

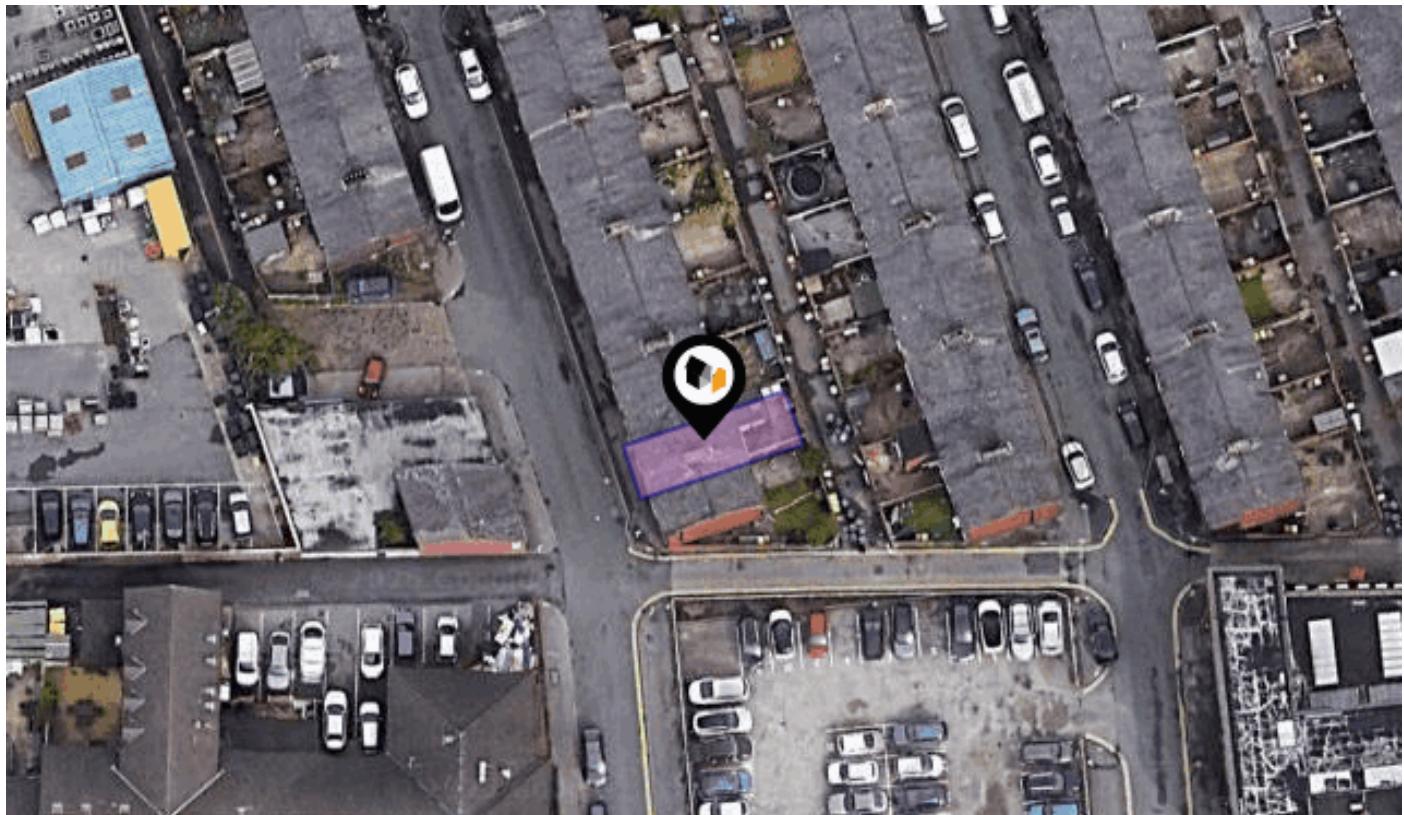


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th September 2025



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

Roberts & Co

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www.roberts-estates.co.uk

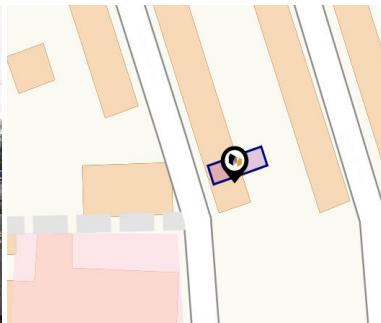


Introduction

Our Comments

* Beautifully Presented Mid-Terrace Home* 2 Double Bedrooms and 2 Receptions* Upgraded Throughout to an Exceptional StandardThe living room features high-quality Amtico flooring, a contemporary gas fireplace, and a bespoke staircase leading to the first floor, which has been repositioned to maximize the flow of the space.To the rear, the dining room is enhanced by elegant fitted traditional storage cupboards and opens out through French doors to the enclosed yard, creating a seamless indoor-outdoor feel.The kitchen is compact yet well-planned, fitted with sleek grey gloss cabinetry topped with luxury quartz worktops. It also benefits from integrated appliances, including an electric oven, microwave, and electric