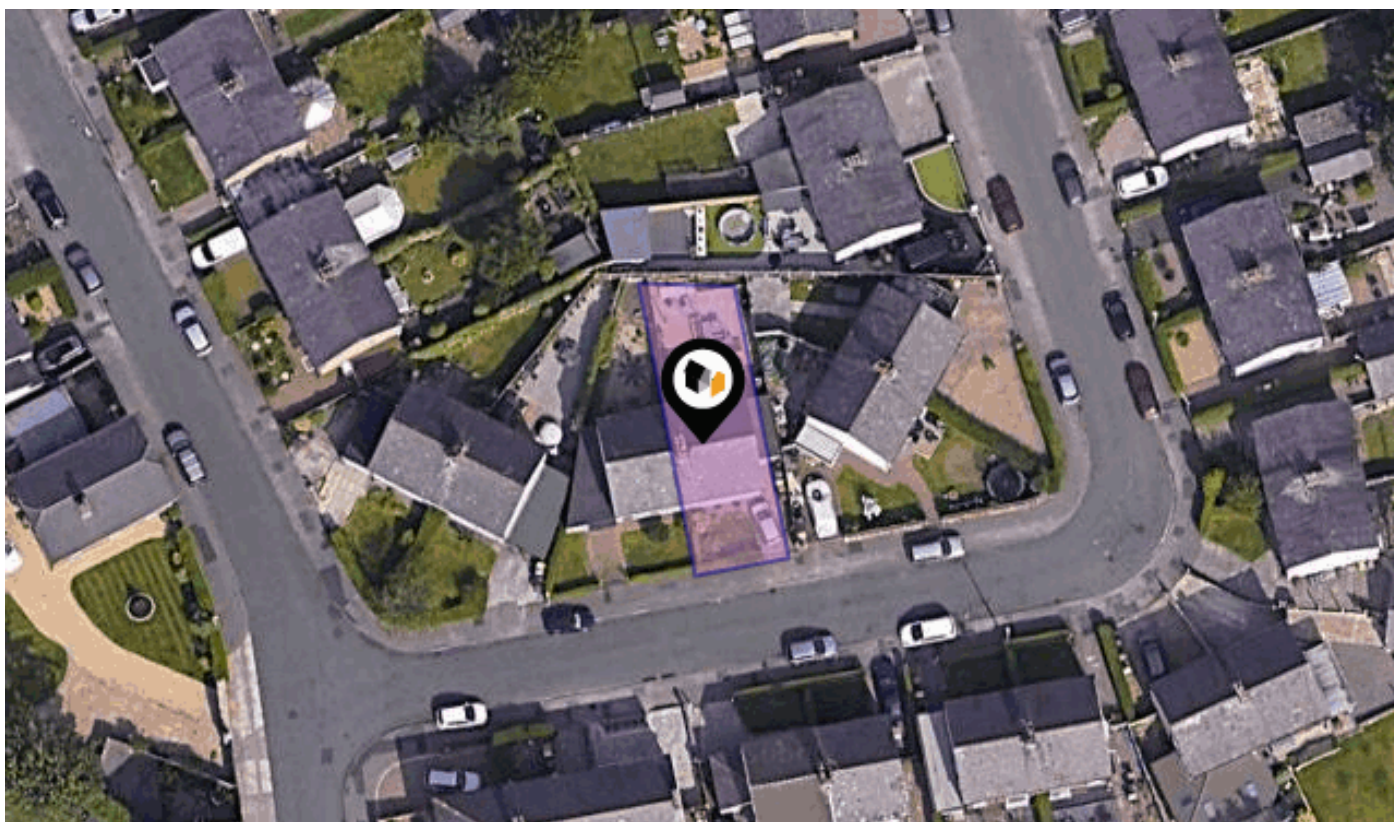


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th October 2025



MOORCROFT CRESCENT, RIBBLETON, PRESTON, PR2

Roberts & Co

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

01772 746100

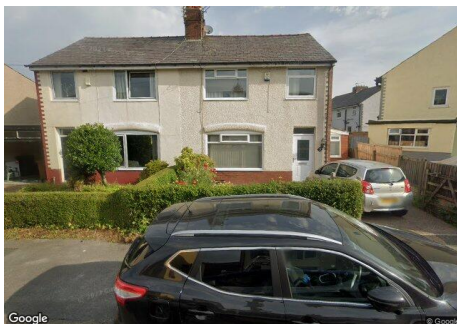
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Beautifully Presented 3-Bedroom Semi-Detached Home in Ribblesdale* Extended Kitchen, Landscaped Garden & Stylish Features Throughout* Ideal First-Time Buyers, or Young Families

This attractive and thoughtfully improved three-bedroom semi-detached property is located in the heart of Ribblesdale, offering a perfect blend of character and modern living. Ideal for first-time buyers, young families, or anyone looking to move into a well-established residential area with great local amenities, transport links, and schools nearby. Upon entering the property, you are welcomed into a bright and spacious front lounge, featuring a striking brick chimney breast with an elegant fireplace and a wood-burning stove installed in 2023. The stove is compatible with HETAS-approved smokeless fuel, including smokeless coal, offering both warmth and efficiency. This inviting space is perfect for cosy evenings, with a warm, homely atmosphere and ample room for comfortable seating and relaxation. To the rear, the home has been extended to create a generous open-plan dining kitchen, flooded with natural light thanks to Velux roof windows. A brand-new fitted kitchen was installed in December 2024, finished to a high standard with modern cabinetry, stylish worktops, and integrated appliances. This space is ideal for both everyday family living and entertaining guests. Adjacent to the kitchen is a large utility room, offering ample storage space and plumbing for laundry appliances. Its size and layout also provide potential for conversion into a home office, hobby room, or playroom, depending on your needs. Upstairs, the property offers three well-proportioned bedrooms - two generous doubles and one single - all tastefully decorated and filled with natural light. These are served by a modern family shower room, complete with a corner shower unit, WC, and wash basin, providing everything needed for busy family life. The rear garden has been recently landscaped to offer a low-maintenance yet visually appealing outdoor space. It features a combination of paved patio areas, ideal for outdoor seating and dining, along with raised borders filled with seasonal wildflowers that add colour and charm throughout the year. A pergola provides a lovely focal point and a shaded area, perfect for relaxing or entertaining on warmer days. To the front, there is a small garden area and off road parking.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,927
Title Number:	LA712928

