

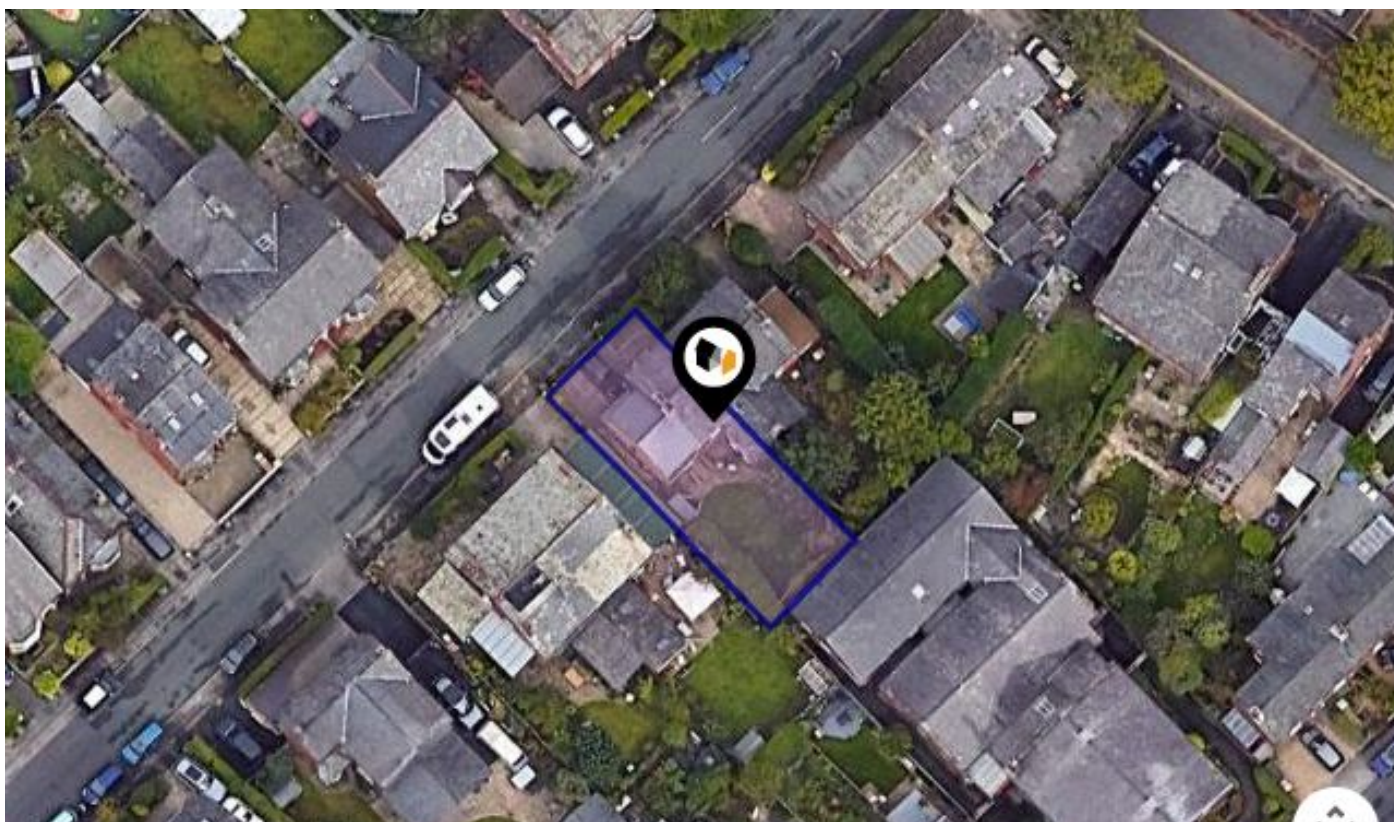


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th August 2025



VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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

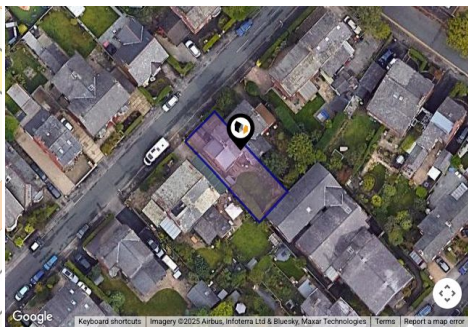
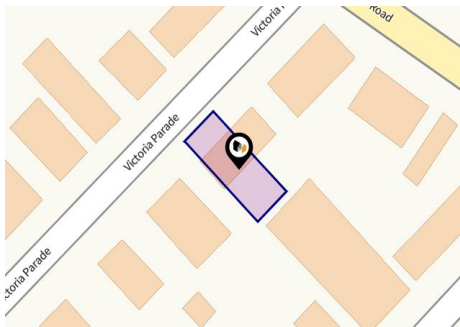
01772 746100