hob, along with space and plumbing for a washing machine and room for a fridge-freezer.Upstairs, the property offers two bedrooms. The main bedroom is fitted with high-quality Sharps wardrobes, providing excellent storage. The recently installed shower room is finished to a superb standard, combining modern fittings with a timeless design. Loft access is available via a fitted ladder, and the loft is boarded for additional storage.Externally, the property boasts a private rear yard with gated access leading to a communal lobby. On-street parking is available at the front.This is a turn-key home, beautifully finished throughout, perfect for those seeking a modern property with character and charm.

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.02 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,652		
Title Number:	LA393230		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:

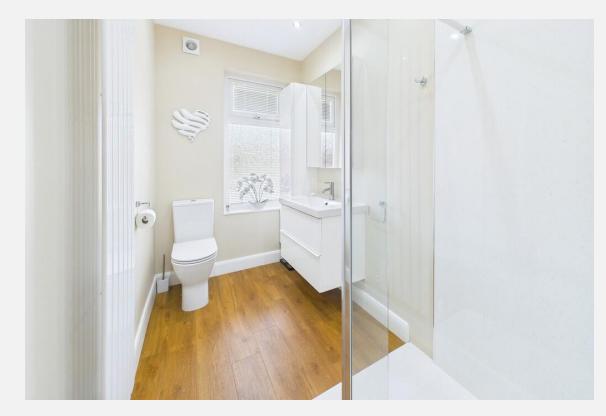
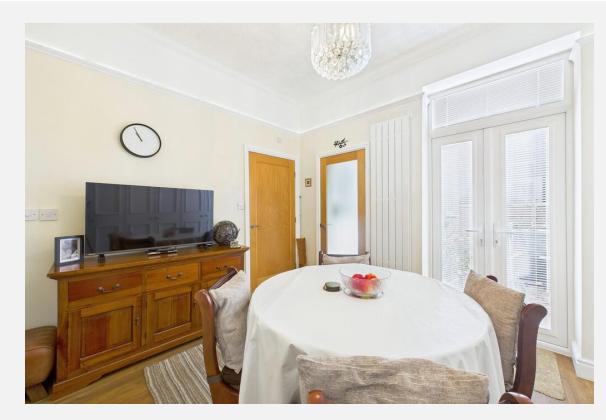
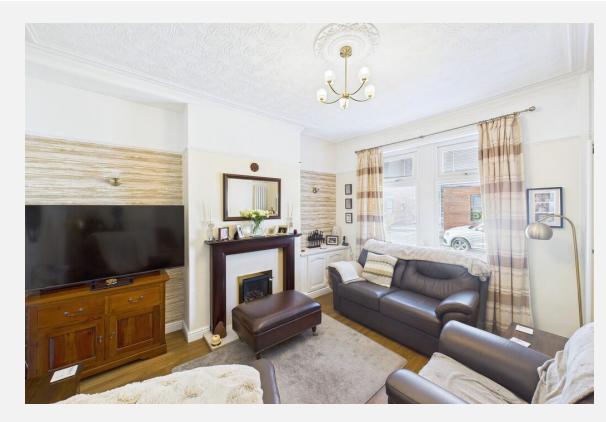
(based on calls indoors)



