

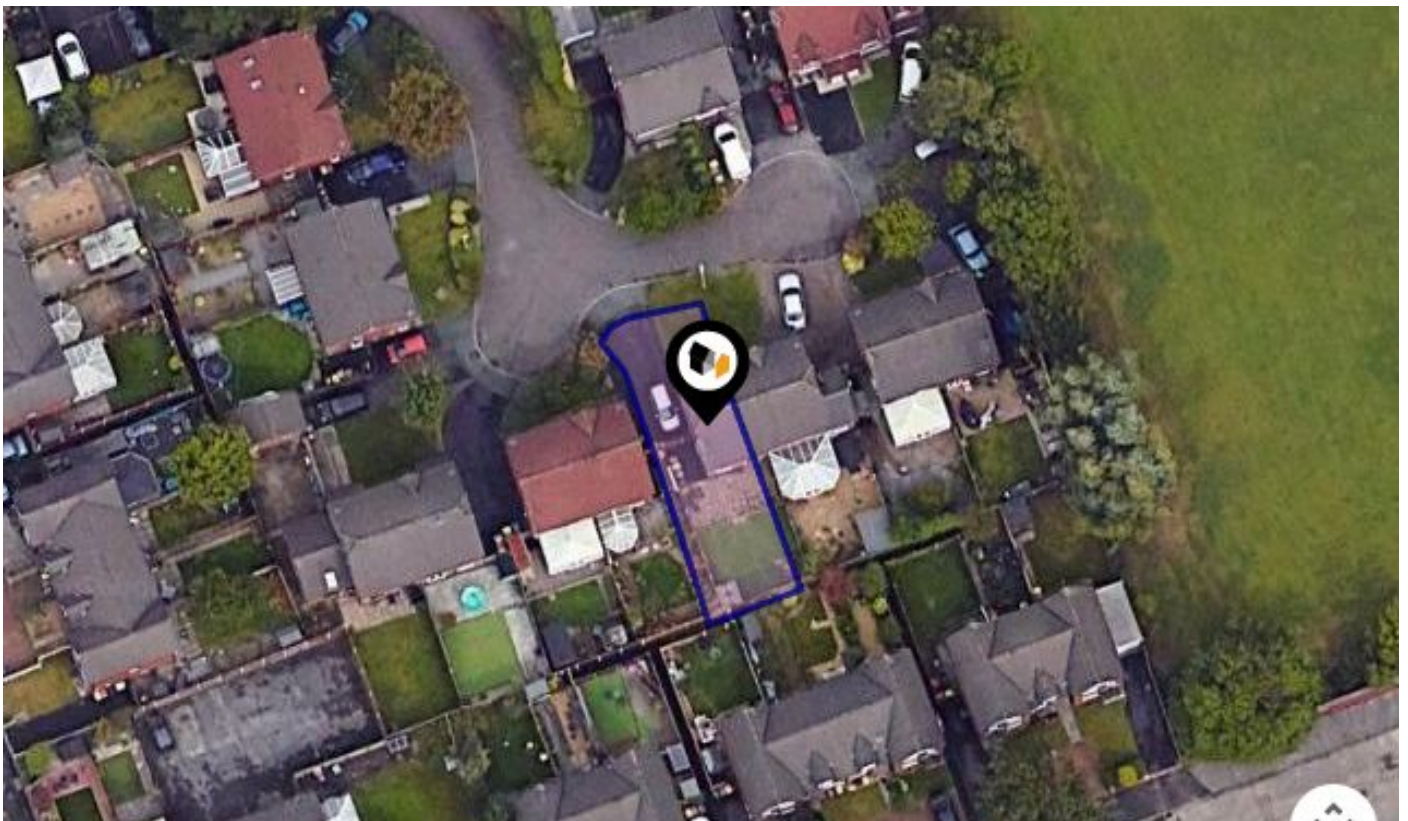


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd November 2025



THE FERNS, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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