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www.roberts-estates.co.uk



*** Stunning Victorian Semi-Detached Home* Beautifully Restored with Exceptional Character Throughout* 4 Bedrooms and 2 Bathrooms** This exquisite Victorian semi-detached property offers a rare blend of period charm and modern luxury, finished to an impeccable standard throughout. Every room showcases thoughtful design and character details, creating a warm and elegant home ideal for modern living. As you step through the front door, you're greeted by a welcoming hallway that sets the tone for the rest of the property. The front living room is a standout space, featuring an original cast iron fireplace with a decorative surround, a striking ceiling rose, intricate coving, a picture rail, and a large bay window that fills the room with natural light. The adjoining dining room is equally charming, with French doors opening out to the rear garden, an original range cooker as a focal point, and more period detailing including a picture rail - perfect for entertaining or family meals. The kitchen is both stylish and practical, fitted with rich dark green cabinetry complemented by warm wooden worktops. It features a gas cooker, space and plumbing for both a washing machine and a dryer, and room for a freestanding fridge freezer - offering functionality without compromising on aesthetics. A real surprise awaits downstairs - the basement has been thoughtfully converted into a private cinema room, providing a unique and cosy retreat ideal for movie nights or entertaining guests. Upstairs, the property offers four bedrooms. The principal bedroom features a cast iron fireplace and bespoke built-in bookshelves. Bedroom two also has an original cast iron fireplace. Bedroom three boasts a charming Juliet balcony, while the fourth bedroom is currently used as a dressing room. The accommodation is served by a sleek shower room and a truly stunning four-piece family bathroom, which includes a free-standing roll-top bath, a separate shower cubicle, a vanity unit with basin, a toilet, and a beautiful feature fireplace - a perfect place to relax and unwind. Externally, the home benefits from a driveway and garage to the front, offering off-street parking. The enclosed rear garden is mainly laid to lawn and features a couple of attractive seating areas, ideal for outdoor dining or enjoying the sun in a peaceful setting. This property is a true gem - combining classic Victorian elegance with tasteful modern upgrades. Viewing is essential to fully appreciate the space, style, and character it has to offer.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,203		
Title Number:	LA487899		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	Ashton Conservation Area	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				
				Virgin media

Planning History

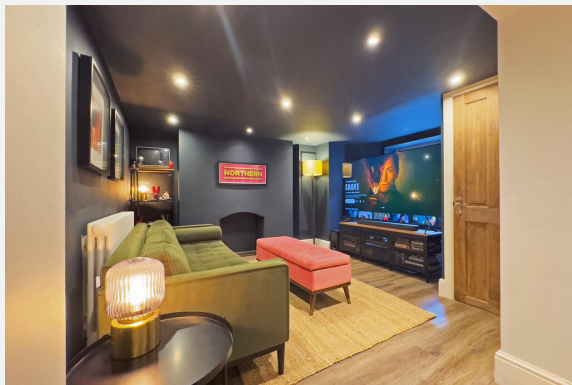
This Address

Planning records for: *Victoria Parade, Ashton-on-ribble, Preston, PR2*

Reference - Preston/06/2017/0647	
Decision:	Decided
Date:	30th May 2017
Description:	Fell and remove 3no. conifers to rear