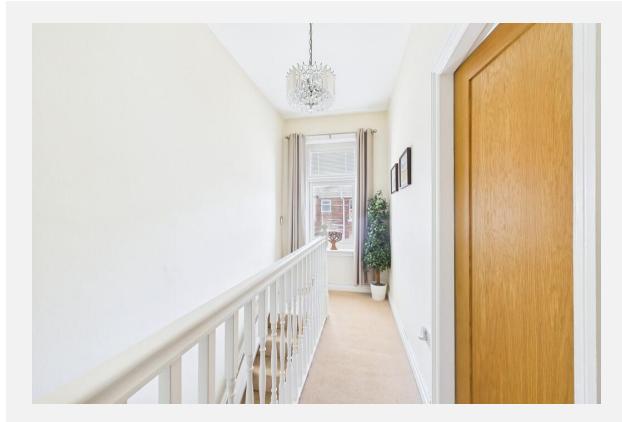
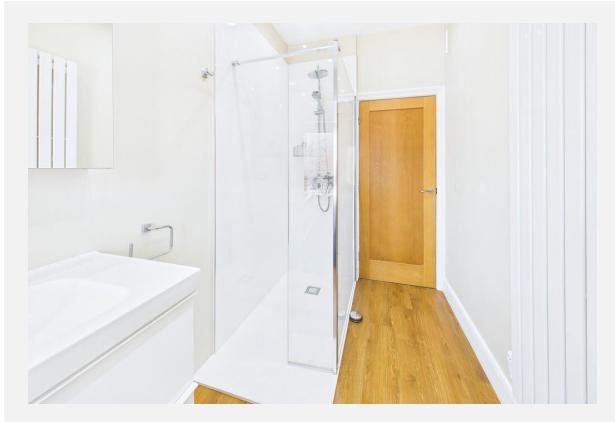
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Floorplan

