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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



PEDDERS LANE, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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Property Overview

Immaculately Presented 3-Bedroom Detached Bungalow

This spacious and versatile bungalow is offered with no chain delay and is located just across the road from Ashton Park.

Ground Floor: The entrance hall features a handy cloaks cupboard for extra storage. The living room is bright and airy, with a charming bay window and a cozy gas fire. The dining kitchen is well-equipped with an electric oven, microwave, Neff induction hob, integrated fridge freezer, and slimline dishwasher.

There are three bedrooms. Bedroom 1 is a double room with fitted wardrobes. Bedroom 2 is also a double room with double doors leading to the garden. Bedroom 3 is a single room with direct access to the garden.

The bathroom includes a walk-in shower for added convenience. The rear porch has a WC and provides access to both the garden and the garage.

Exterior: The property benefits from a large attached garage, which includes a utility area and a workshop space. The South West-facing rear garden is private and peaceful, featuring a shed and a pergola-perfect for enjoying sunny afternoons. At the front, there is a good-sized driveway offering ample parking space.

Location: This bungalow is situated in a highly sought-after area, opposite Ashton Park. It is conveniently located close to all amenities and is just a 10-minute drive to the M55, providing easy access to surrounding areas.

What We Love About This Property: "A beautifully maintained bungalow in a fantastic location, offering spacious living and a private, sun-soaked garden. Perfect for those seeking a peaceful retreat with easy access to local conveniences."

Tenure: Freehold

Council Tax Band: D



Property

Type:	Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.11 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,365
Title Number:	LAN134297

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	41 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