01772 746100

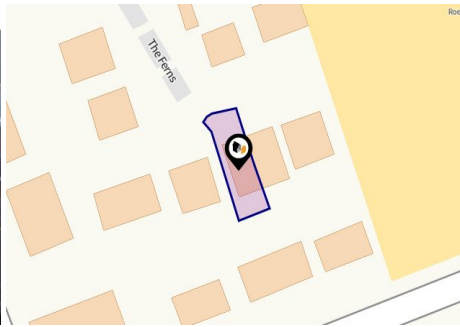
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www.roberts-estates.co.uk



* Modern Kitchen, Bathroom & Boiler* Quiet Cul-de-Sac Location* The Perfect 'No-Hassle' First Time Buy or Investment

This three-bedroom semi-detached home is offered for sale with no onward chain and is perfectly positioned in a quiet cul-de-sac within the popular area of Ashton-on-Ribble. The property provides comfortable, modern living and is ideal for first-time buyers, young families, or those looking to downsize. Upon entering the home, a hallway with a convenient ground floor WC. From here, a doorway leads into the spacious living room, with the staircase to the first floor. The living room flows seamlessly into the dining area, which benefits from sliding patio doors opening directly onto the rear garden - perfect for entertaining or enjoying the outdoor space during warmer months. To the rear of the property, there is a recently renovated kitchen fitted with stylish shaker-style units and contrasting work surfaces, creating a modern and inviting space. The kitchen includes a range of integrated appliances, such as a fridge freezer, washing machine, built-in oven, and gas hob, offering both functionality and contemporary design. Upstairs, the property offers three well-proportioned bedrooms, along with a modern family shower room. Externally, the home features a driveway providing off-road parking for two vehicles, as well as gated side access leading to the enclosed rear garden. The garden is mainly laid artificial grass with a flagged patio area, providing a low-maintenance yet pleasant outdoor space for relaxation or family time. With its quiet location, modern finishes, and the advantage of being sold with no chain, this property represents an excellent opportunity to move straight in and enjoy a comfortable, well-presented home in a sought-after residential area.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.05 acres
Year Built :	1995
Council Tax :	Band B
Annual Estimate:	£1,927
Title Number:	LA769054

Tenure:	Leasehold
Start Date:	05/11/1995
End Date:	01/05/2992
Lease Term:	999 years (less 10 days) from 1 May 1993
Term Remaining:	967 years

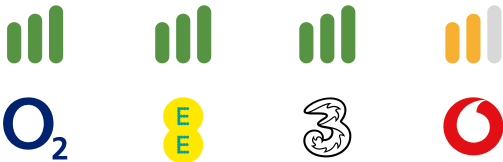
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	67 mb/s	1800 mb/s
		

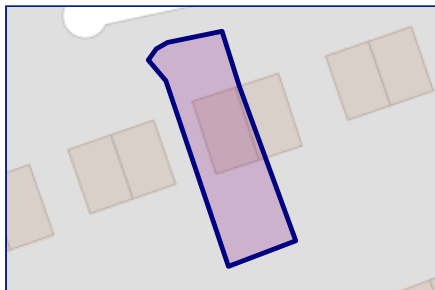
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

