

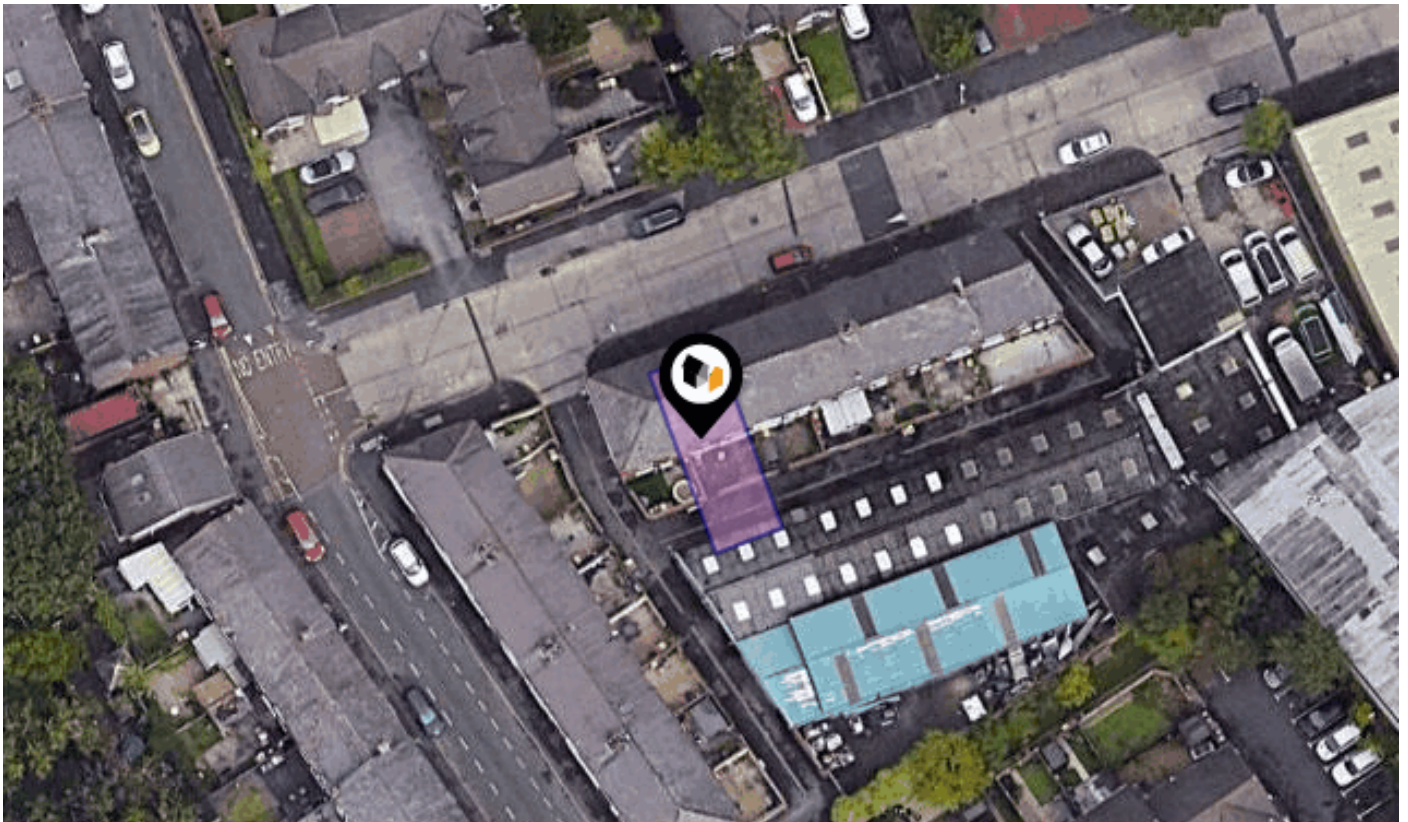


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th December 2025



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

Roberts & Co

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

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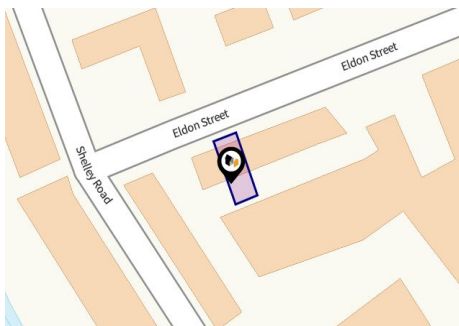
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www.roberts-estates.co.uk



