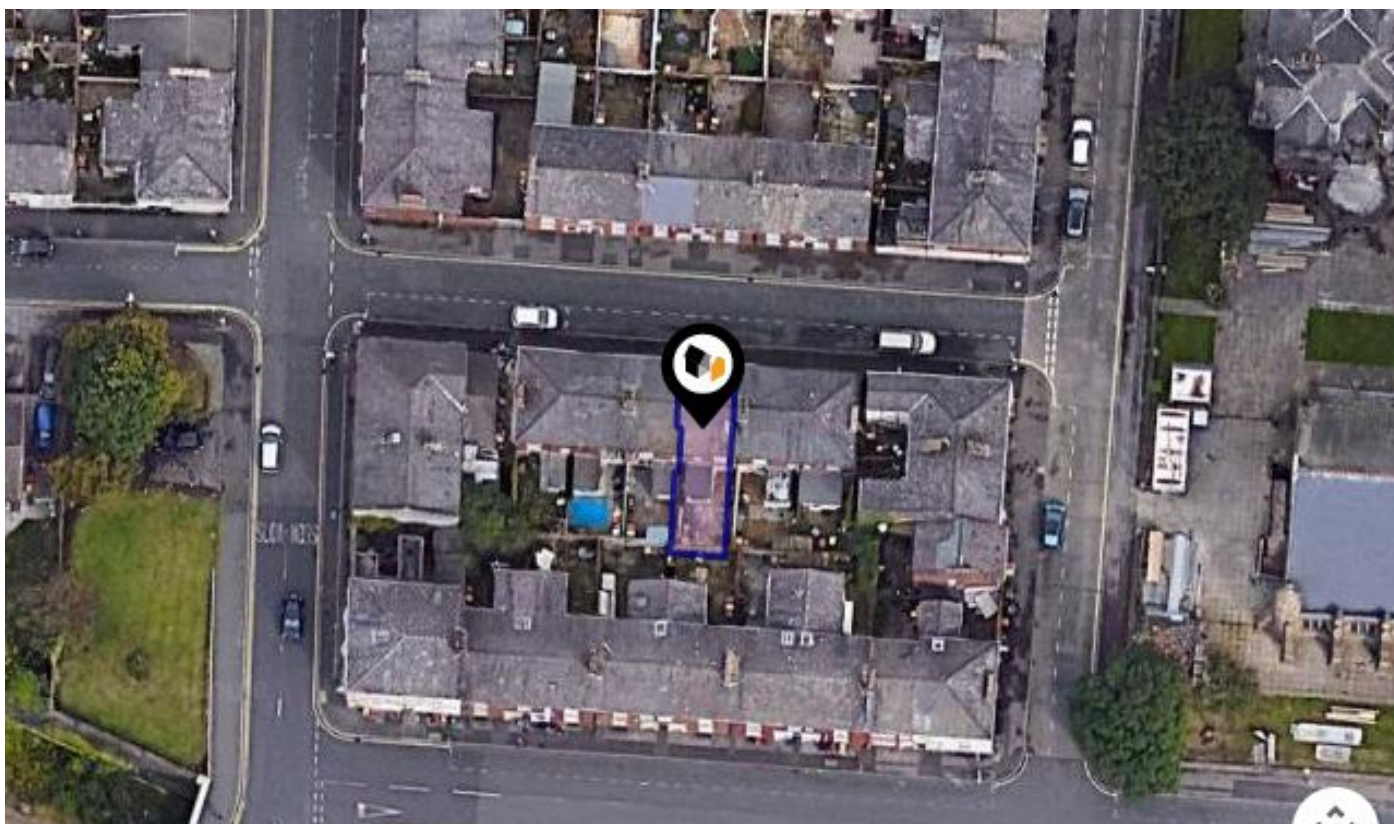


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th December 2025



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

Roberts & Co

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

01772 746100

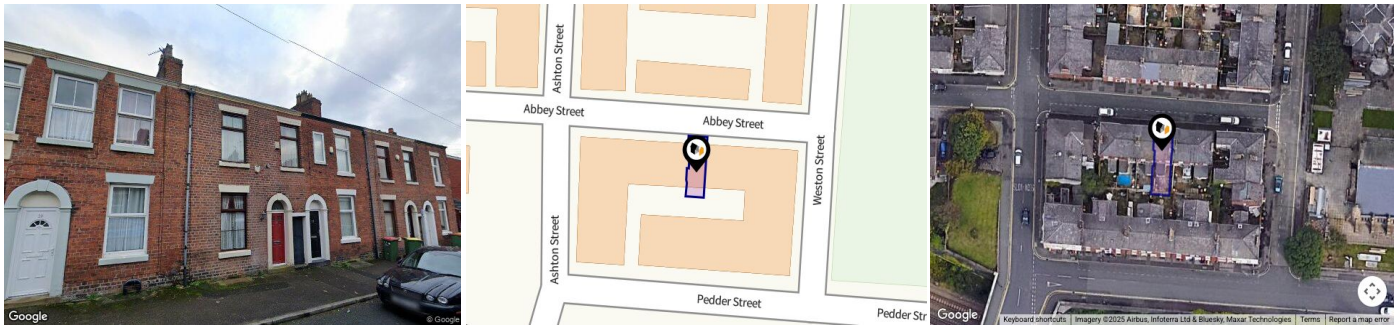
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* 2 Bedroom Mid-Terrace Property * Excellent Opportunity For First-Time Buyers or Investors * Offered With No Chain

This well-maintained two-bedroom mid-terrace property offers generous, versatile living space and presents an excellent opportunity for both first-time buyers and buy-to-let investors. Blending practicality with comfort, the home is ideal for those seeking a conveniently located property with strong rental or resale potential. On the ground floor, the property boasts two spacious reception rooms, providing flexible living and dining options, or the ideal space for a home office, entertainment area, or second lounge. Notably, the front reception room has previously been used as a third bedroom, offering additional versatility to suit changing needs. To the rear, a fitted kitchen offers ample storage and worktop space, making it well-suited for both everyday living and hosting guests. Upstairs, there