Tenure:	Freehold
---------	----------

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15
mb/s



49
mb/s

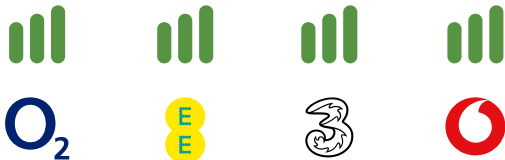


1000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

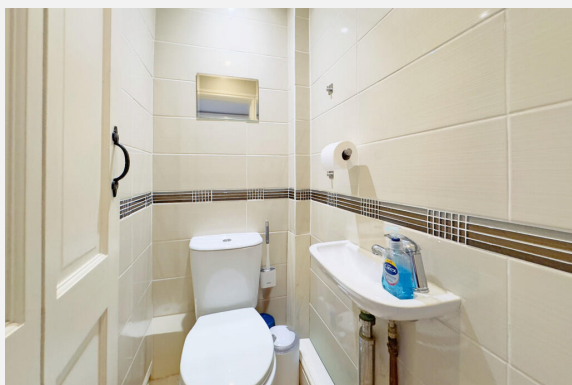


Planning History

This Address

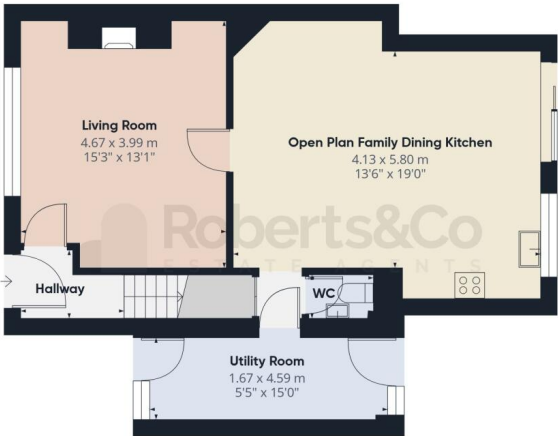
Planning records for: *Moorcroft Crescent, Ribbleton, Preston, PR2*

Reference - Preston/06/2007/0949	
Decision:	Decided
Date:	11th September 2007
Description:	Erection of single storey extension to rear of dwelling (following demolition of existing conservatory)





MOORCROFT CRESCENT, RIBBLETON, PRESTON, PR2



Ground Floor



Floor 1

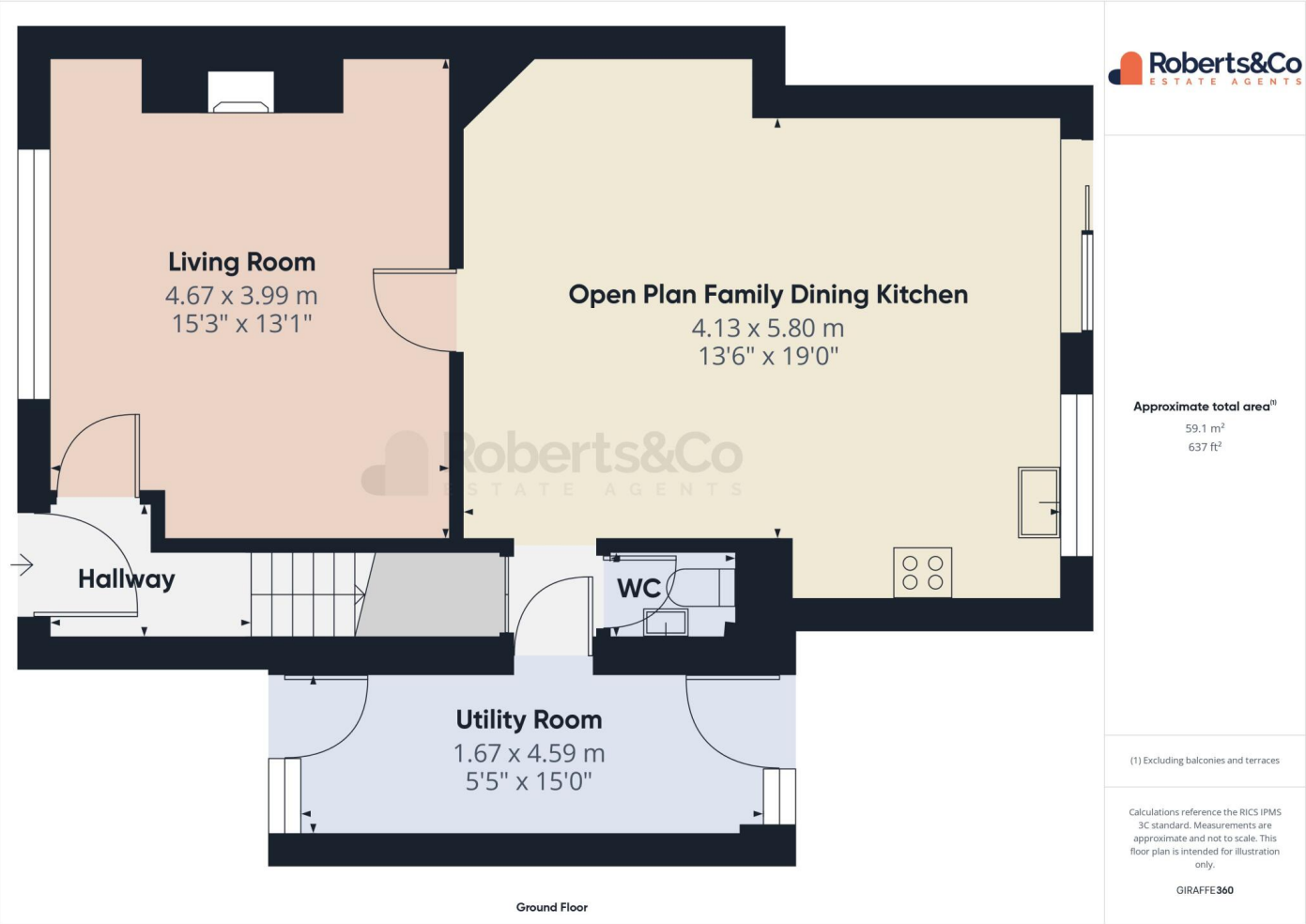
Approximate total area^m
94.1 m²
1013 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

