |
| 5 | Water Lane | 0.24 miles |



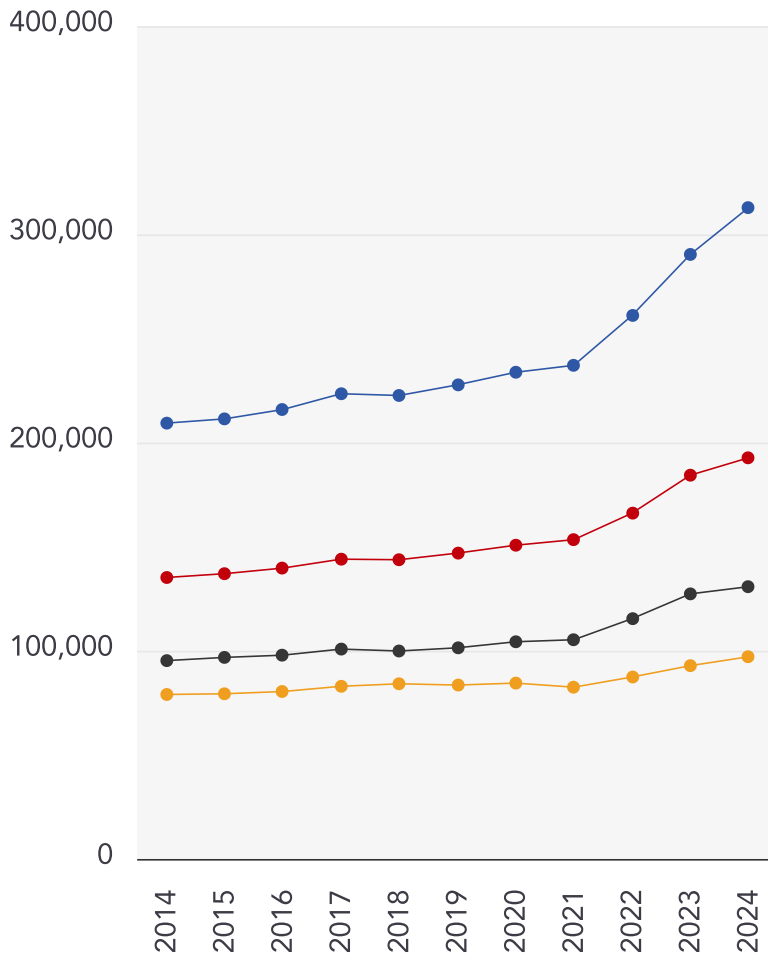
Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 15.74 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 15.96 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