* Stunning Fully Renovated Three-Bedroom Mid Terrace * Ideal First Home or Investment Opportunity *
Offered With No Onward Chain

Located in a popular and convenient residential area, just a short distance from local amenities and Preston city centre, this immaculately presented three-bedroom mid terrace has been fully renovated throughout to a high standard. Offered with no chain delay, this turn-key property is perfect for first-time buyers or investors looking for a low-maintenance buy-to-let. The property opens into a vestibule, leading through to a bright and spacious living room featuring a large window that floods the room with natural light. To the rear is a stylish, large open-plan dining kitchen, newly fitted with modern units, featuring a dedicated bar seating area, and integrated electric oven and hob, with plumbing for a washing machine and space for a fridge freezer – ideal for entertaining or family meals. Upstairs, the home offers two generously sized double bedrooms and a well-proportioned single bedroom, perfect for a child's room, home office, or guest space. The contemporary three-piece bathroom has also been newly fitted, offering a fresh and modern finish. Externally, the property benefits from a private rear yard, providing useful outdoor space for seating or storage. This is a truly move-in-ready property that combines modern living with traditional charm.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,652
Title Number:	LA389223

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)

14 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

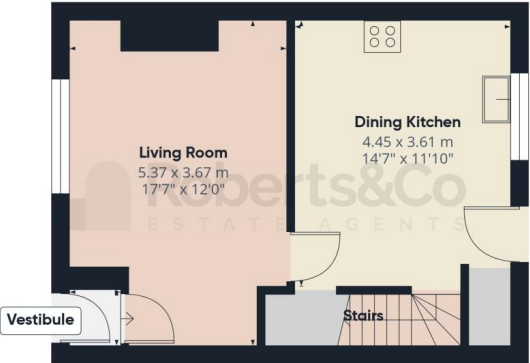


Satellite/Fibre TV Availability:





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



Ground Floor



Floor 1



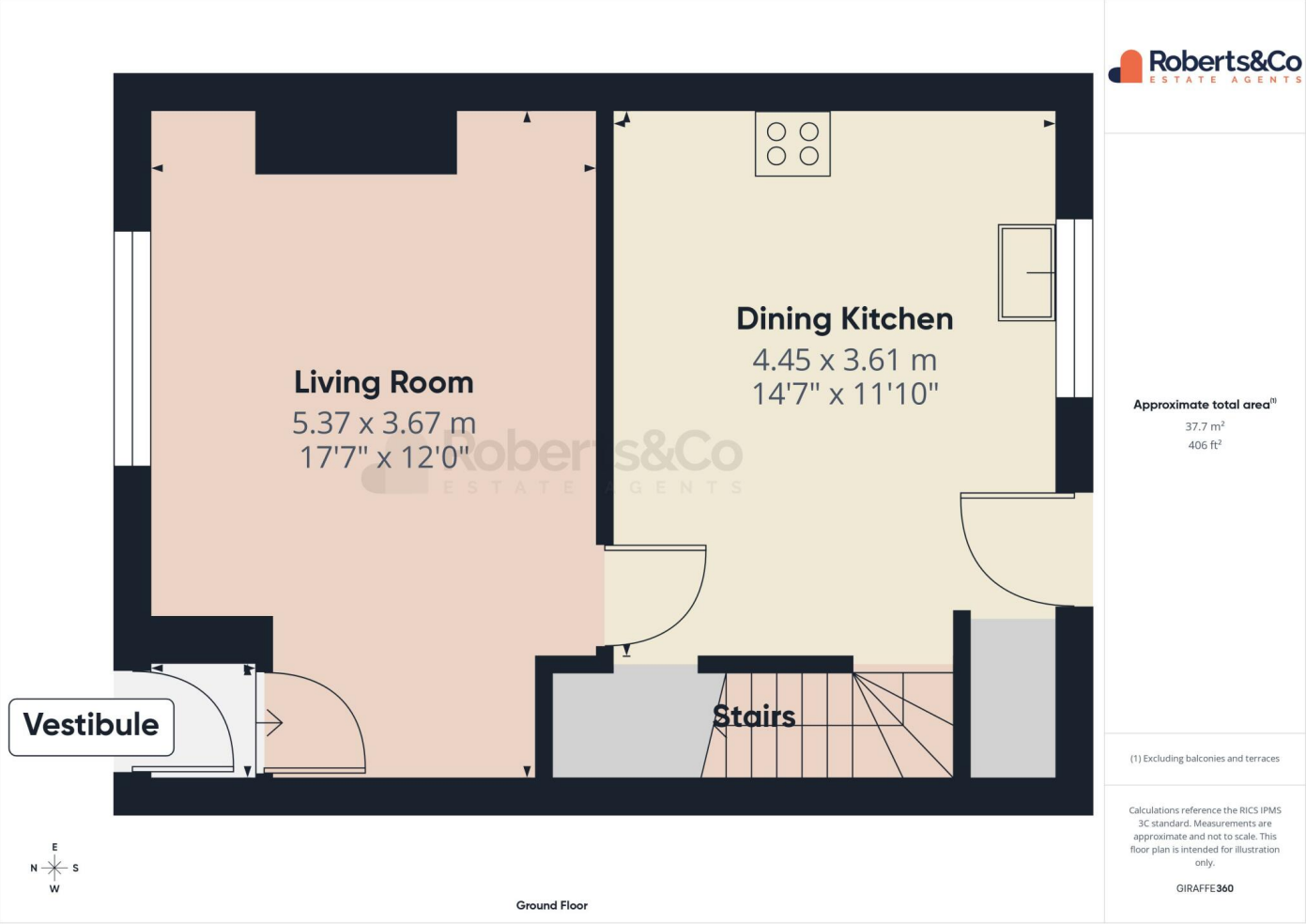
Approximate total area^m
74 m²
797 ft²

(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.