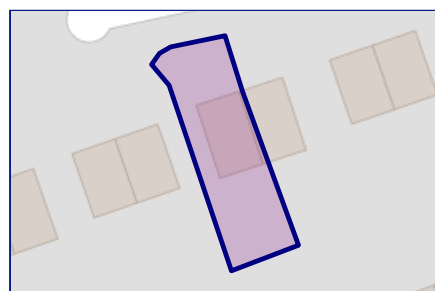


Freehold Title Plan



LA838873

Leasehold Title Plan



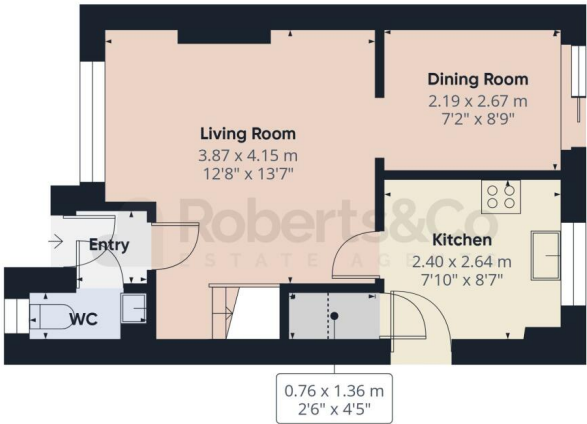
LA769054

Start Date: 05/11/1995
End Date: 01/05/2992
Lease Term: 999 years (less 10 days) from 1 May 1993
Term Remaining: 967 years

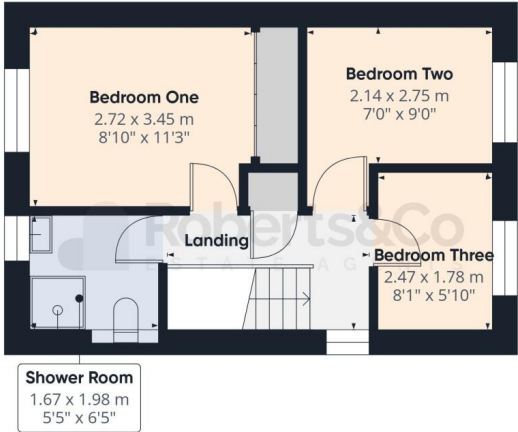




THE FERNS, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾
61.6 m²
664 ft²

Reduced headroom
0.4 m²
4 ft²

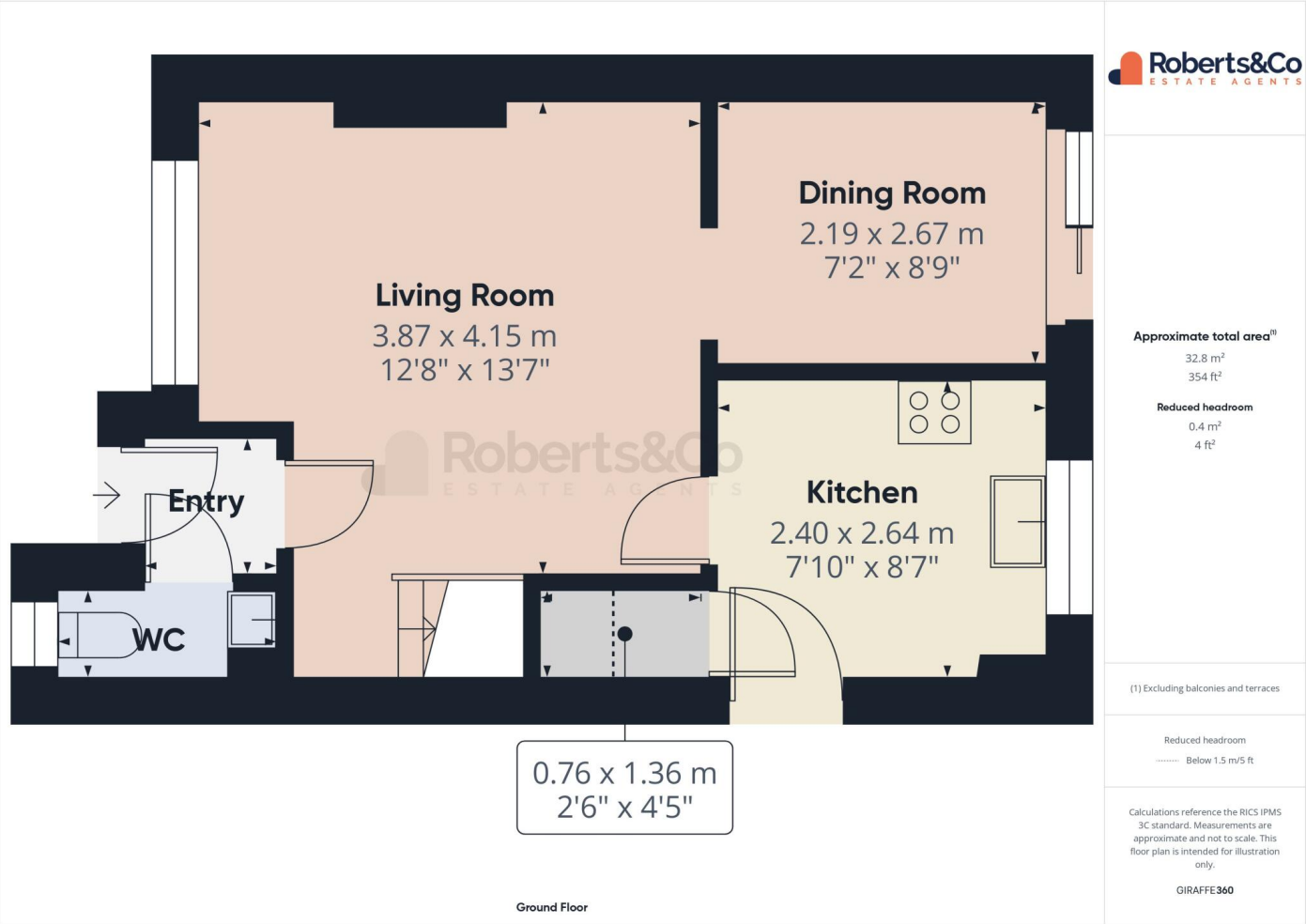
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