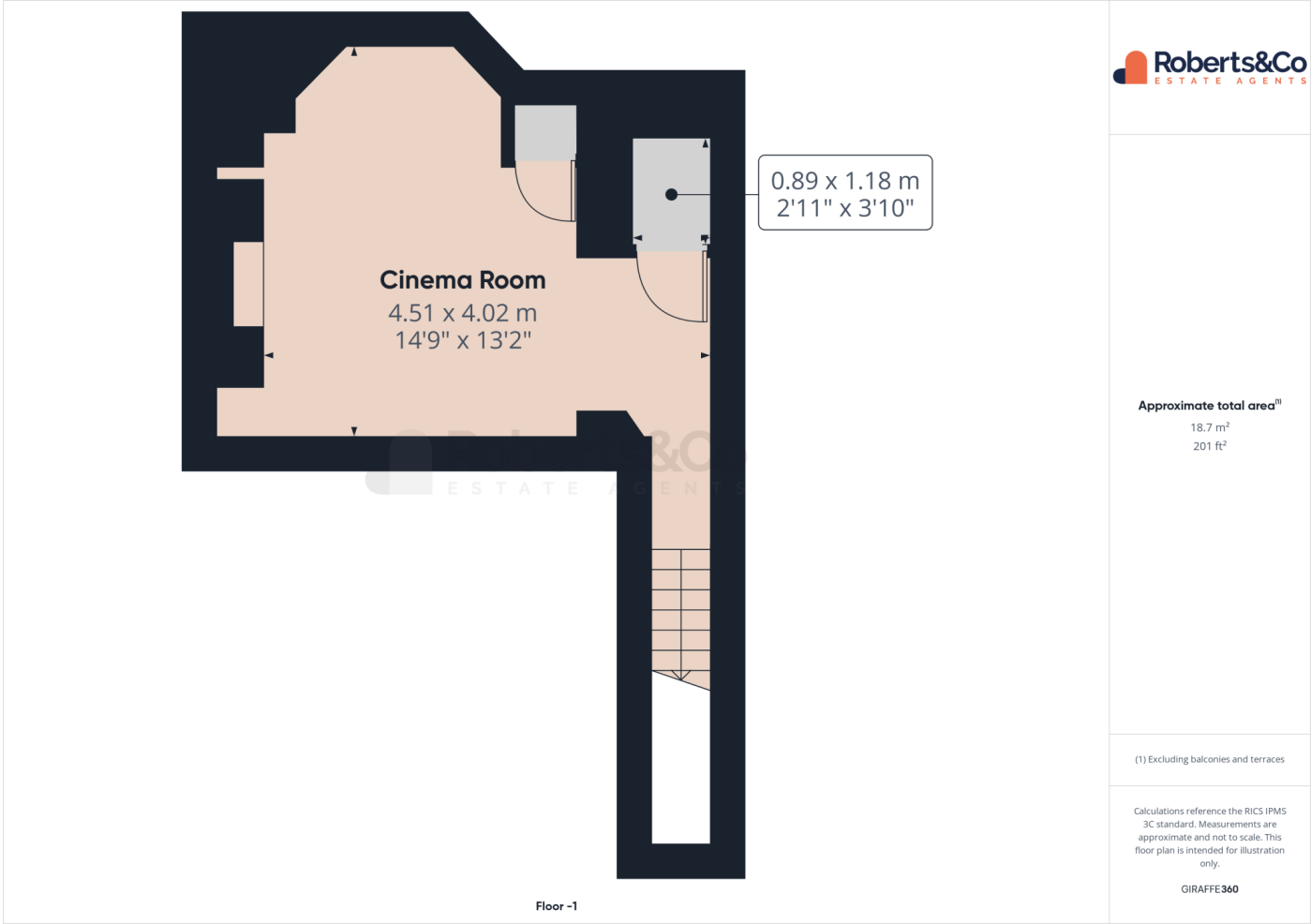
Reference - Preston/06/2011/0372	
Decision:	Decided
Date:	04th May 2011
Description:	Erection of two storey extension to side of dwelling (following demolition of timber shed)







VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2



VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2

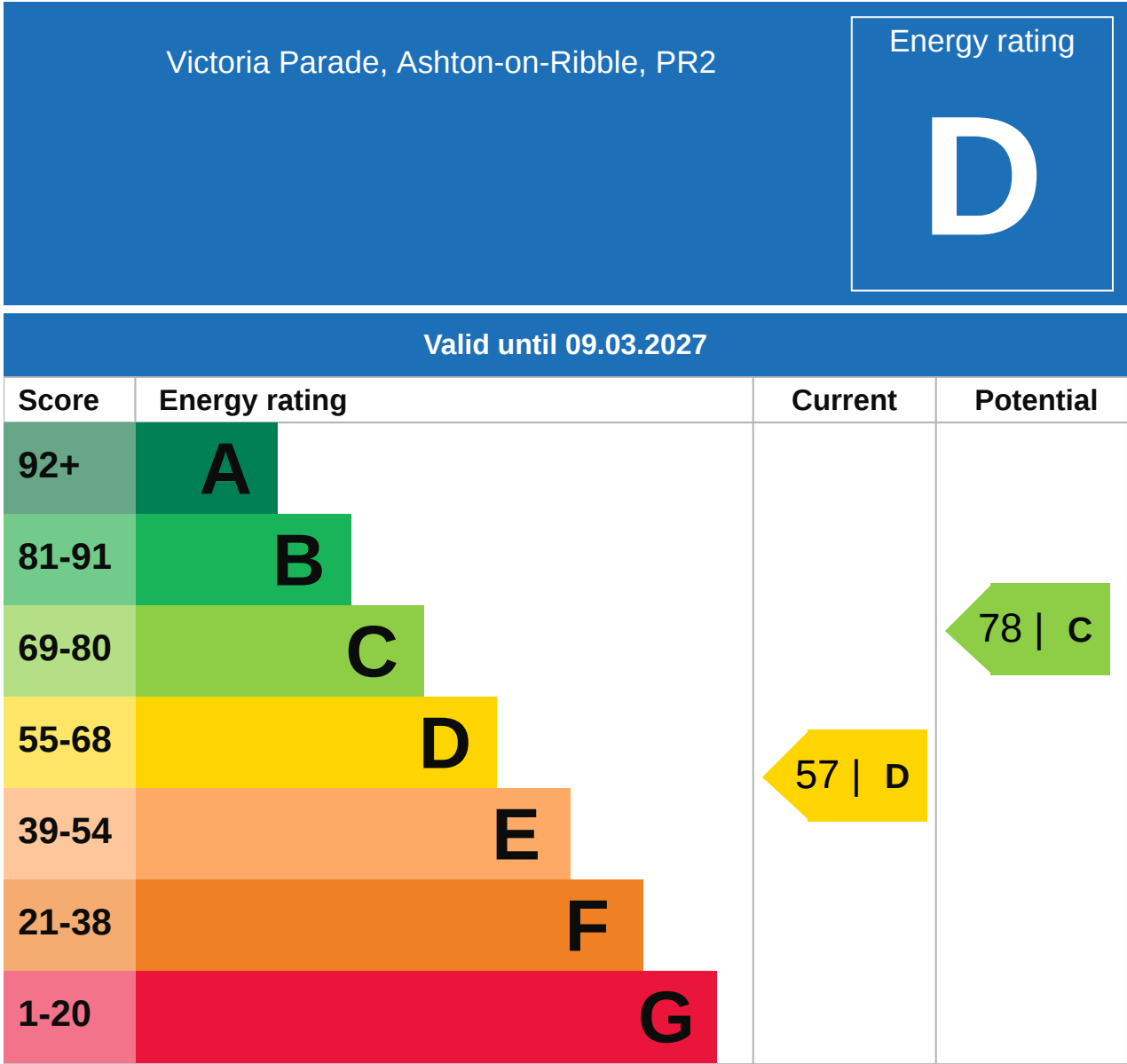


VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2



VICTORIA PARADE, ASHTON-ON-RIBBLE, PRESTON, PR2





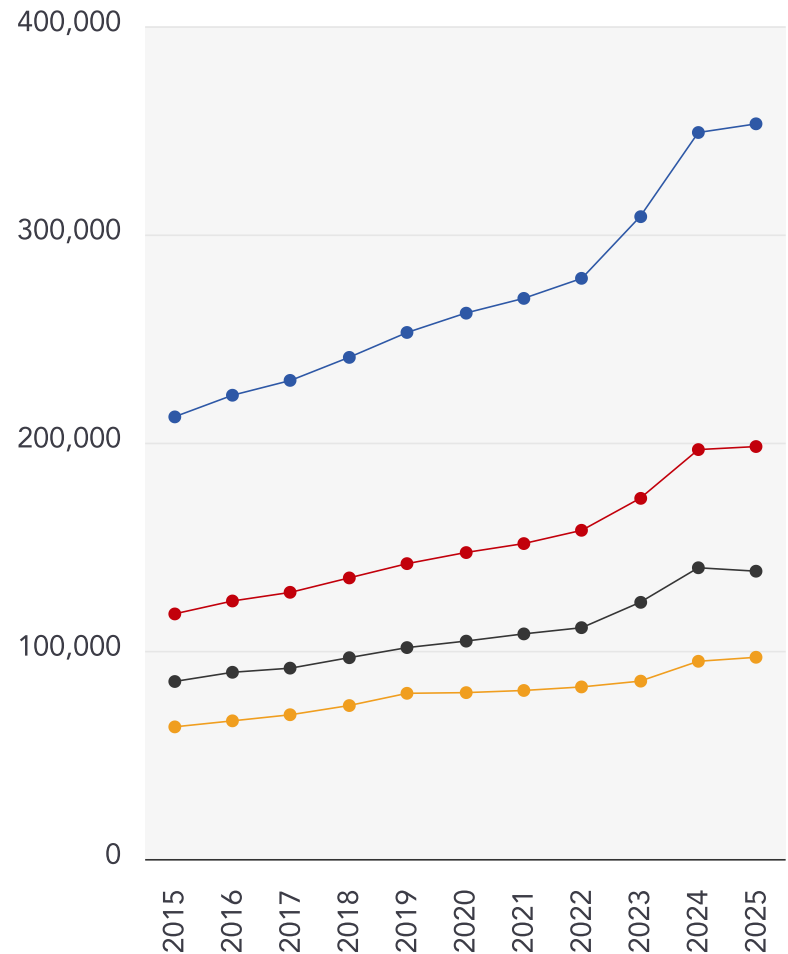
Additional EPC Data

Property Type:	House
Build Form:	Semi-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, unknown install date
Previous Extension:	2
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 21% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	106 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