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



Gallery Floorplan

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



Gallery Floorplan

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



Property EPC - Certificate

Dart Street, Ashton-on-Ribble, PR2

Energy rating

C

Valid until 21.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

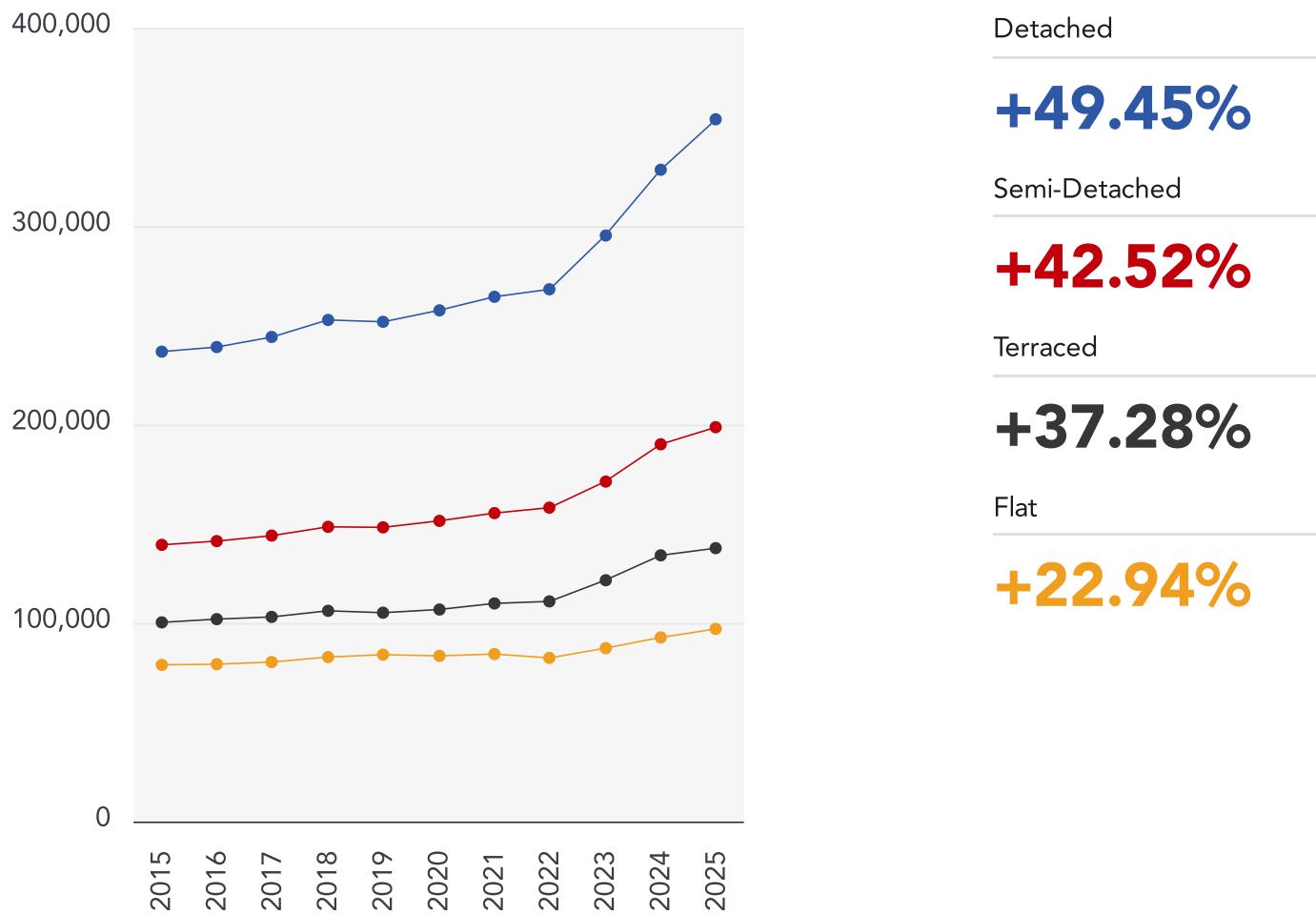
Property EPC - Additional Data

Additional EPC Data

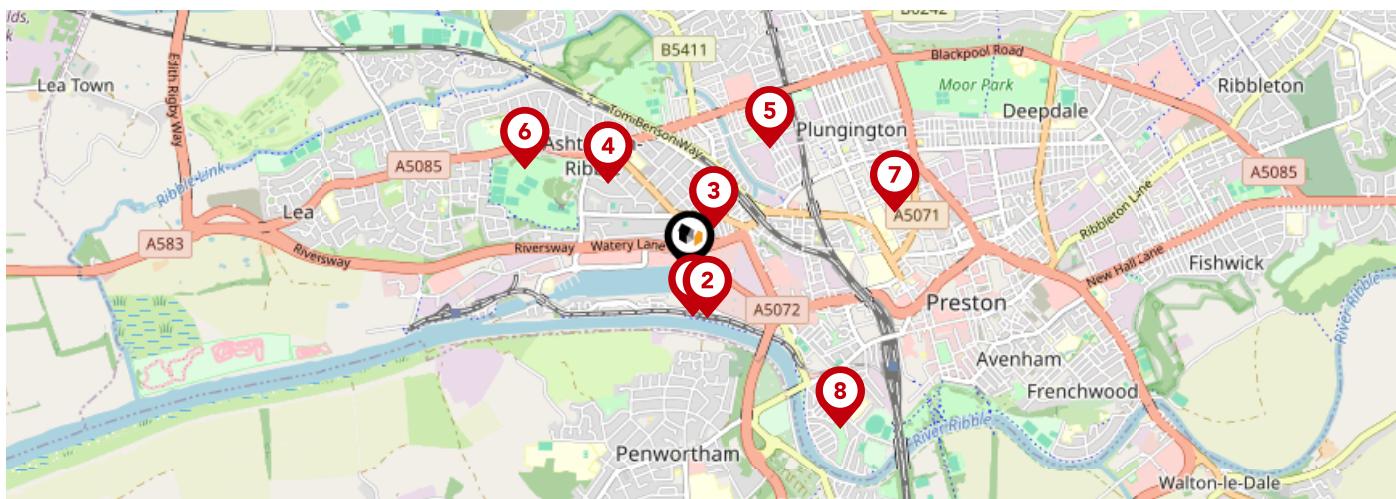
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m ²