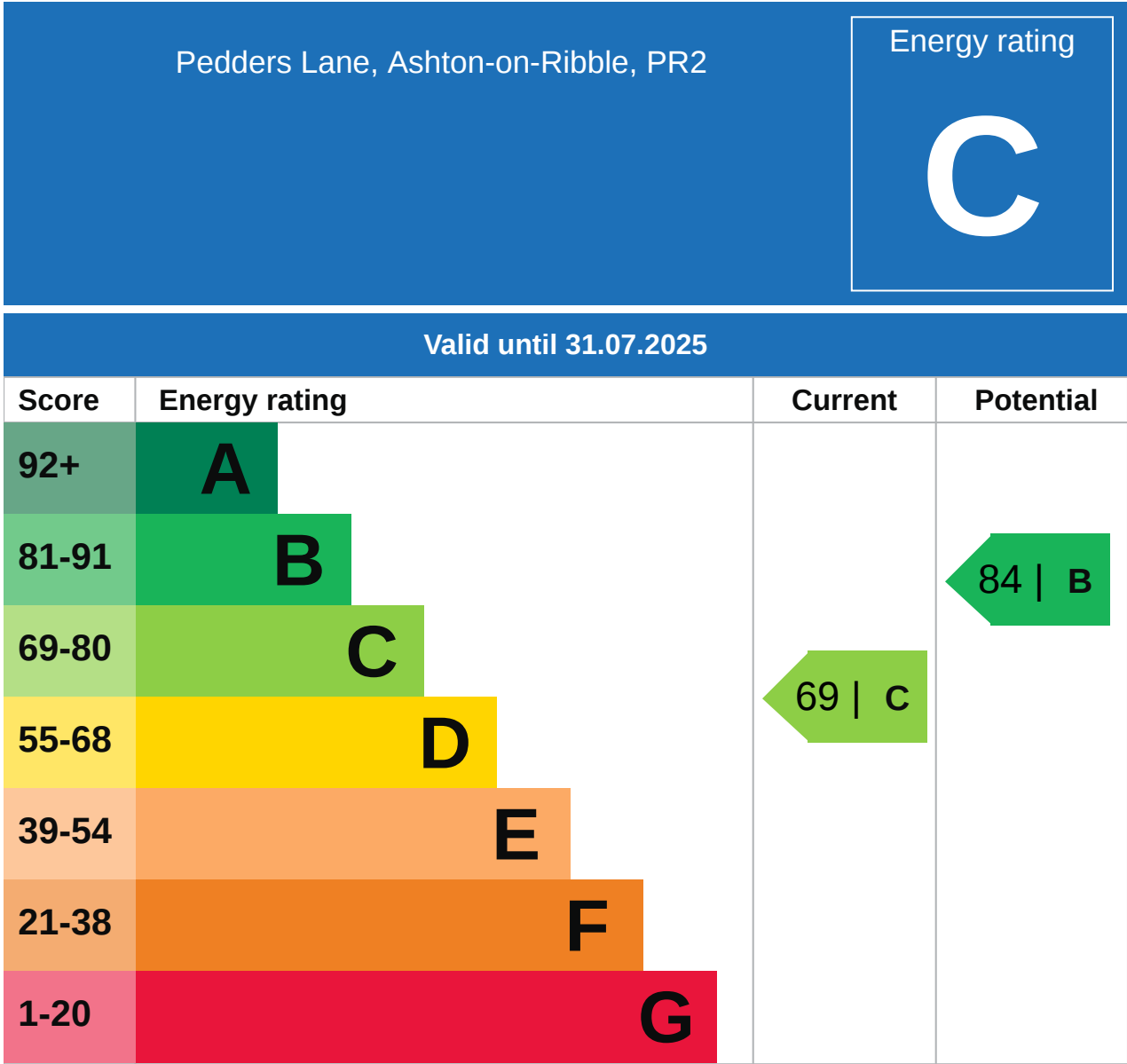






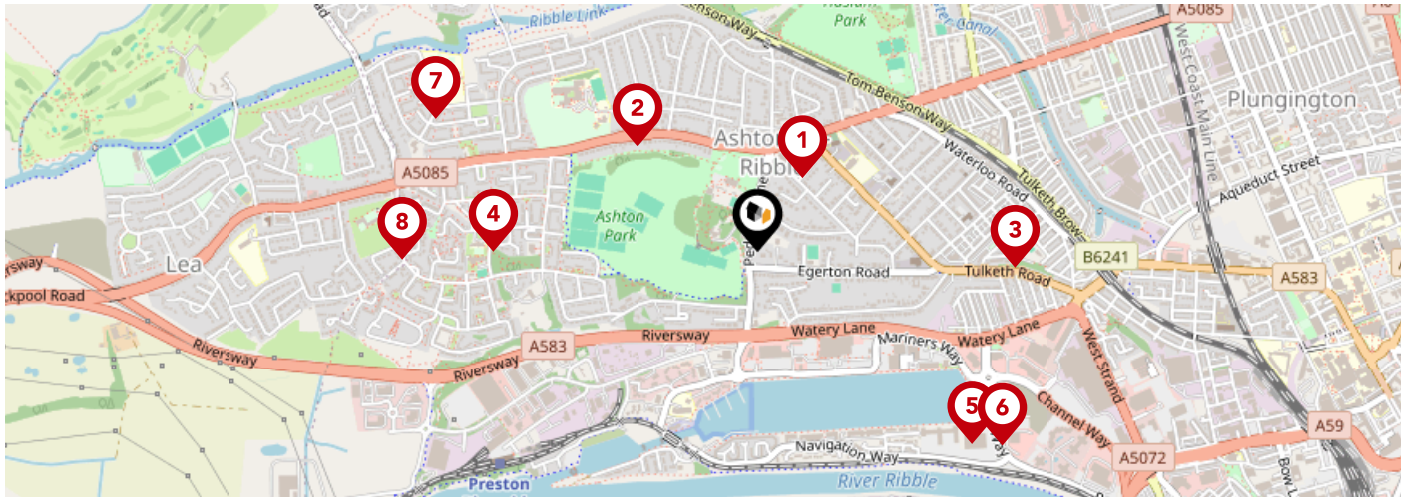
PEDDERS LANE, ASHTON-ON-RIBBLE, PRESTON, PR2