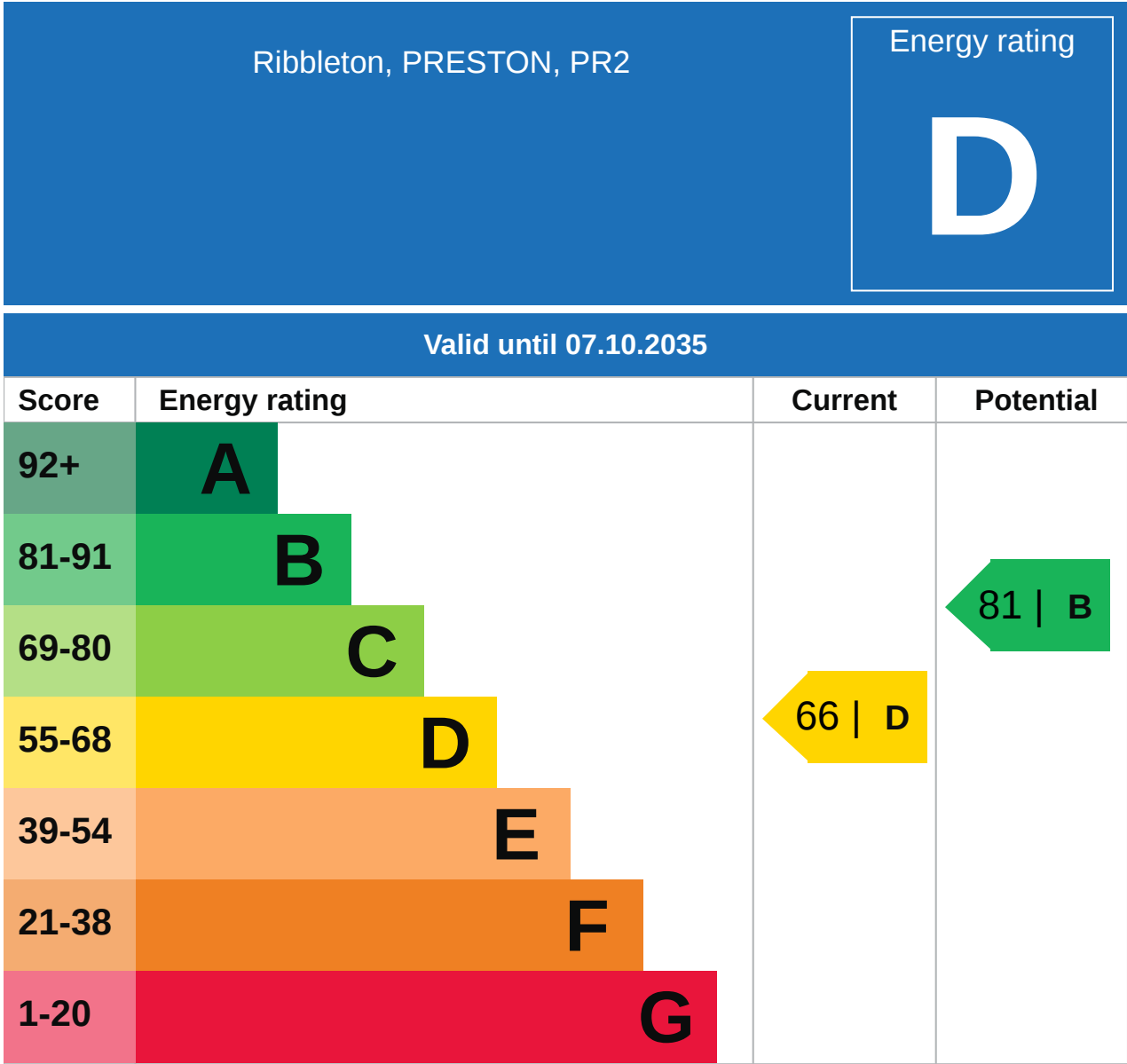
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MOORCROFT CRESCENT, RIBBLETON, PRESTON, PR2