Market House Price Statistics

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



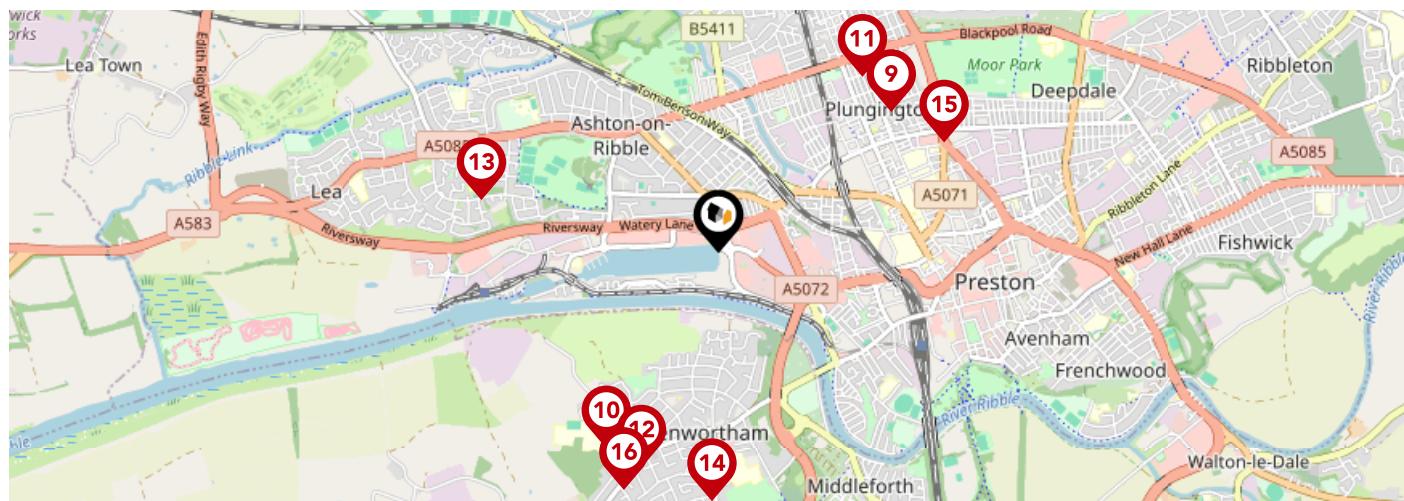
Area Schools



Nursery Primary Secondary College Private

 The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.22	<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:0.53	<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:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.93	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

