

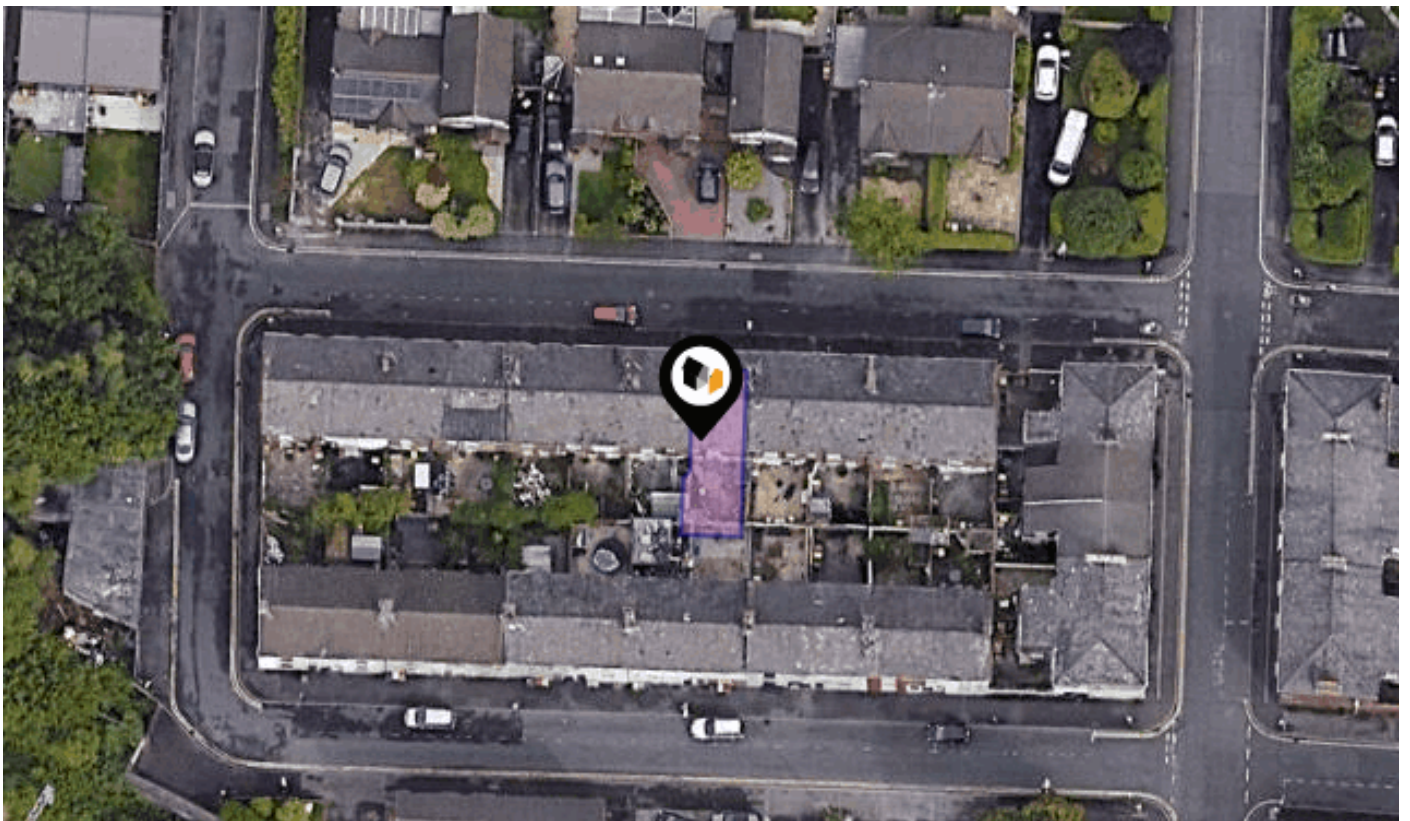


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd September 2024



PRIORY STREET, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

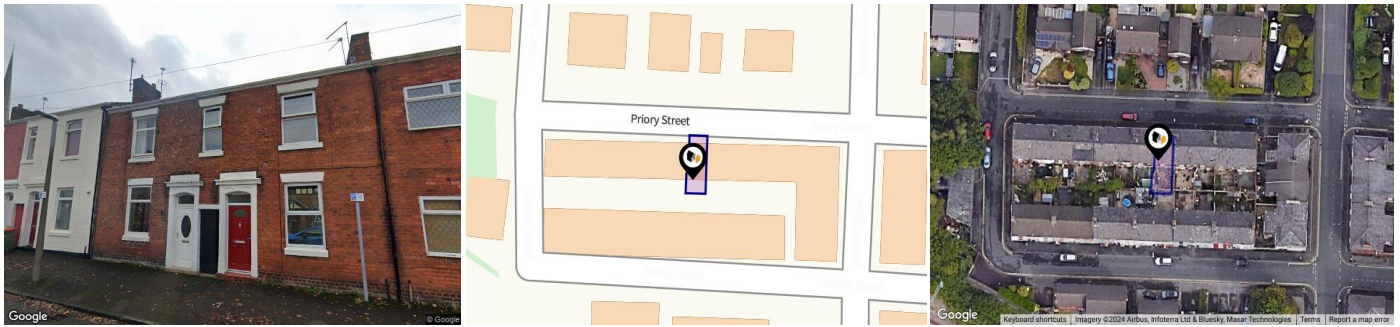
Property Overview

This two-bedroom mid-terrace property, although in need of modernization, presents a promising opportunity for renovation enthusiasts and investors alike.

The home features a living room, a functional kitchen, shower room, two comfortable bedrooms, and a rear yard that could be transformed into a charming outdoor space. Street parking is available, adding to the convenience of the location.

Nestled on a peaceful street, the property enjoys close proximity to a range of excellent local amenities, including shops, schools, and recreational facilities. Public transport links and major motorway networks are readily accessible, making commuting and travel straightforward. Additionally, the property offers easy access to Preston City Centre, providing a wealth of urban amenities and attractions.

With no chain delay, this home is ready for immediate consideration and holds substantial potential for those looking to invest and add value. Whether you're a first-time buyer with a vision or an investor seeking a promising project, this property offers a unique chance to create a personalized living space in a well-connected and tranquil setting.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.01 acres		
Council Tax :	Band A		
Annual Estimate:	£1,577		
Title Number:	LA80881		

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	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