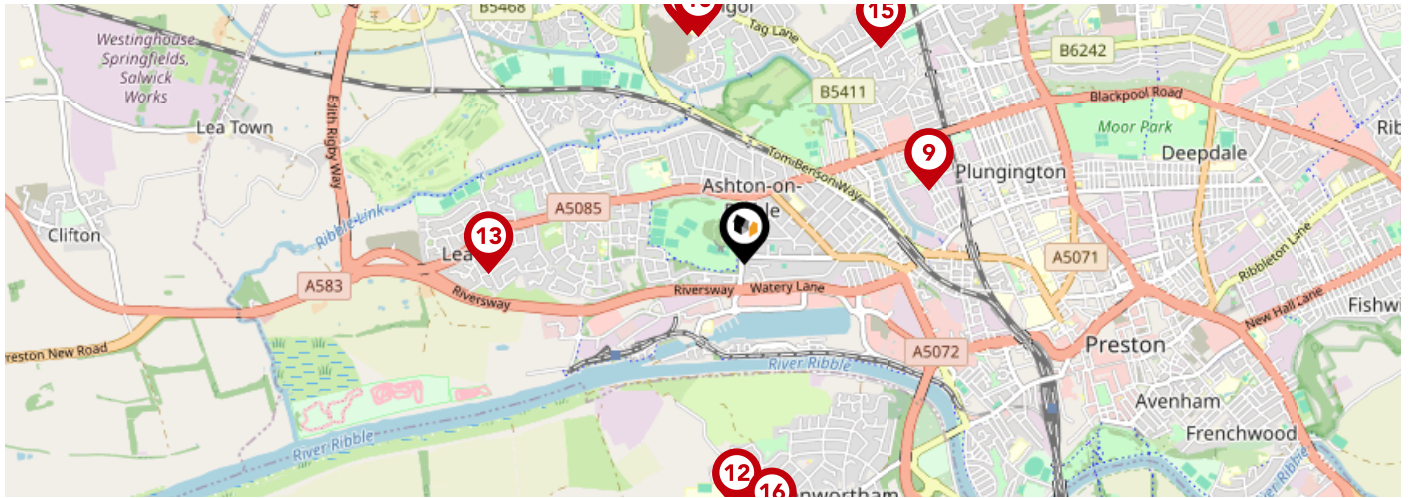









Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²



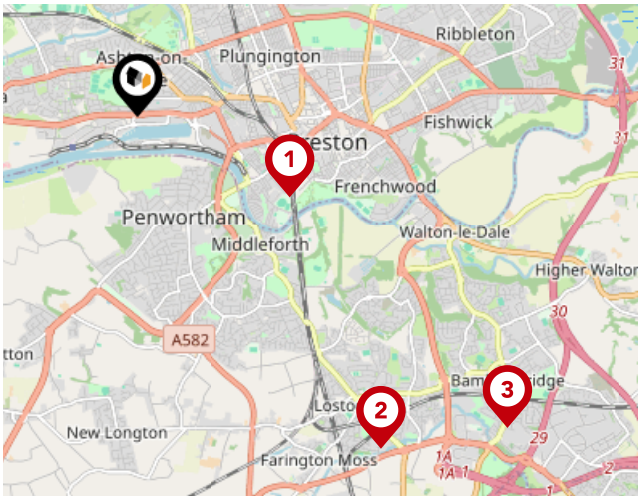
		Nursery	Primary	Secondary	College	Private
1	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:1.02	<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: 203 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:1.12	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

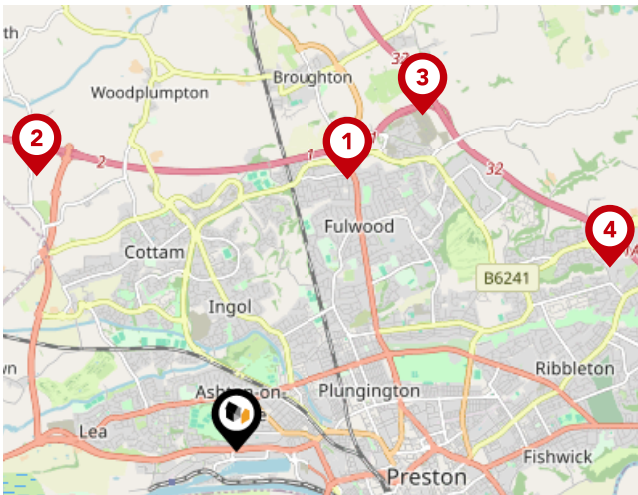
Area

Transport (National)



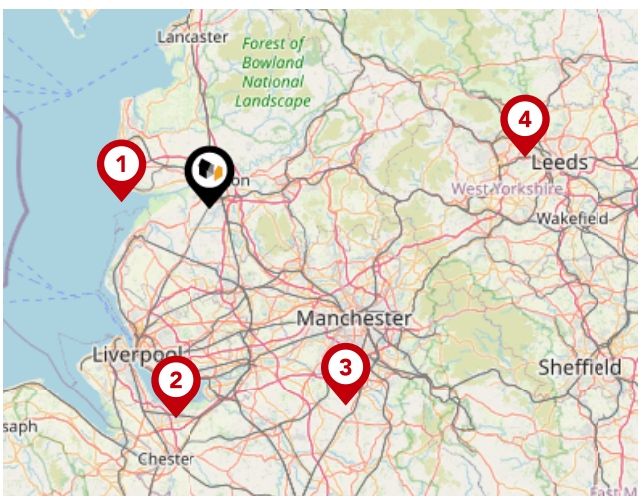
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.51 miles
2	Lostock Hall Rail Station	3.61 miles
3	Bamber Bridge Rail Station	4.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.58 miles
2	M55 J2	2.98 miles
3	M6 J32	3.36 miles
4	M6 J31A	3.65 miles
5	M65 J1A	4.48 miles