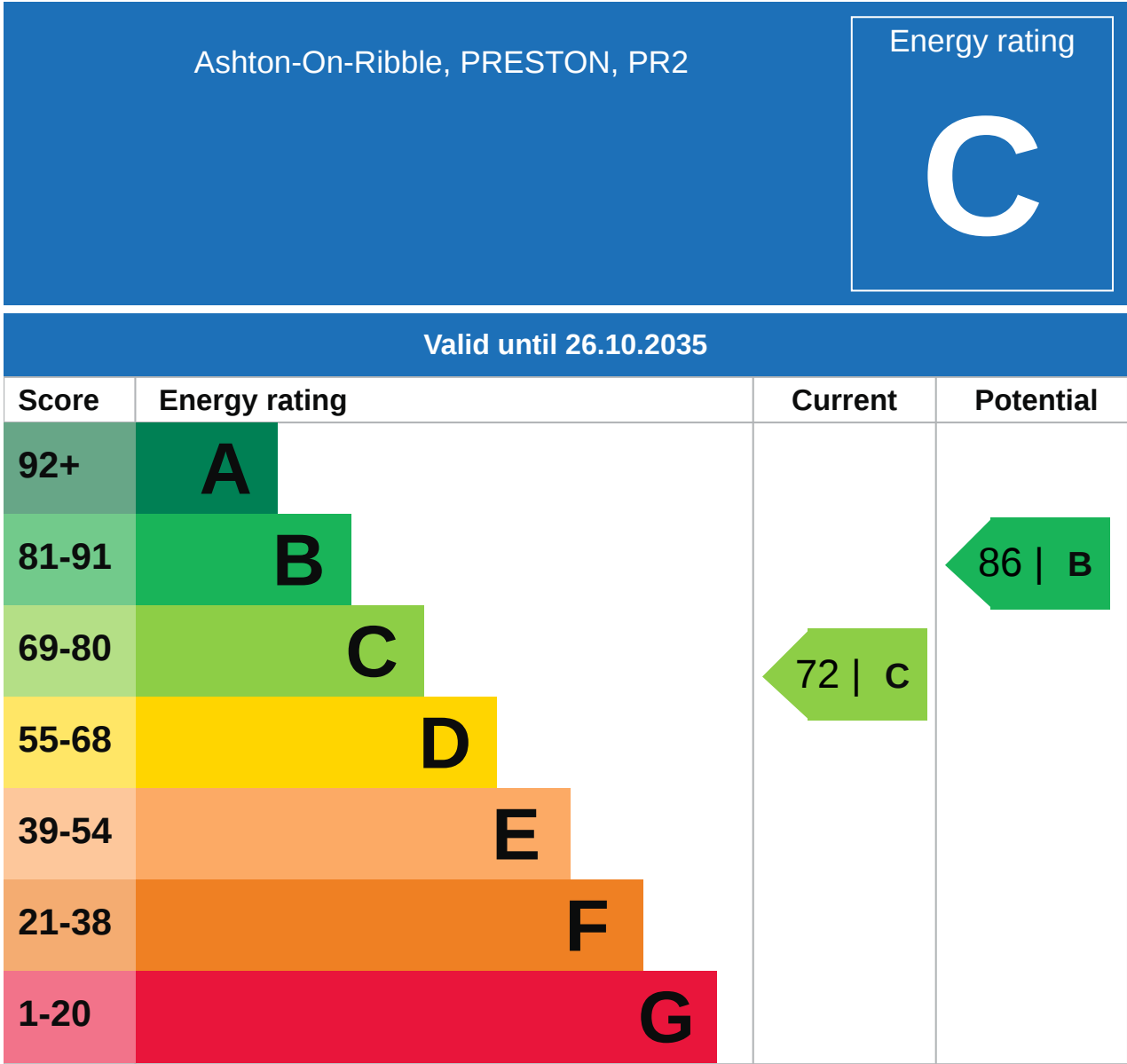
GIRAFFE360

THE FERNS, ASHTON-ON-RIBBLE, PRESTON, PR2



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