are two well-proportioned bedrooms, with the main bedroom benefiting from its own en suite facility. A contemporary three-piece family bathroom serves the rest of the home, finished in a clean and modern style. Externally, the property enjoys an enclosed rear yard, offering a private, low-maintenance outdoor area-perfect for relaxing or entertaining. On-street parking is available to the front of the property for added convenience. Offered to the market with no onward chain, this home provides a straightforward and stress-free purchase process. Situated in a highly sought-after and convenient location, the property is within easy walking distance of Preston City Centre, the University of Central Lancashire, Preston Train Station, and a wide range of local shops, amenities, cafes, and transport links. This makes it an ideal choice for professionals, students, commuters, and investors alike.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,652
Title Number:	LA917976

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)

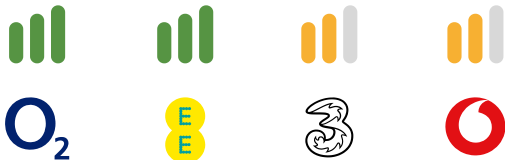
29
mb/s



10000
mb/s

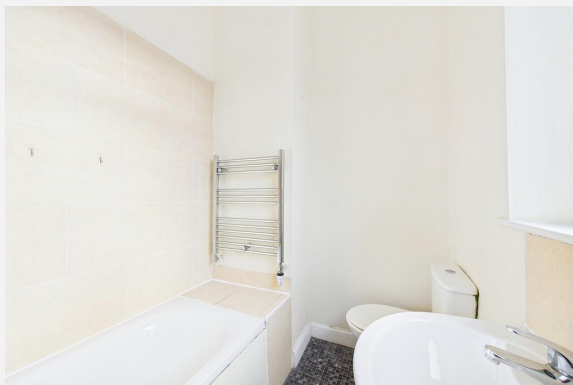


Mobile Coverage:
(based on calls indoors)



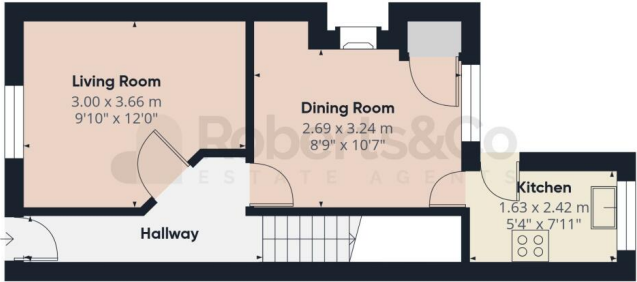
Satellite/Fibre TV Availability:





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

Roberts&Co
ESTATE AGENTS



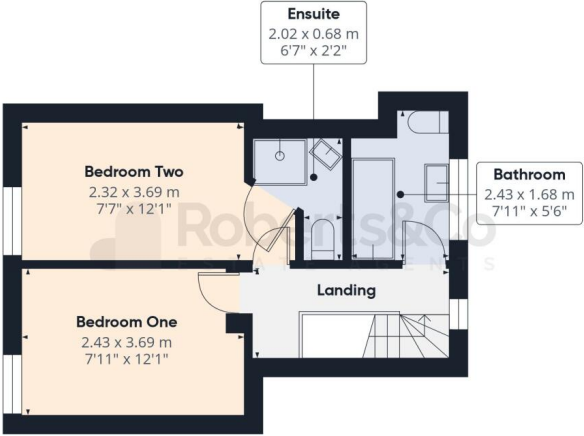
Ground Floor

Approximate total area^m
57.5 m²
619 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.

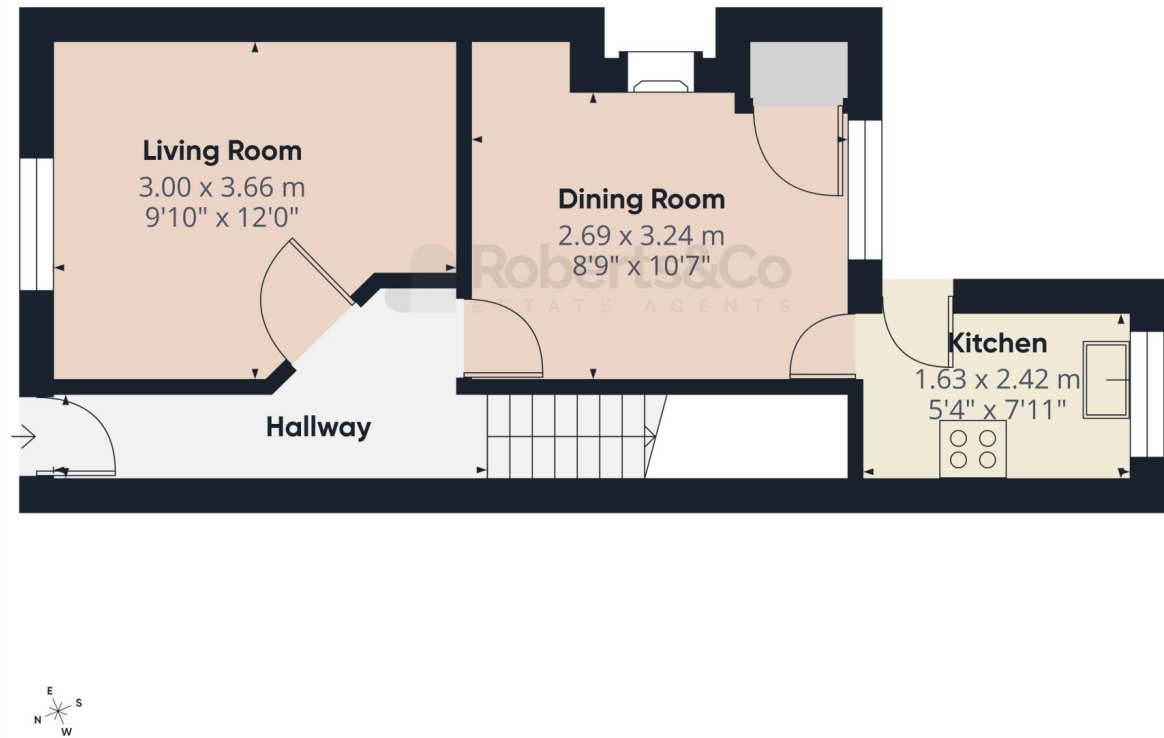
GIRAFFE360



Floor 1



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



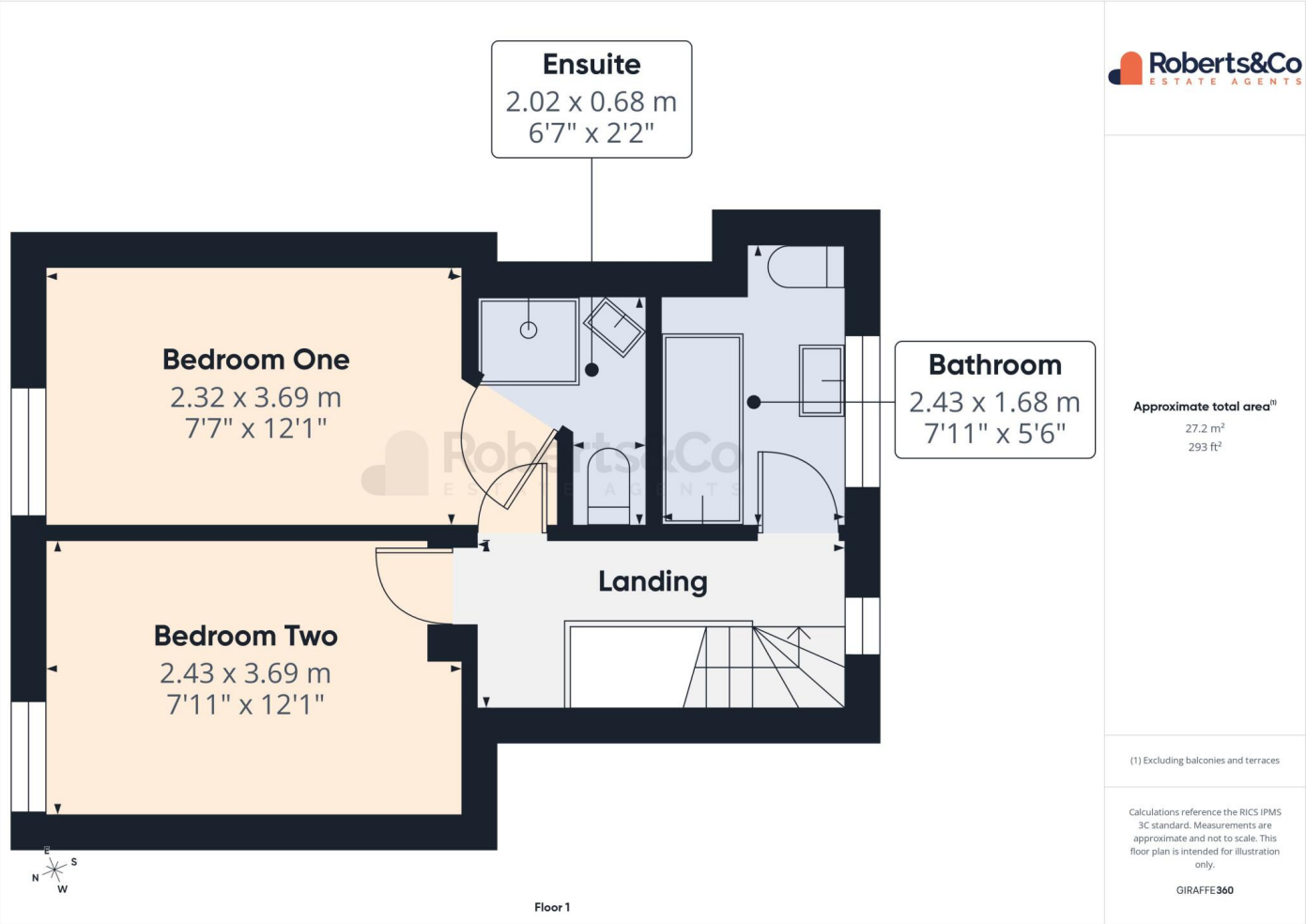
Approximate total area^m
30.3 m²
326 ft²