MOORCROFT CRESCENT, RIBBLETON, PRESTON, PR2





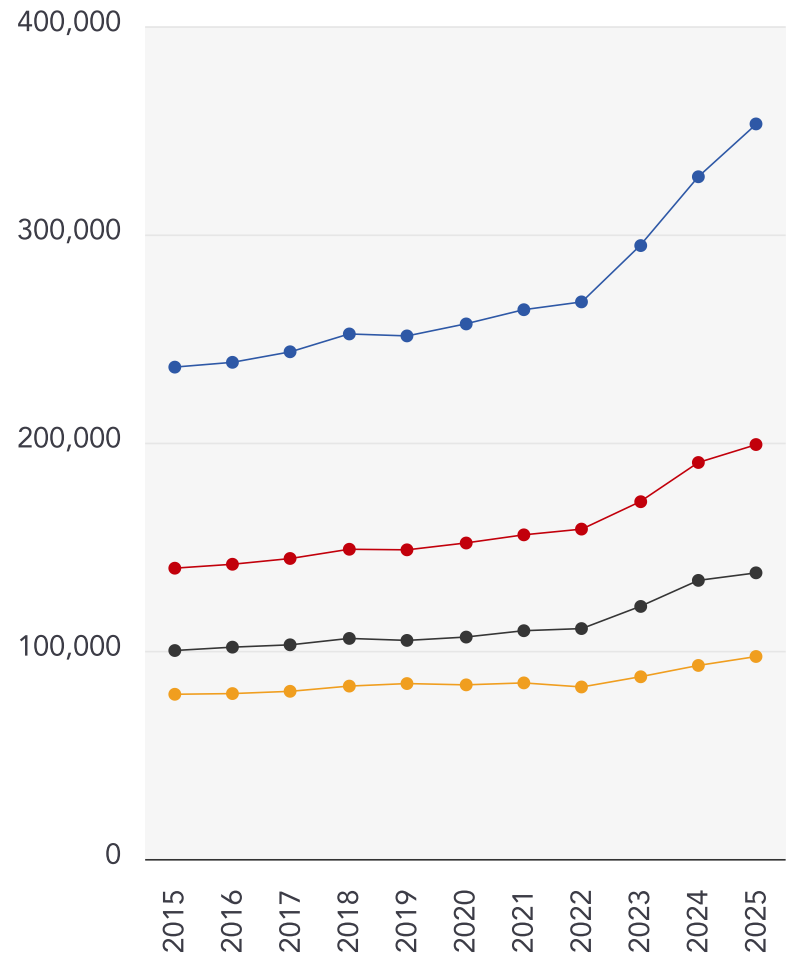
Additional EPC Data

Property Type:	Semi-detached 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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Air Tightness:	(not tested)
Total Floor Area:	87 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