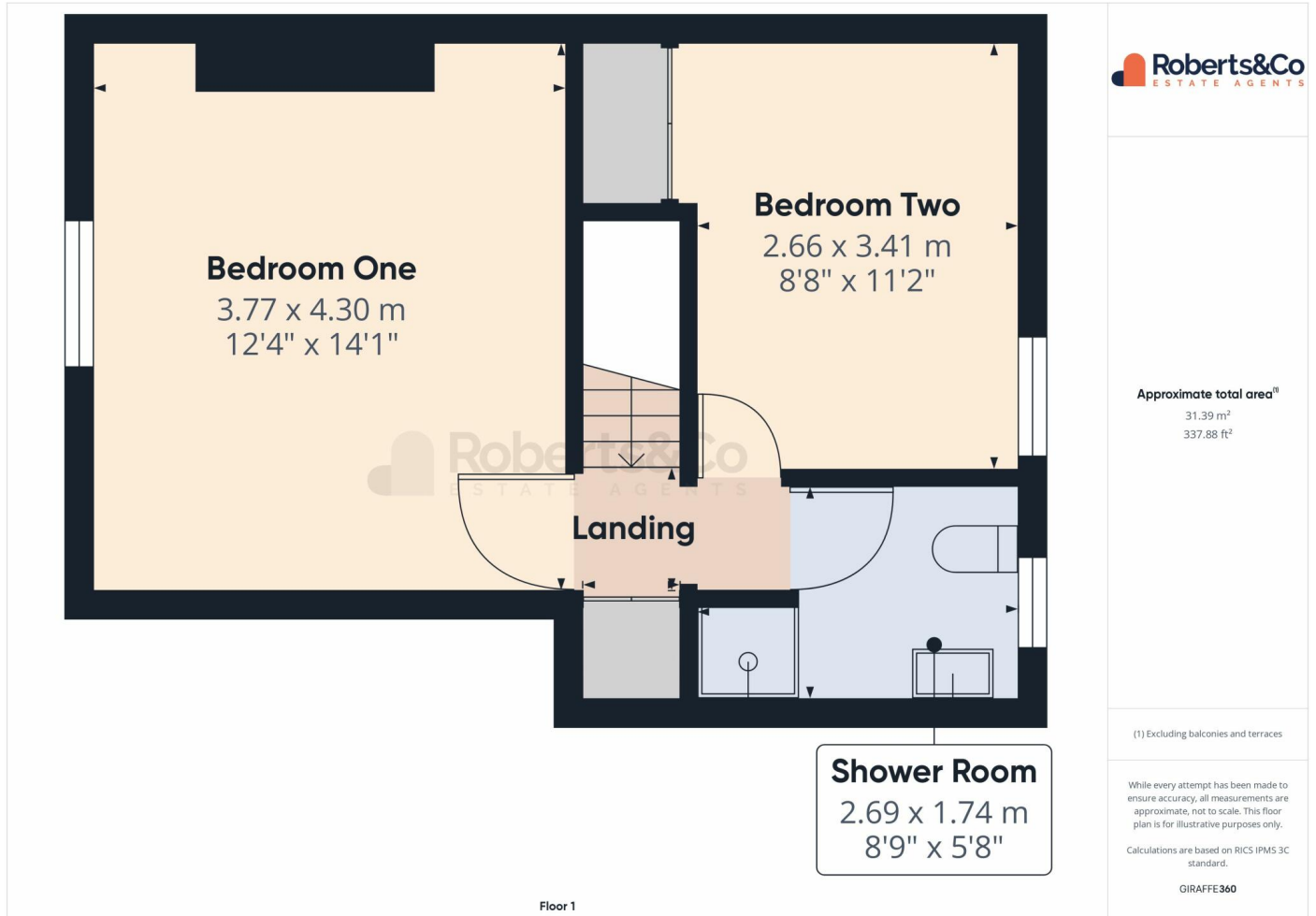
PRIORY STREET, ASHTON-ON-RIBBLE, PRESTON, PR2



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Ashton-On-Ribble, PRESTON, PR2