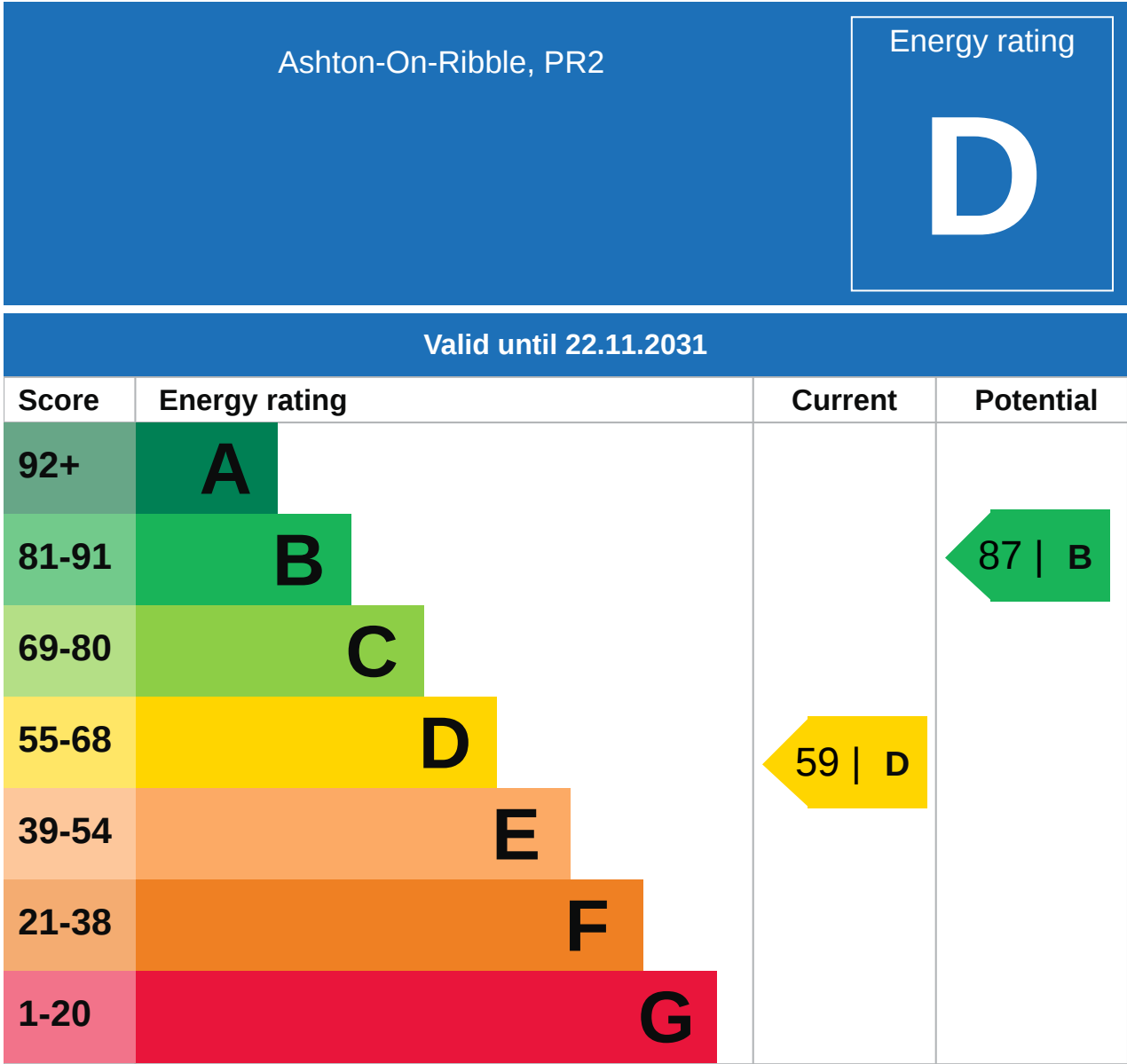
(1) Excluding balconies and terraces

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

GIRAFFE360

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





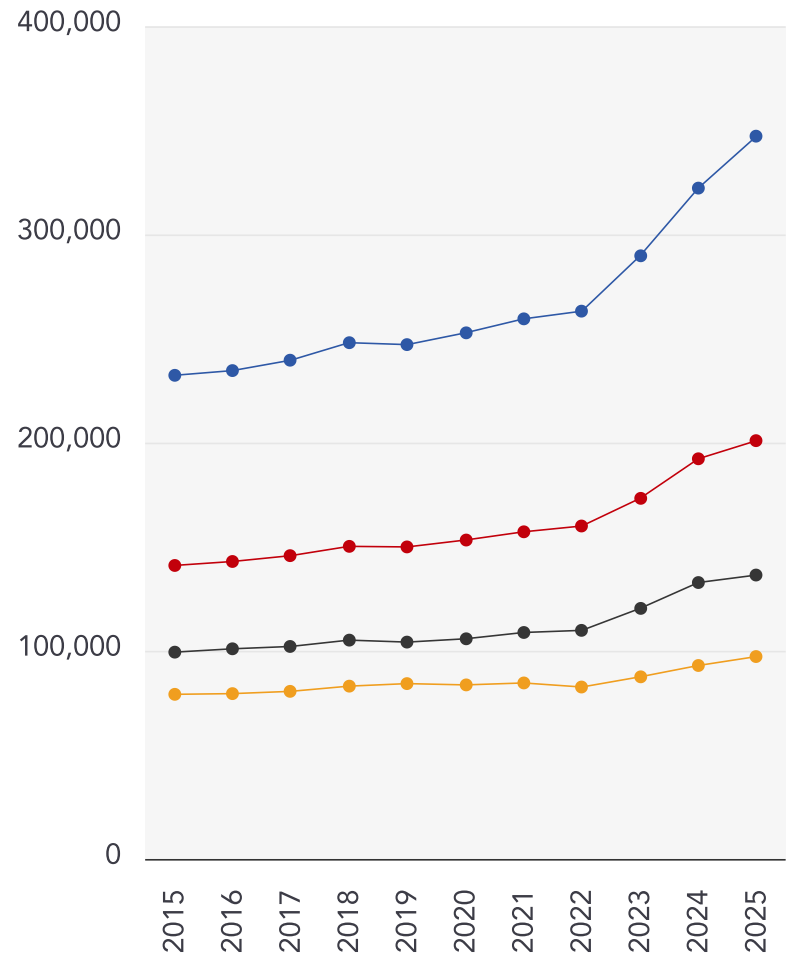
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	65 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