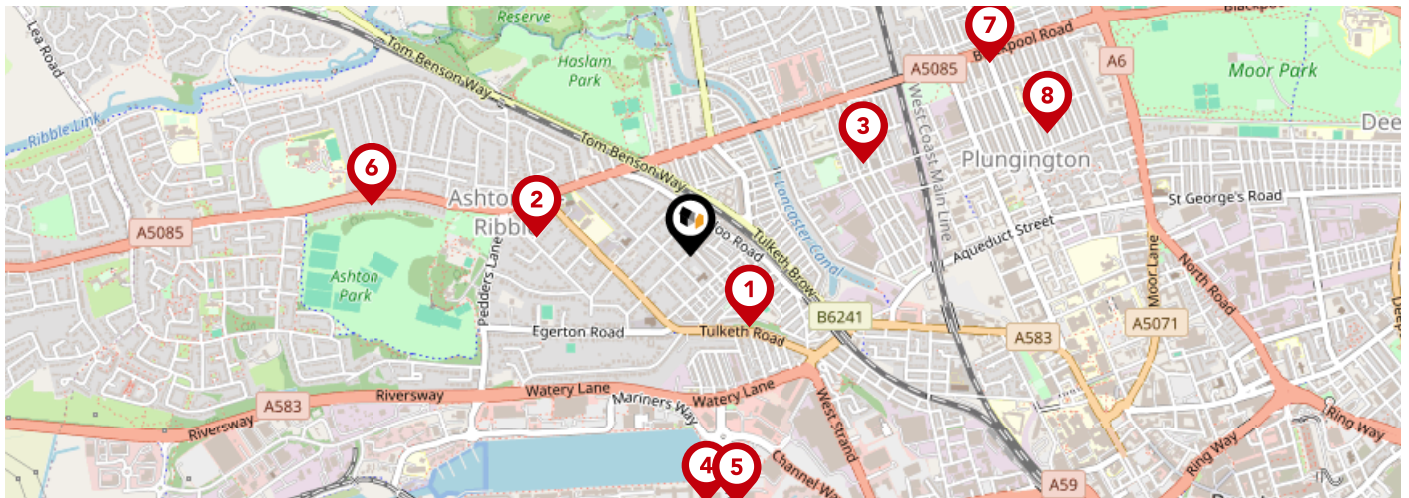
+68.31%

Terraced

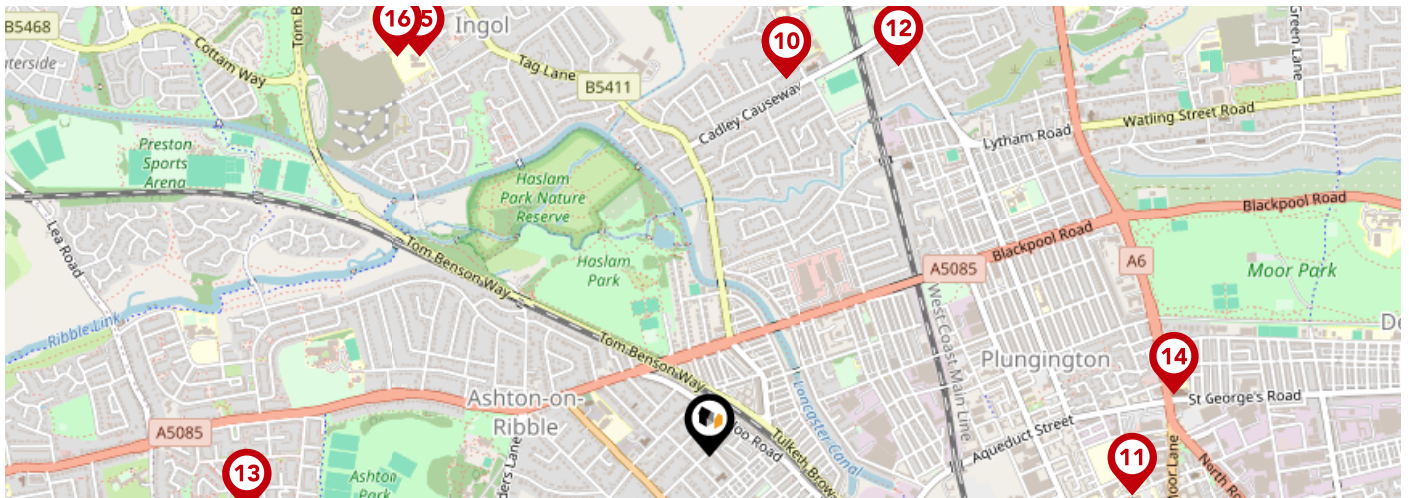
+62.15%

Flat

+52.7%



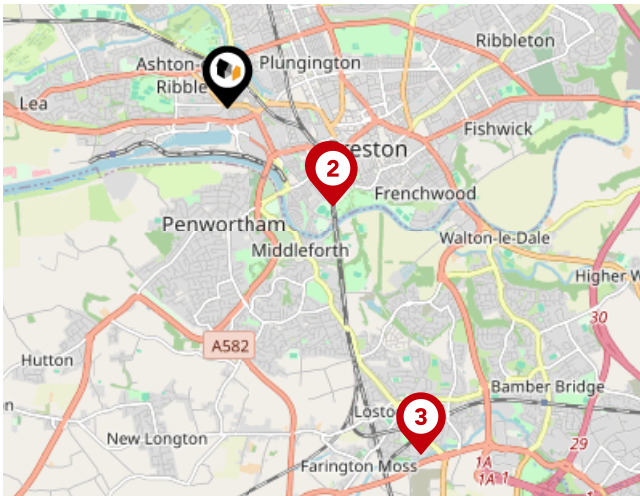
		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.2	☐	☒	☐	☐	☐
2	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.34	☐	☒	☐	☐	☐
3	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.43	☐	☒	☐	☐	☐
4	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.54	☐	☐	☒	☐	☐
5	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.55	☐	☐	☒	☐	☐
6	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.71	☐	☐	☒	☐	☐
7	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.78	☐	☐	☒	☐	☐