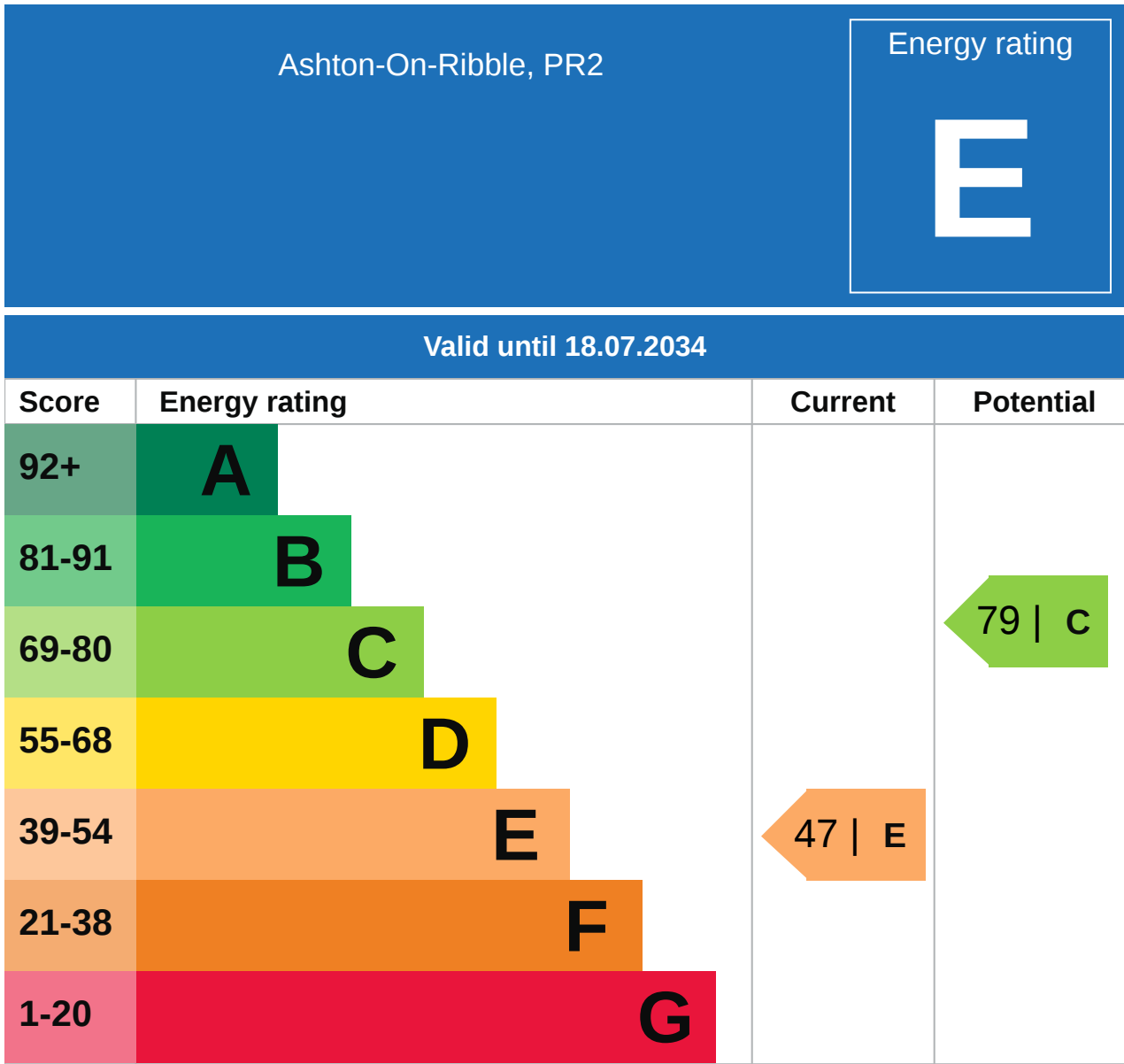
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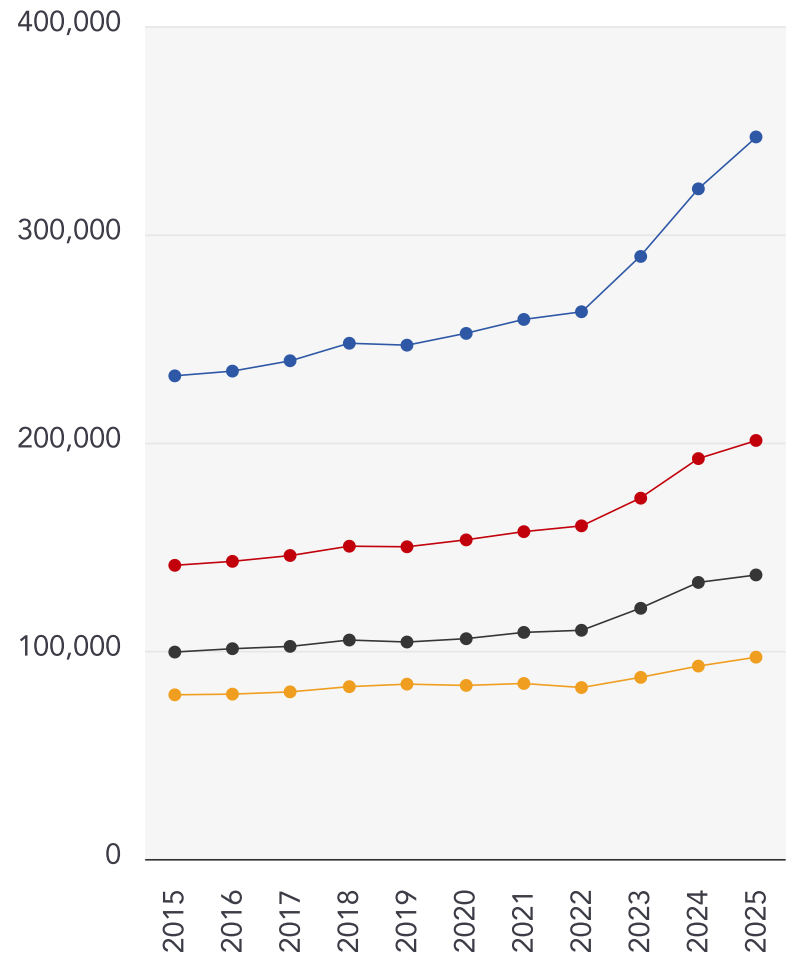
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