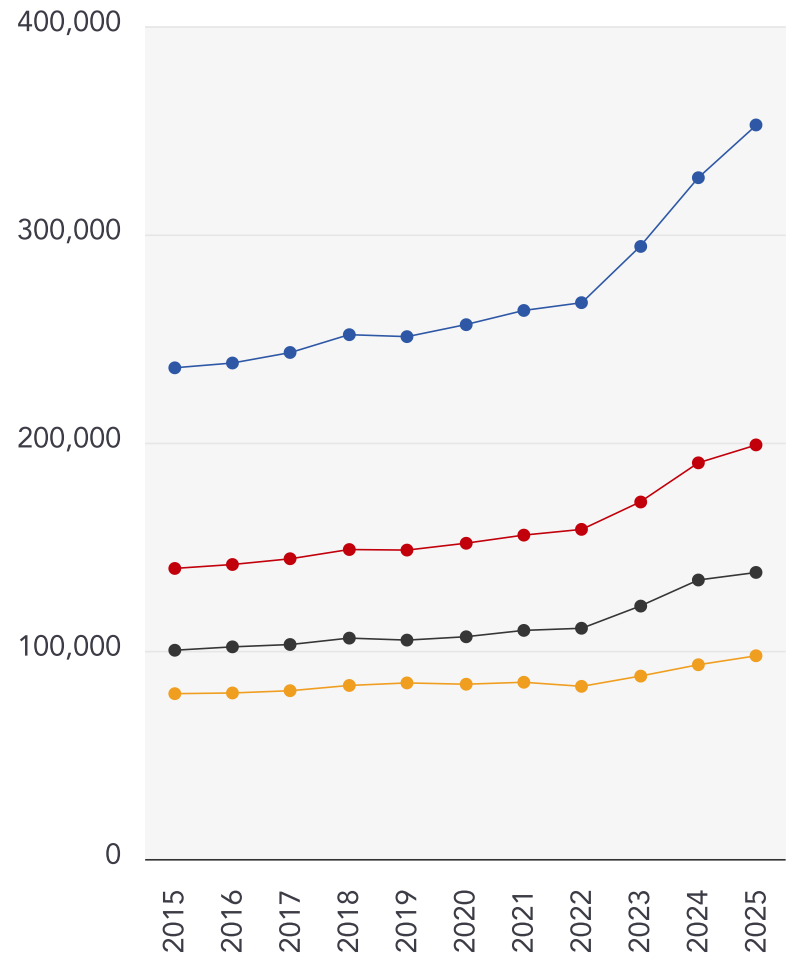
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	68 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