Energy rating

F

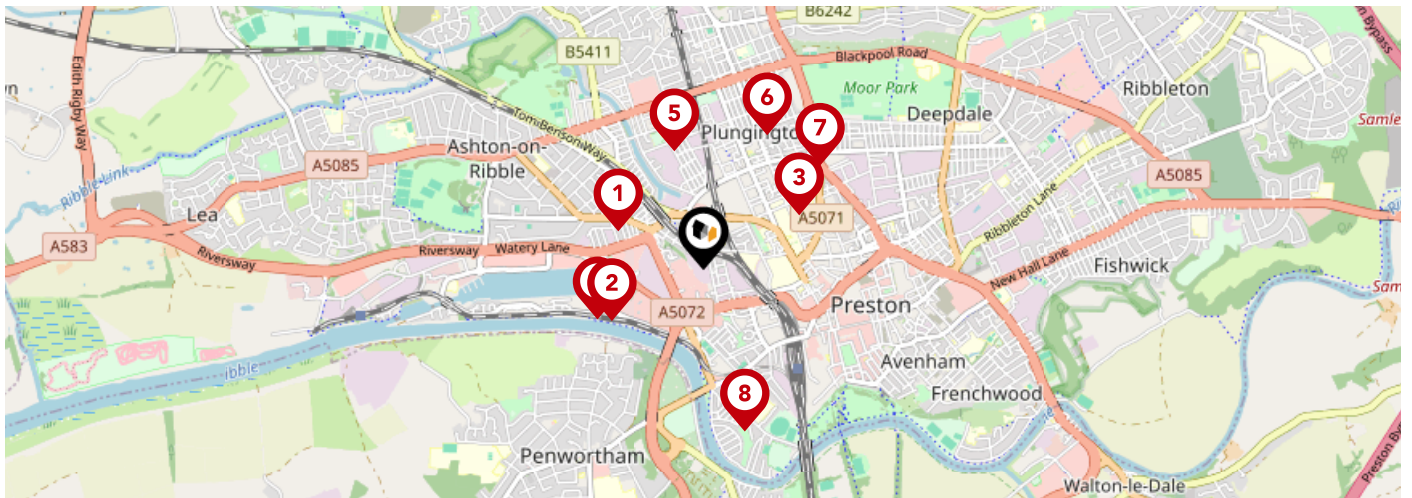
Valid until 19.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Additional EPC Data