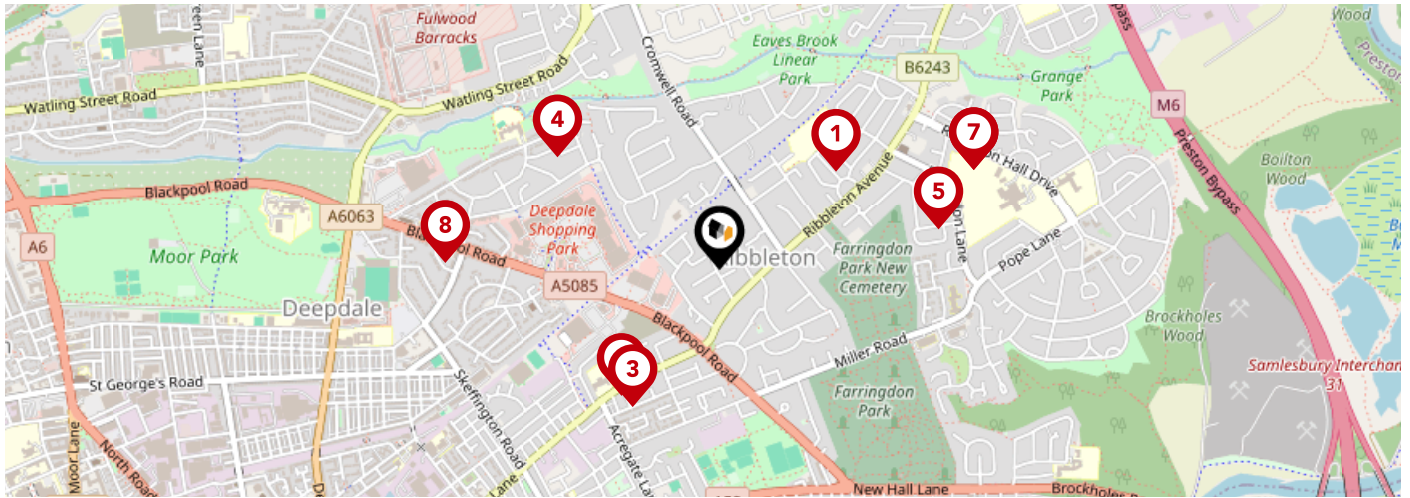
+42.52%

Terraced

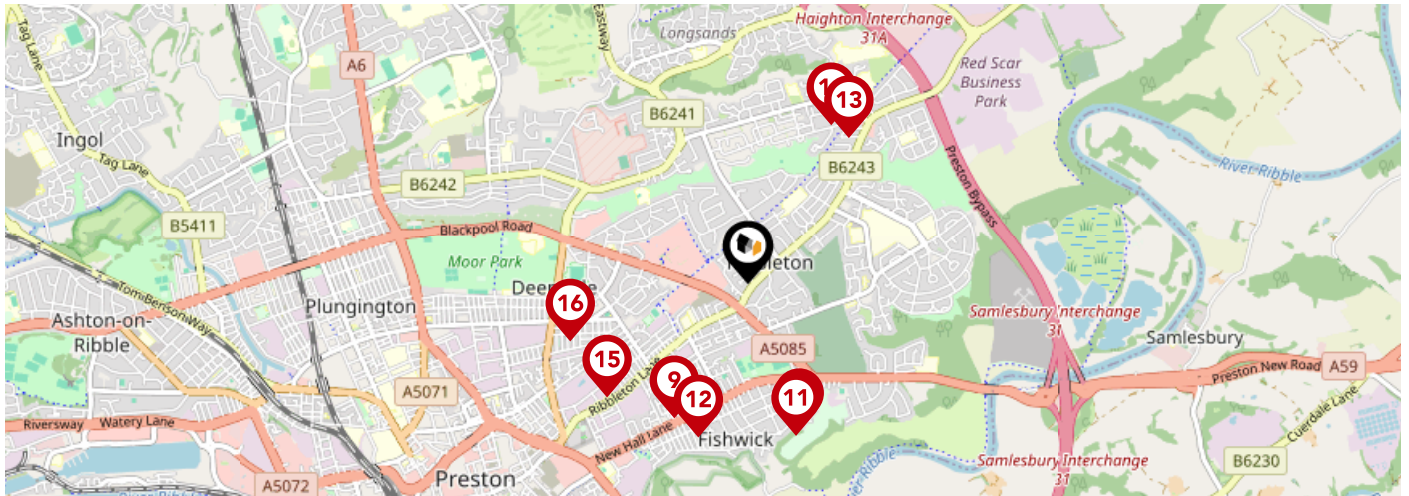
+37.28%

Flat

+22.94%



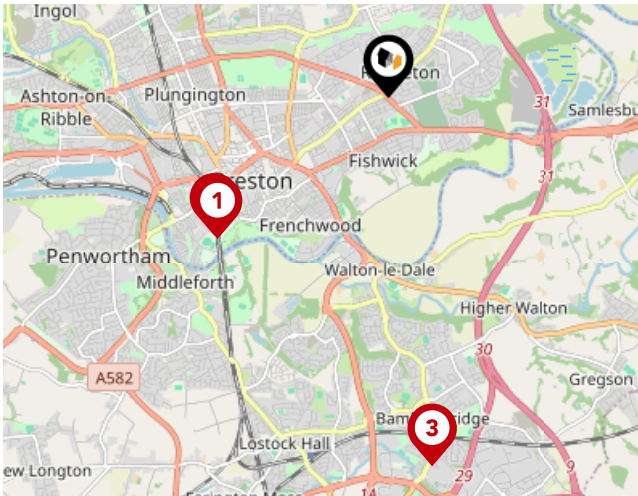
		Nursery	Primary	Secondary	College	Private
1	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:0.33	☐	☒	☐	☐	☐
2	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:0.35	☐	☒	☐	☐	☐
3	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:0.36	☐	☒	☐	☐	☐
4	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.43	☐	☒	☐	☐	☐
5	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:0.49	☐	☒	☐	☐	☐
6	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.6	☐	☒	☐	☐	☐
7	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:0.6	☐	☐	☒	☐	☐