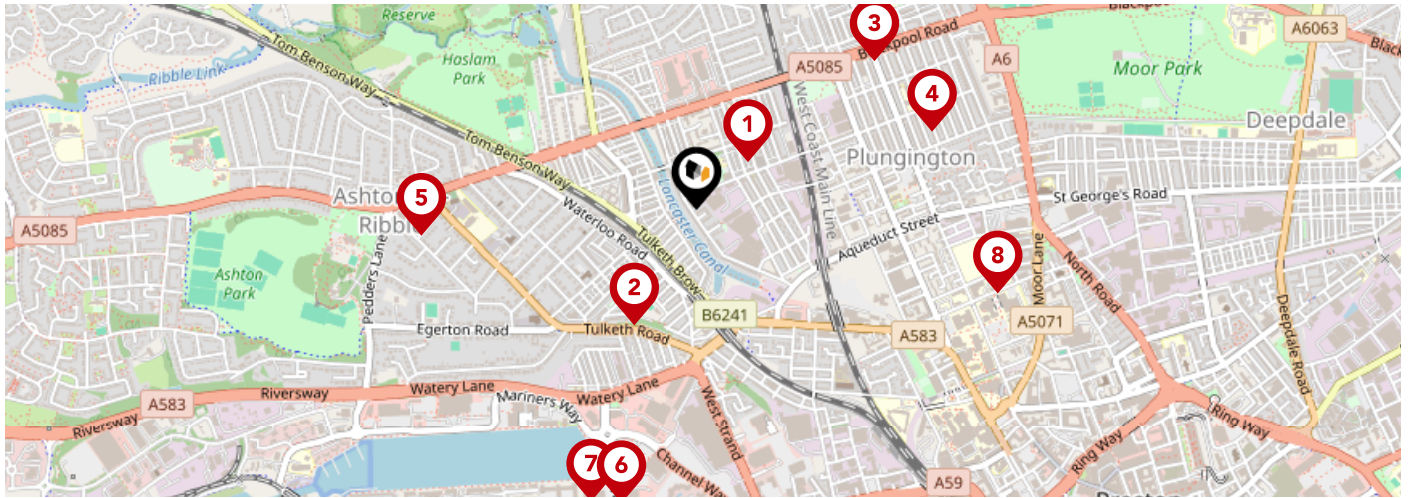
+42.52%

Terraced

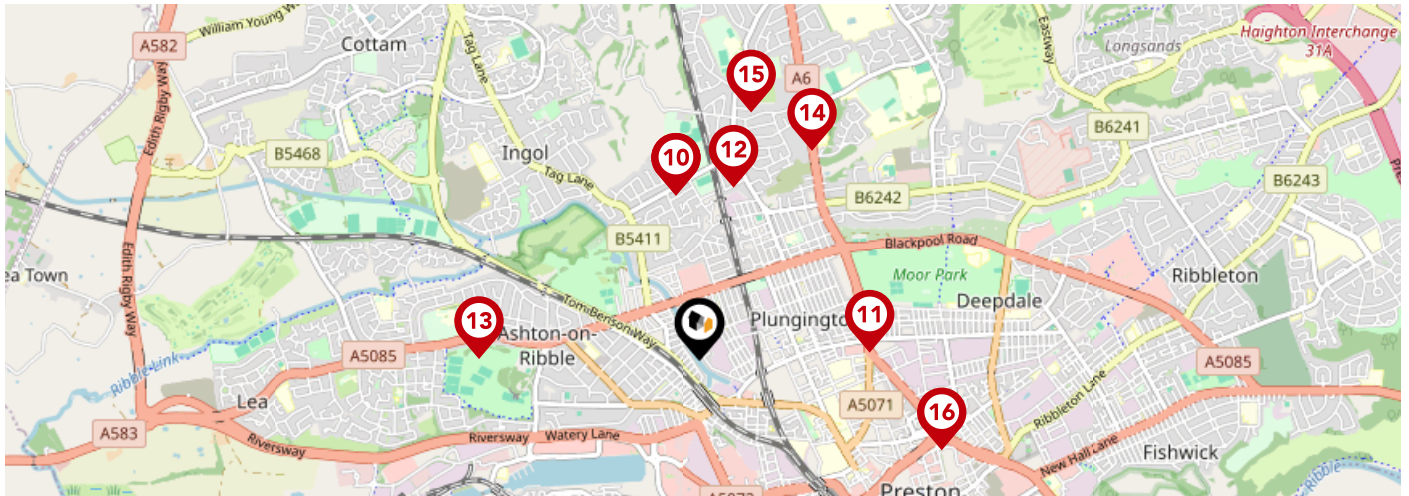
+37.28%

Flat

+22.94%



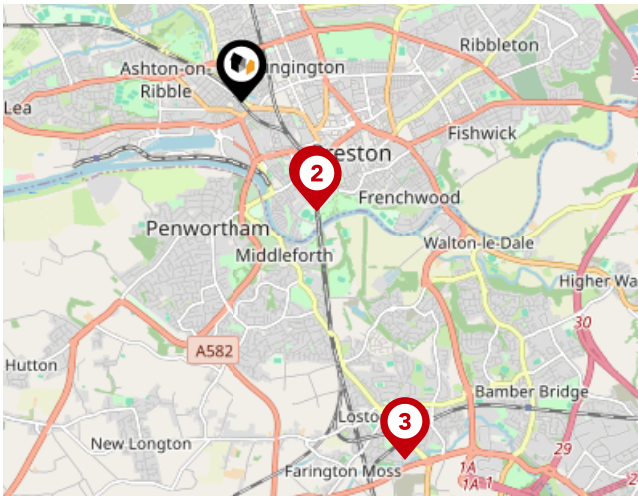
		Nursery	Primary	Secondary	College	Private
1	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.15	☐	☒	☐	☐	☐
2	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.29	☐	☒	☐	☐	☐
3	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.51	☐	☐	☒	☐	☐
4	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.54	☐	☒	☐	☐	☐
5	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.61	☐	☒	☐	☐	☐
6	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.66	☐	☐	☒	☐	☐
7	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.68	☐	☐	☒	☐	☐