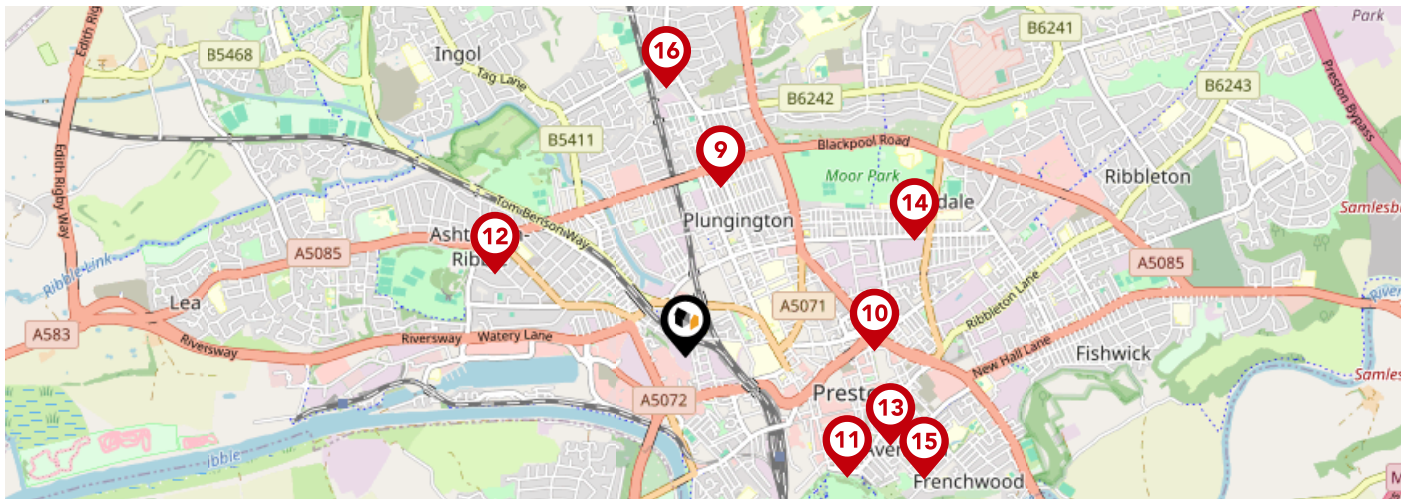
Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Portable electric heaters assumed for most rooms
Main Heating Energy:	Very poor
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 33% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	65 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

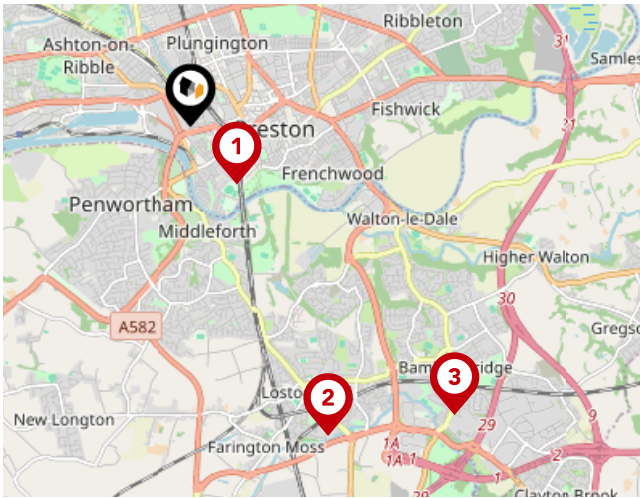
Area Schools



		Nursery	Primary	Secondary	College	Private
	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.18	<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: 315 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