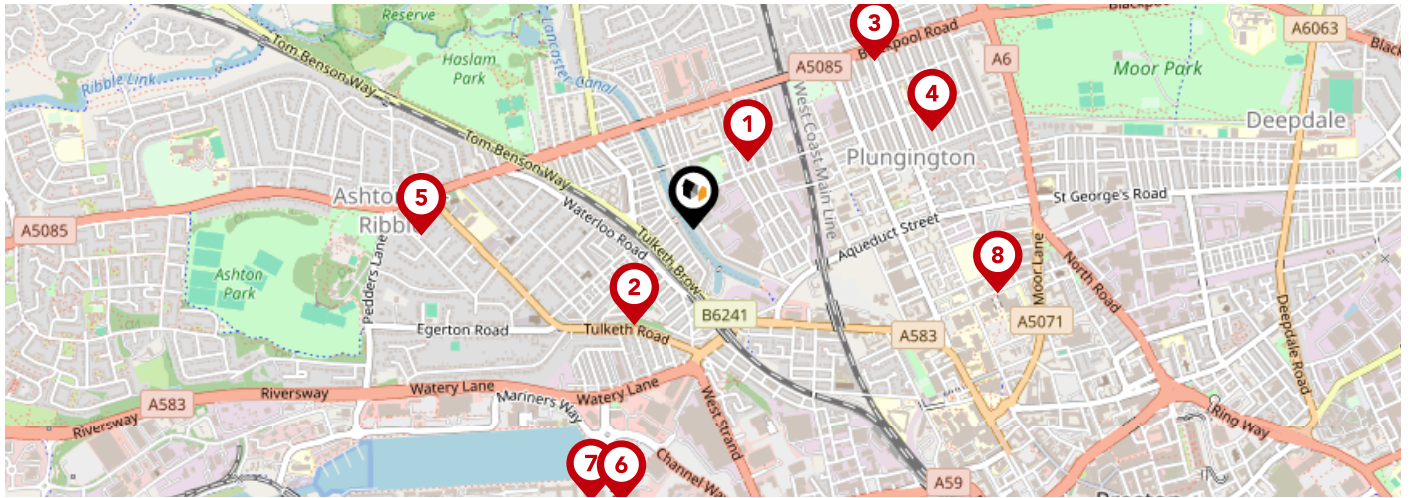
+42.52%

Terraced

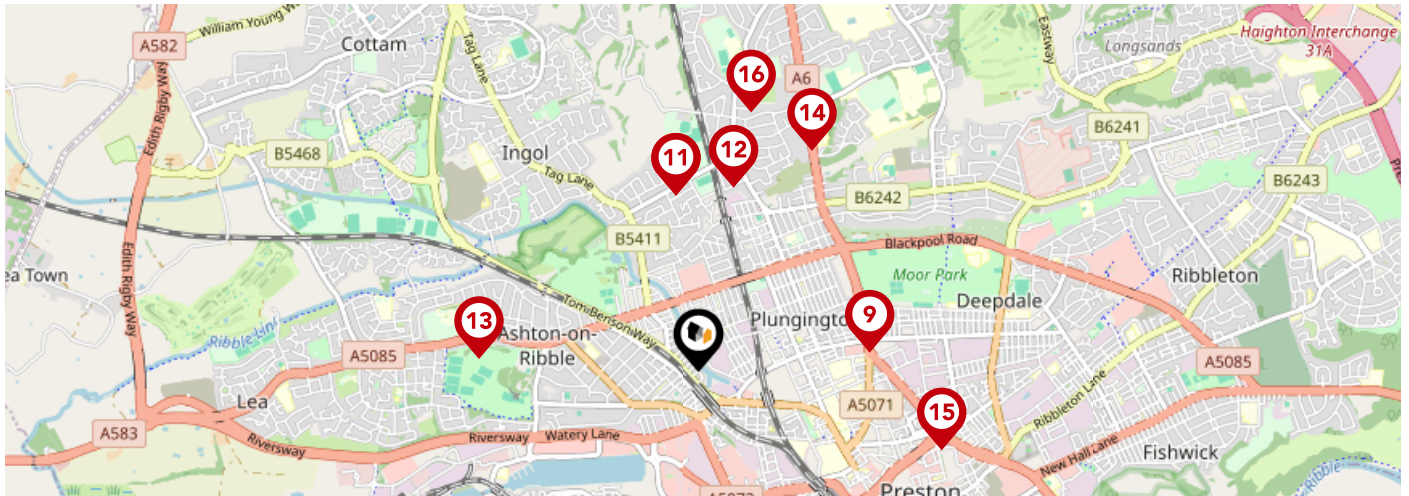
+37.28%









Flat

+22.94%



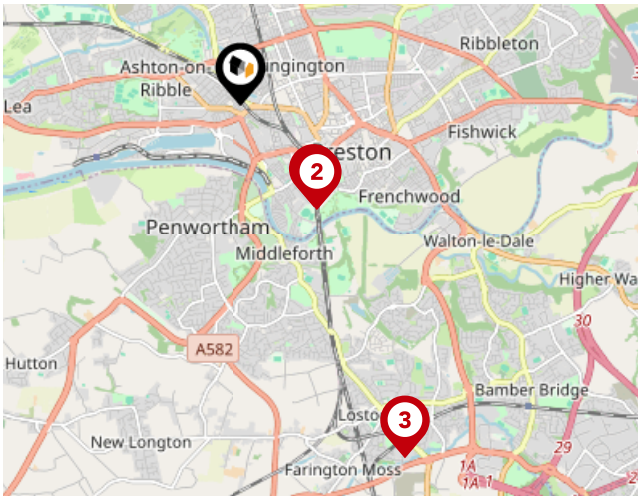
		Nursery	Primary	Secondary	College	Private
1	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.82	<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:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

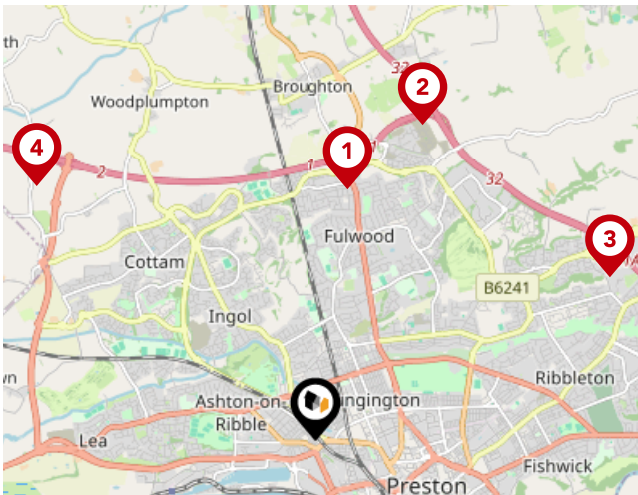
Area

Transport (National)