8	St Gregory's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 209 Distance:0.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 345 Distance:0.67	☐	☒	☐	☐	☐
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:0.68	☐	☒	☐	☐	☐
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:0.7	☐	☒	☐	☐	☐
	St Matthew's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 468 Distance:0.71	☐	☒	☐	☐	☐
	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:0.78	☐	☒	☐	☐	☐
	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:0.79	☐	☒	☐	☐	☐
	Preston Muslim Girls High School Ofsted Rating: Outstanding Pupils: 599 Distance:0.79	☐	☐	☒	☐	☐
	Deepdale Community Primary School Ofsted Rating: Good Pupils: 691 Distance:0.82	☐	☒	☐	☐	☐

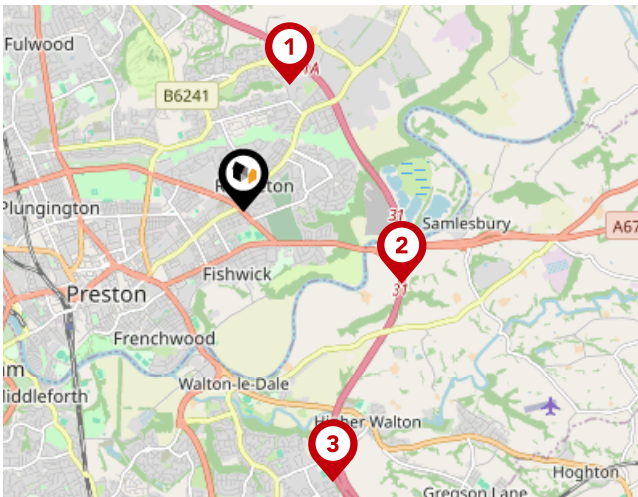
Area

Transport (National)