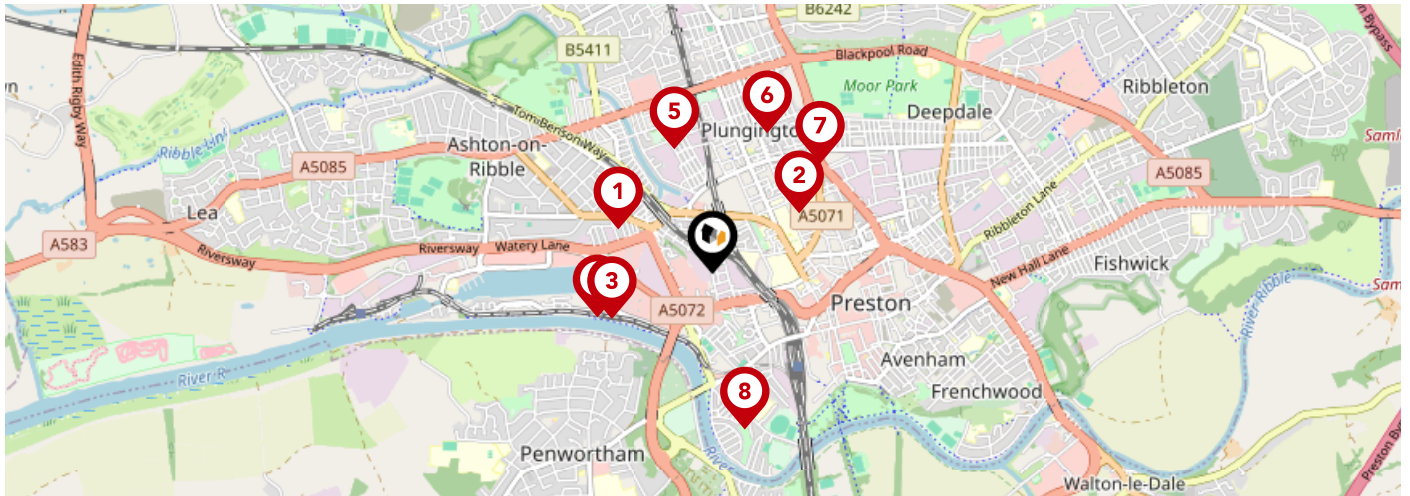
+42.52%

Terraced

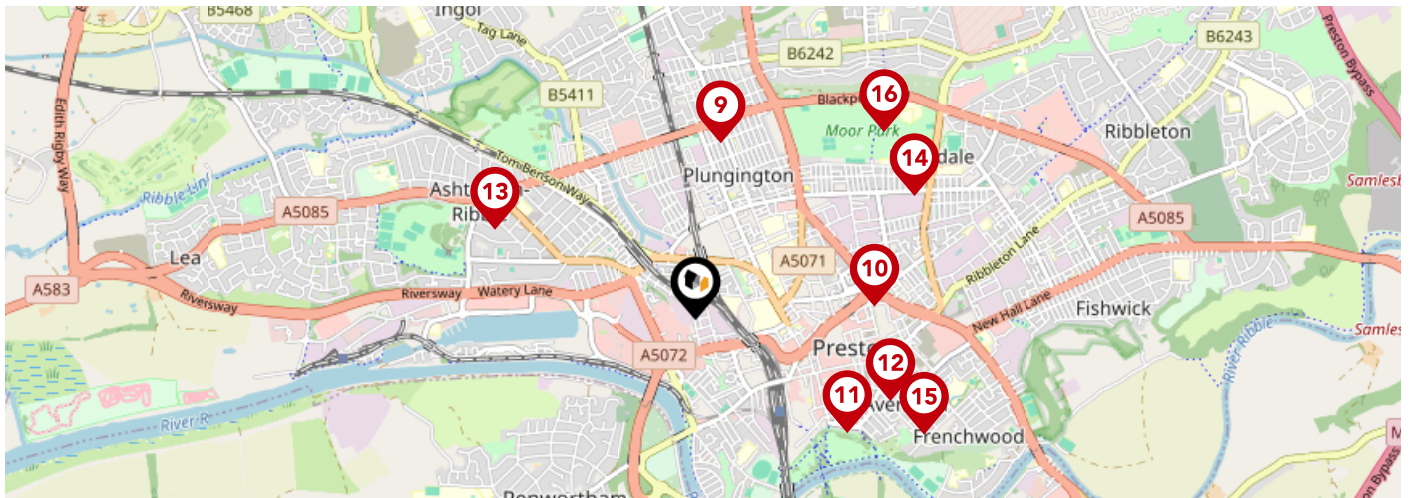
+37.28%









Flat

+22.94%



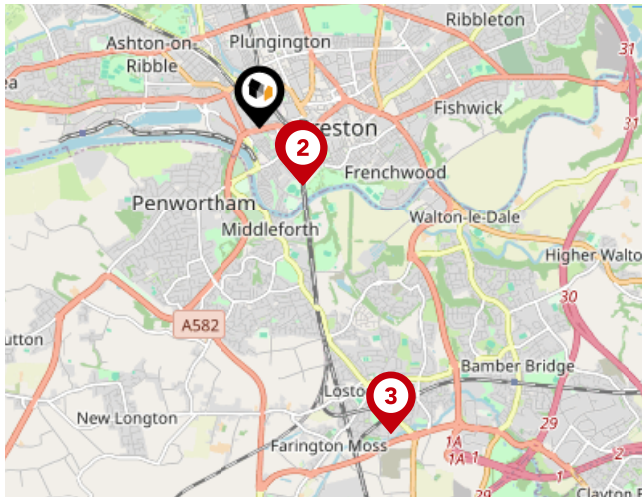
		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.93	<input checked="" type="checkbox"/>	<input 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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

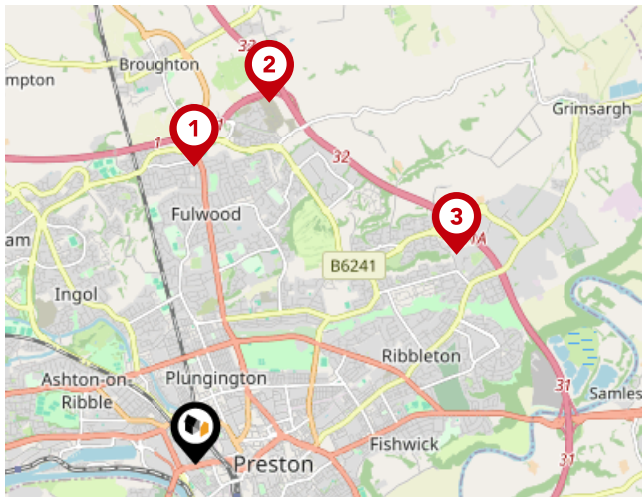
Area

Transport (National)