8	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.83	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.84	☐	☒	☐	☐	☐
10	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.84	☐	☐	☒	☐	☐
11	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.93	☐	☒	☐	☐	☐
12	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.95	☐	☒	☐	☐	☐
13	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.02	☐	☒	☐	☐	☐
14	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:1.03	☐	☐	☒	☐	☐
15	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:1.08	☐	☒	☐	☐	☐
16	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:1.11	☐	☒	☐	☐	☐

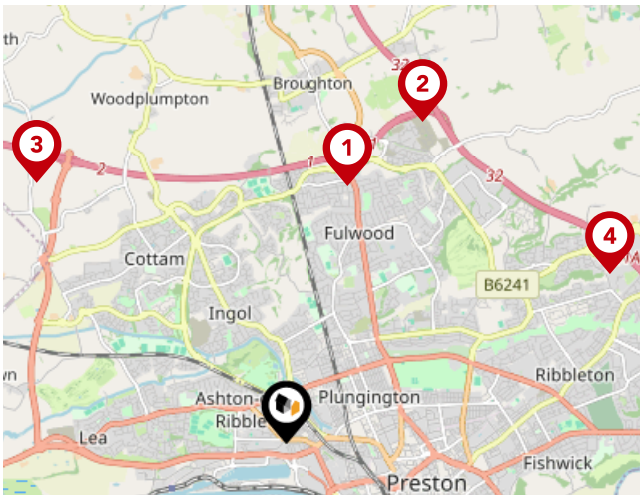
Area

Transport (National)