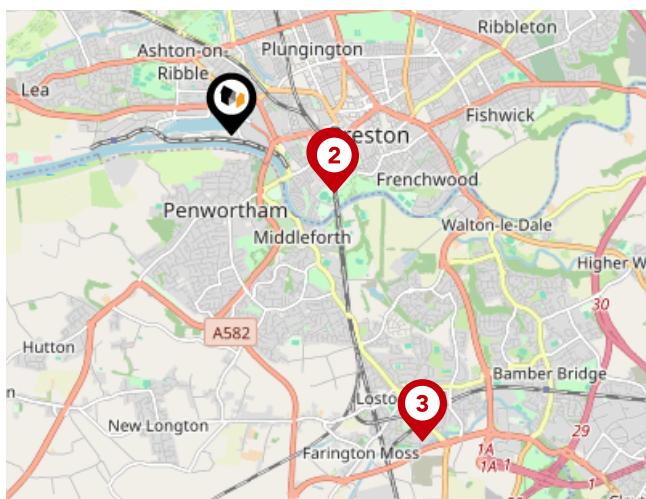
Area Schools



Nursery Primary Secondary College Private

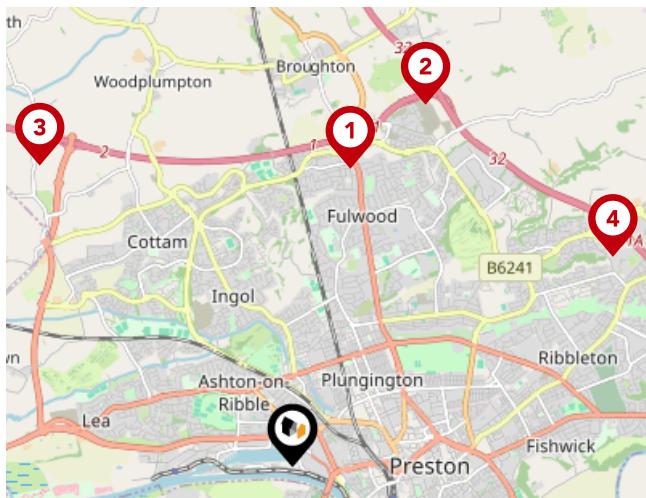
 Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 miles
2	Preston Rail Station	1.04 miles
3	Lostock Hall Rail Station	3.16 miles



Trunk Roads/Motorways

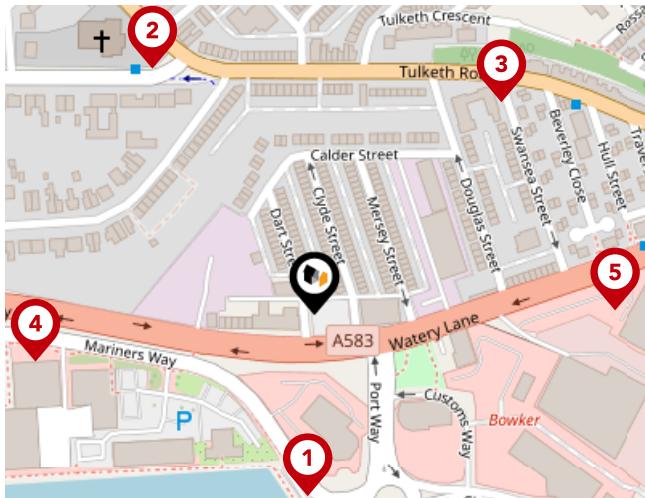
Pin	Name	Distance
1	M55 J1	2.66 miles
2	M6 J32	3.37 miles
3	M55 J2	3.44 miles
4	M6 J31A	3.36 miles
5	M65 J1A	4.01 miles



Airports/Helipads

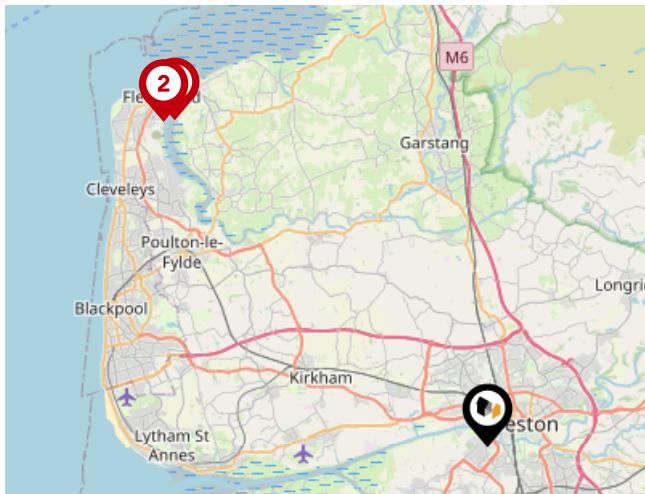
Pin	Name	Distance
1	Highfield	12.83 miles
2	Speke	29.88 miles
3	Manchester Airport	33 miles
4	Leeds Bradford Airport	44.25 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Portway	0.1 miles
2	St Michaels Church	0.16 miles
3	Swansea Street	0.16 miles
4	Halfords	0.15 miles
5	Swansea Street	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.83 miles
2	Fleetwood for Knott End Ferry Landing	16.04 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.

Roberts & Co

Testimonials



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_sales_lettings/



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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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Land Registry



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