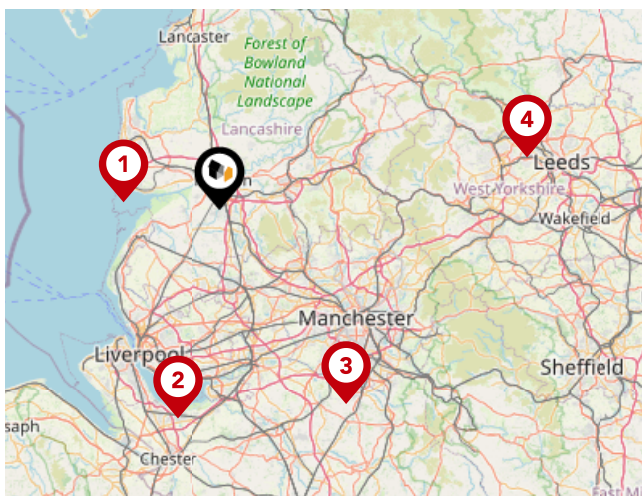
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.59 miles
2	Preston Rail Station	0.64 miles
3	Lostock Hall Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.61 miles
2	M6 J32	3.23 miles
3	M6 J31A	2.94 miles
4	M65 J1A	3.72 miles
5	M6 J30	3.14 miles

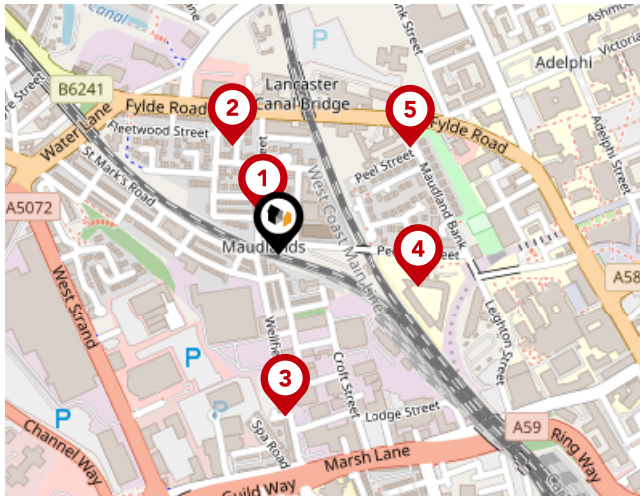


Airports/Helipads






Pin	Name	Distance
1	Highfield	13.35 miles
2	Speke	29.98 miles
3	Manchester Airport	32.71 miles
4	Leeds Bradford Airport	43.74 miles

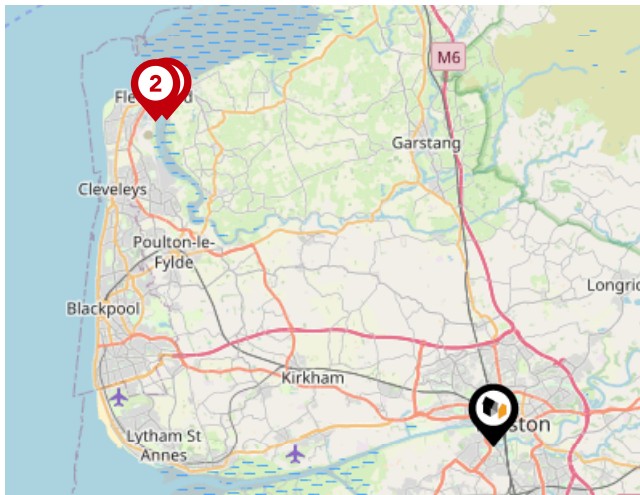
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Priory Street	0.04 miles
	Carlton Street	0.13 miles
	Atholl Street	0.18 miles
	Pedder Street	0.16 miles
	Maudland Bank	0.19 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.19 miles
	Fleetwood for Knott End Ferry Landing	16.41 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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