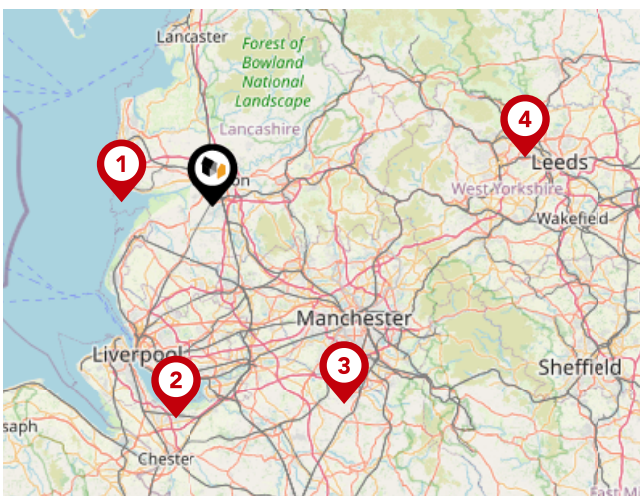
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.22 miles
2	Preston Rail Station	1.26 miles
3	Lostock Hall Rail Station	3.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.33 miles
2	M6 J32	3.06 miles
3	M55 J2	3.16 miles
4	M6 J31A	3.21 miles
5	M65 J1A	4.31 miles

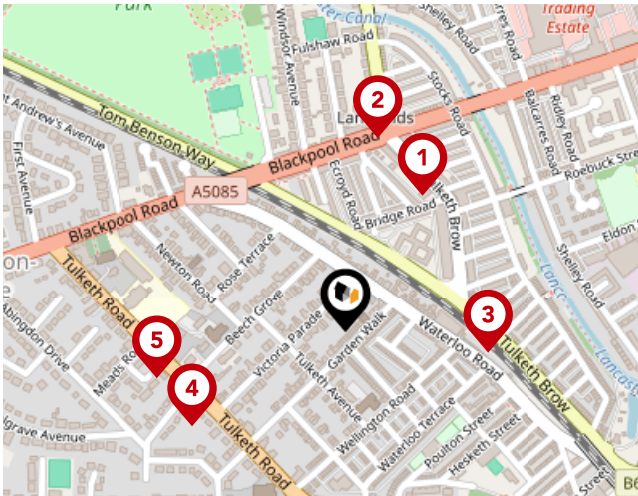


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.78 miles
2	Speke	30.22 miles
3	Manchester Airport	33.3 miles
4	Leeds Bradford Airport	44.22 miles

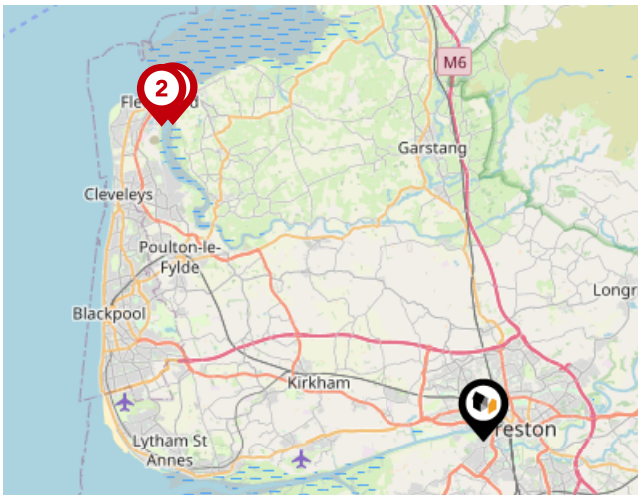
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Lane Ends	0.17 miles
	Lane Ends	0.22 miles
	Fazackerley Street	0.16 miles
	Winmarleigh Road	0.2 miles
	Meads Road	0.21 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.56 miles
	Fleetwood for Knott End Ferry Landing	15.78 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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



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/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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