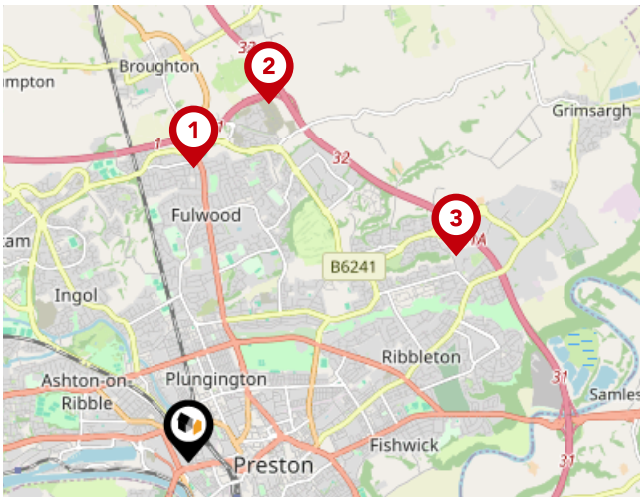
Area

Transport (National)



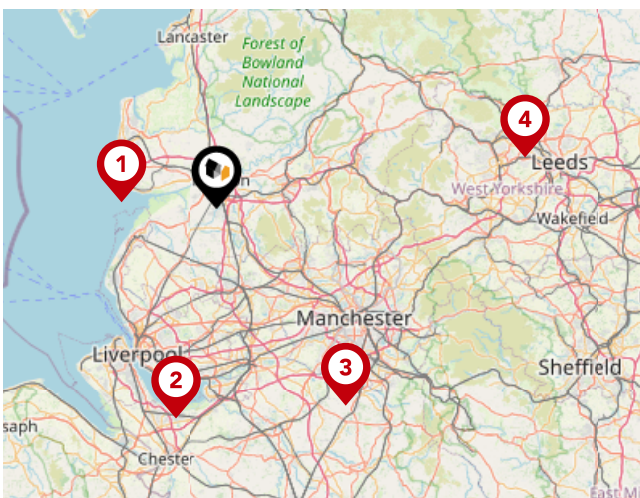
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.64 miles
2	Lostock Hall Rail Station	2.96 miles
3	Bamber Bridge Rail Station	3.43 miles



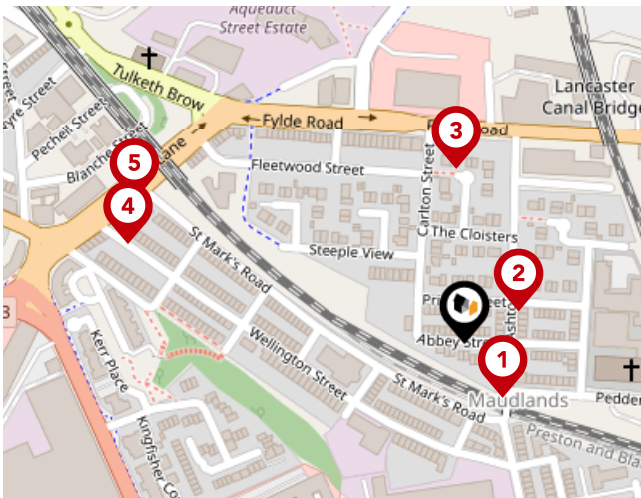
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.59 miles
2	M6 J32	3.22 miles
3	M6 J31A	2.96 miles
4	M65 J1A	3.76 miles
5	M6 J30	3.19 miles