8	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.68	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.74	☐	☒	☐	☐	☐
10	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.74	☐	☐	☒	☐	☐
11	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.75	☐	☐	☒	☐	☐
12	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.77	☐	☒	☐	☐	☐
13	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.97	☐	☐	☒	☐	☐
14	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:1.05	☐	☒	☐	☐	☐
15	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.11	☐	☒	☐	☐	☐
16	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.13	☐	☒	☐	☐	☐

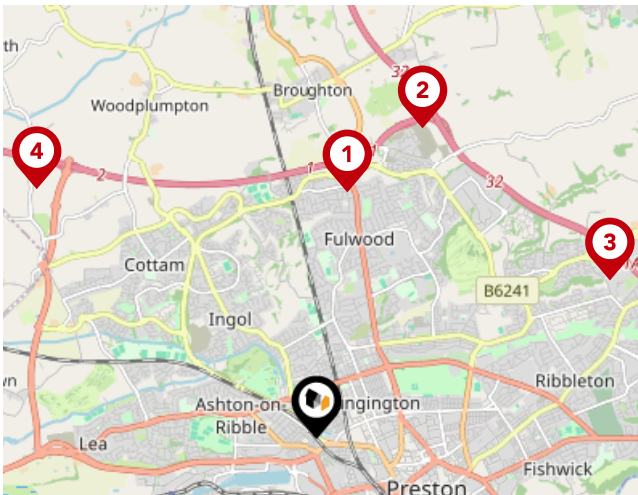
Area

Transport (National)