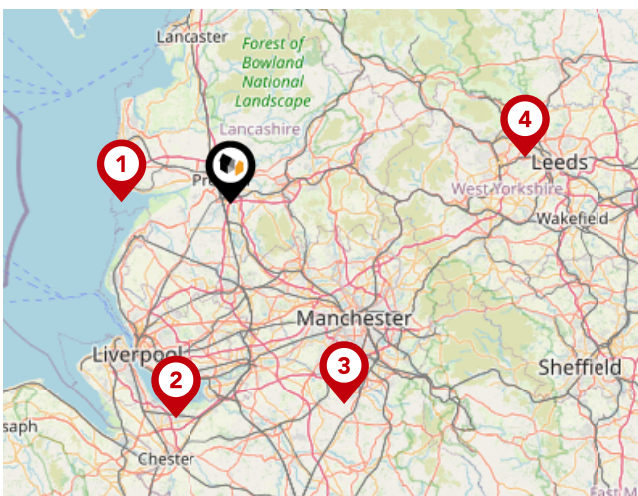
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.93 miles
2	Preston Rail Station	1.94 miles
3	Bamber Bridge Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.18 miles
2	M6 J31	1.53 miles
3	M6 J30	2.49 miles
4	M6 J32	2.73 miles
5	M55 J1	2.67 miles

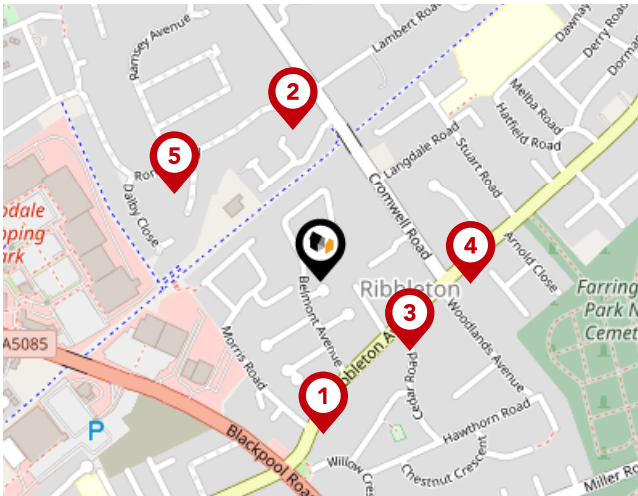


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.19 miles
2	Speke	31.1 miles
3	Manchester Airport	32.34 miles
4	Leeds Bradford Airport	41.76 miles

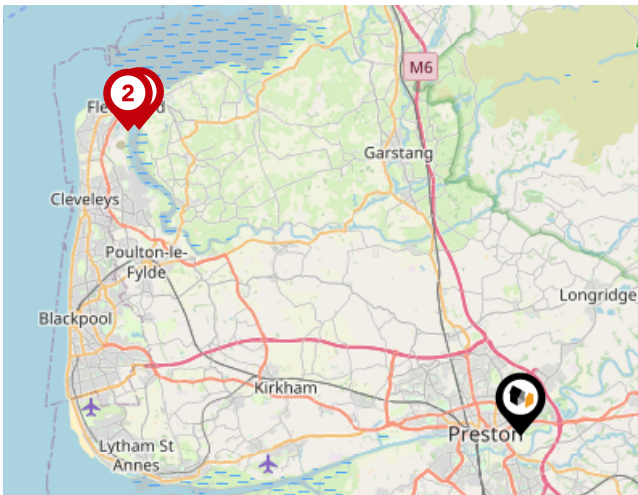
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Morris Road	0.17 miles
2	Lambert Road	0.17 miles
3	Cromwell Road	0.12 miles
4	Cromwell Road	0.17 miles
5	Ramsey Avenue	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.1 miles
2	Fleetwood for Knott End Ferry Landing	17.35 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 & 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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