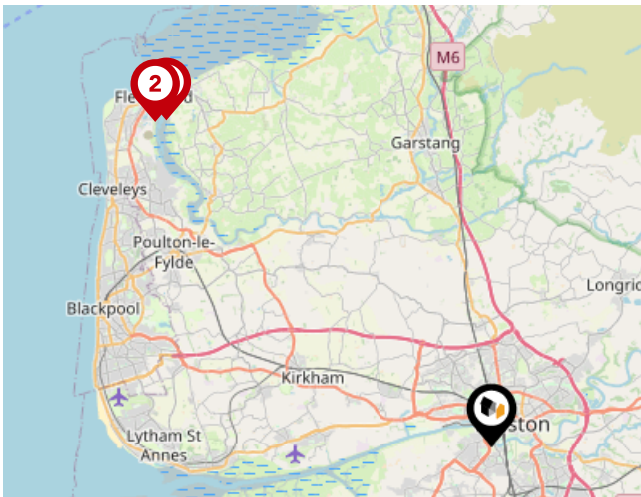
Airports/Helipads

Pin	Name	Distance
1	Highfield	13.3 miles
2	Speke	29.99 miles
3	Manchester Airport	33.2 miles
4	Leeds Bradford Airport	43.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Abbey St	0.04 miles
2	Priory Street	0.03 miles
3	Carlton Street	0.1 miles
4	Water Lane	0.19 miles
5	Water Lane Viaduct	0.2 miles



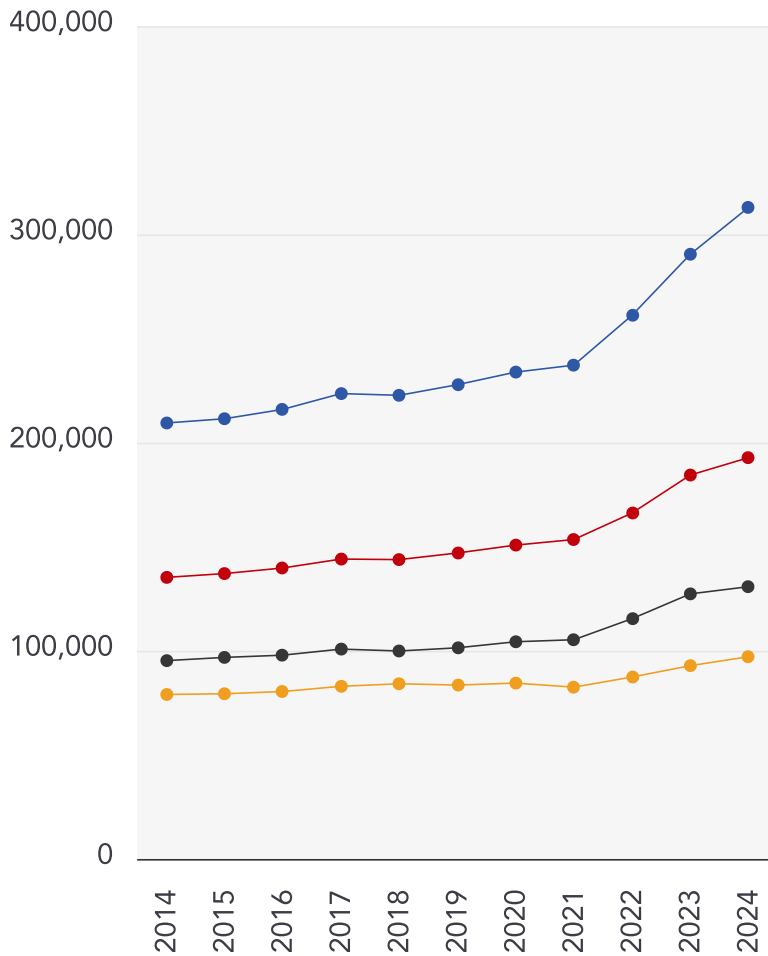
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.14 miles
2	Fleetwood for Knott End Ferry Landing	16.36 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.



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Roberts & Co

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