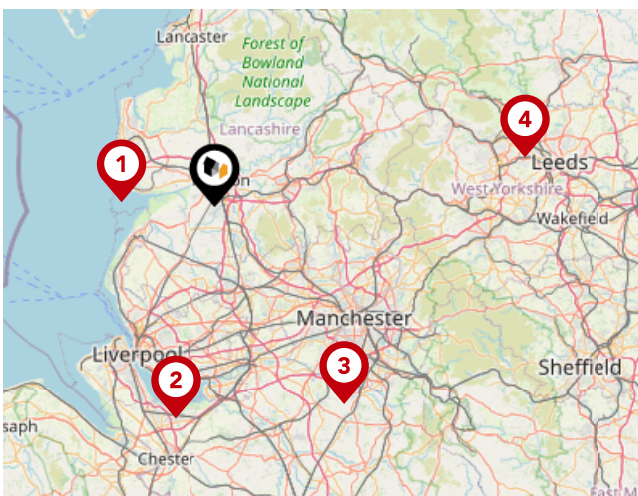
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.12 miles
2	Preston Rail Station	1.16 miles
3	Lostock Hall Rail Station	3.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.19 miles
2	M6 J32	2.87 miles
3	M6 J31A	2.93 miles
4	M55 J2	3.29 miles
5	M65 J1A	4.24 miles

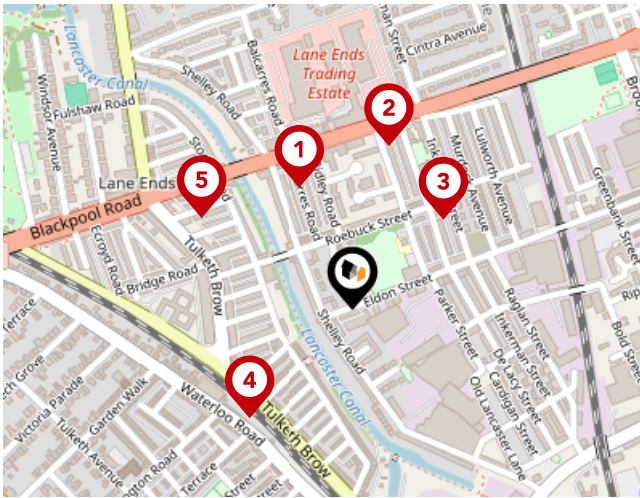


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.04 miles
2	Speke	30.36 miles
3	Manchester Airport	33.24 miles
4	Leeds Bradford Airport	43.94 miles

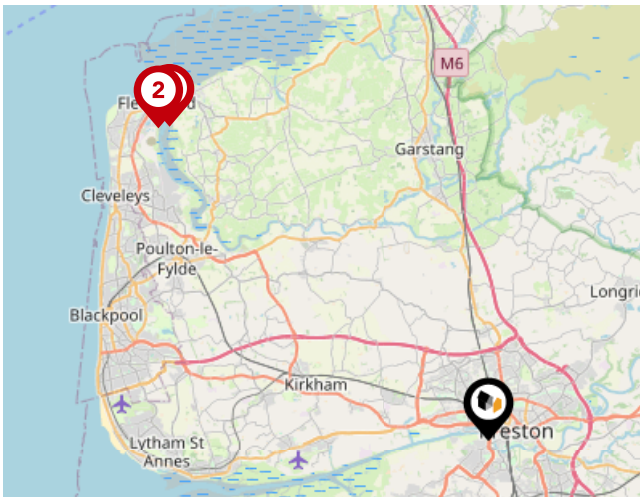
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Balcarres Road	0.15 miles
	Inkerman Street	0.18 miles
	Roebuck School	0.14 miles
	Fazackerley Street	0.16 miles
	Stock Rd	0.19 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.68 miles
	Fleetwood for Knott End Ferry Landing	15.9 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



@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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