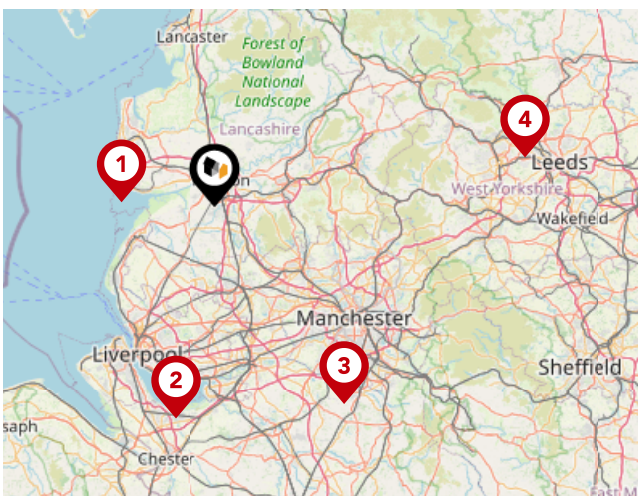
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.09 miles
2	Preston Rail Station	1.13 miles
3	Lostock Hall Rail Station	3.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.23 miles
2	M6 J32	2.91 miles
3	M6 J31A	2.95 miles
4	M55 J2	3.31 miles
5	M65 J1A	4.21 miles

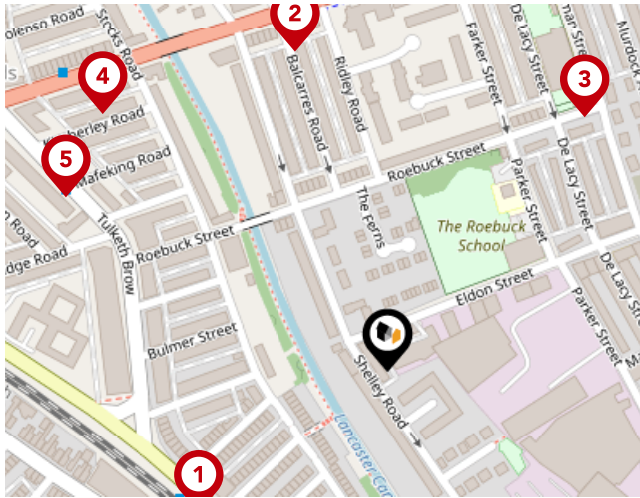


Airports/Helipads






Pin	Name	Distance
1	Highfield	13.04 miles
2	Speke	30.32 miles
3	Manchester Airport	33.21 miles
4	Leeds Bradford Airport	43.95 miles

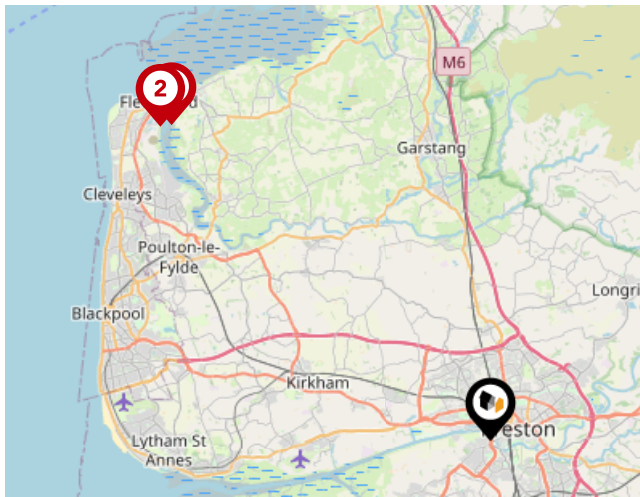
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Fazackerley Street	0.13 miles
	Balcarres Road	0.18 miles
	Roebuck School	0.18 miles
	Stock Rd	0.21 miles
	Lane Ends	0.2 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.7 miles
	Fleetwood for Knott End Ferry Landing	15.92 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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