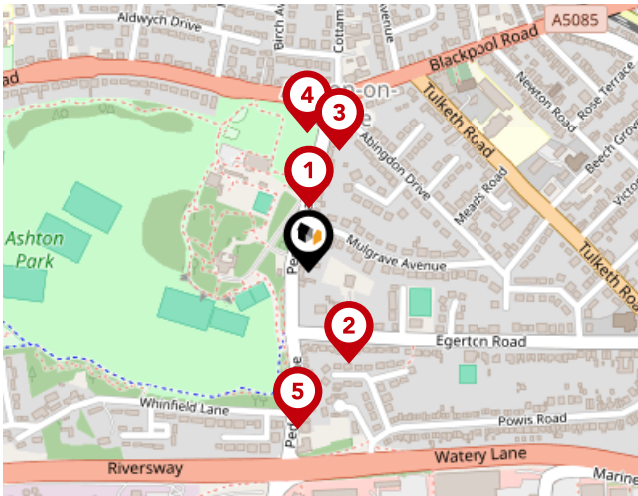


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.35 miles
2	Speke	30.03 miles
3	Manchester Airport	33.89 miles
4	Leeds Bradford Airport	44.67 miles

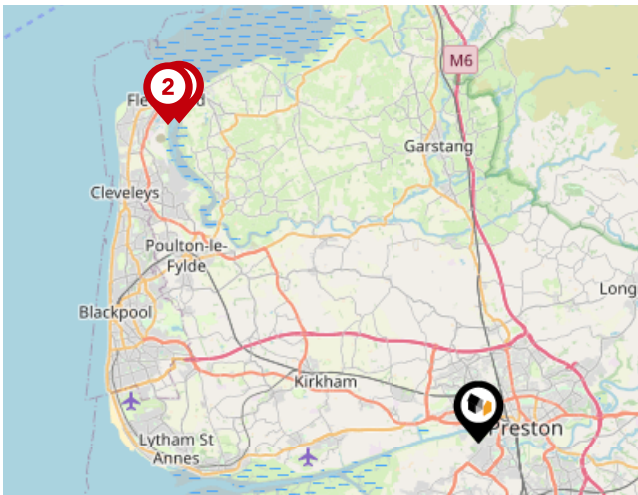
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Health Centre	0.07 miles
	Pedders Lane	0.11 miles
	Pedders Lane Shelter	0.14 miles
	Ashton Park	0.15 miles
	Whinfield Lane	0.17 miles



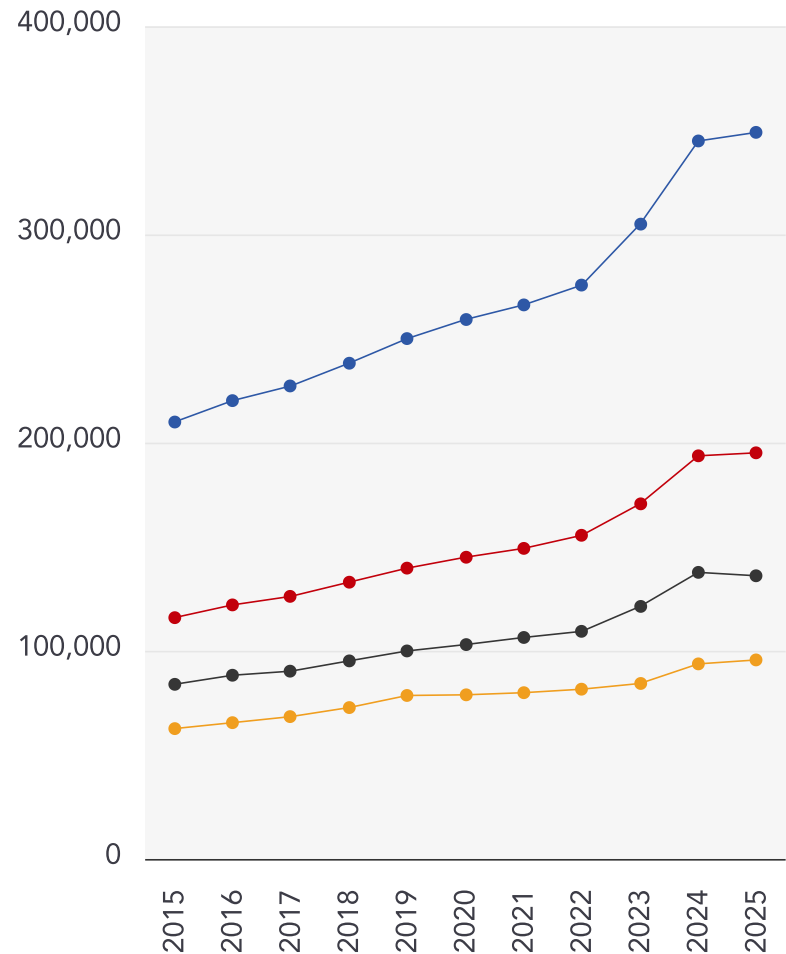
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.35 miles
	Fleetwood for Knott End Ferry Landing	15.55 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.



/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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