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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 05th June 2026



CEDAR AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

* Fully Refurbished * Flexible 3/4 Bedroom Detached House * Modern Large Kitchen Diner * 3 Contemporary Bathrooms with 1 Ensuite to Bed 1 * Large Gravel Driveway for Off-Road Parking with Garage Situated in conveniently located within Preston, a well connected city offering a wide range of amenities including shops, schools, supermarkets, and leisure facilities. The property benefits from good access to Preston city centre, local transport links, and major road networks, making it ideal for commuters, families, and professionals. This property has been beautifully refurbished, offering peace of mind including new roof, upgraded roof structure with enhanced insulation, new fascia, rainwater goods, electrics, plumbing, and a new boiler, all signed off with building regulations approval and full Gas Safe and electrical certification. Driveway has also been newly laid with gravel, offering off-road parking for multiple vehicles and a garage to the side. At the heart of the home is the beautifully designed open-plan kitchen and dining space. Modern shaker-style cabinetry paired with wood-effect worktops creates a timeless and elegant finish, while the generous layout offers plenty of storage and features a pantry closet, where a coffee station has been set up. The large window by the sink overlooks a gorgeous magnolia tree. The main reception room offers a wonderfully comfortable retreat, perfectly designed for relaxing evenings and cosy family moments. A feature fireplace creates a charming focal point, adding warmth and character to the space, while the soft décor and large windows give the room a peaceful, tranquil feel. The second reception room is currently being used as a home office but could be transformed into another bedroom. Downstairs, there is also a WC downstairs with a featured walk-in shower. The bedrooms have been beautifully presented to create restful and calming spaces. Each room benefits from plenty of natural light, neutral finishes, and a peaceful atmosphere that instantly makes you feel at home. The principal bedroom feels particularly serene, offering a bright and airy environment, featuring an en-suite with a skylight and a walk-in dressing room, while additional bedrooms provide flexibility for family living, guests, or even a dedicated home office space. The contemporary bathroom has been finished to a high standard with modern tiling, heated towel rail, and a panelled bath with ceramic splashback with a dazzling skylight above. One of the standout features of this home is undoubtedly the beautiful wraparound garden. Mature greenery, established planting, and expansive lawned areas create a private and peaceful outdoor setting that can be enjoyed throughout the seasons, a beautiful mature magnolia tree is also featured to the side garden and the rear garden also includes useful timber shed for storage or workshop use.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band C		
Annual Estimate:	£2,290		
Title Number:	LA456911		

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	64 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

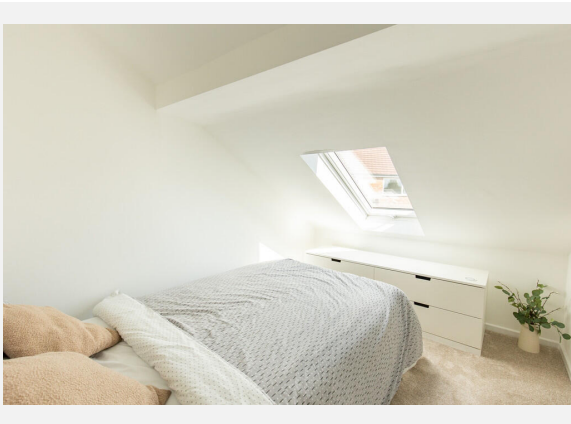
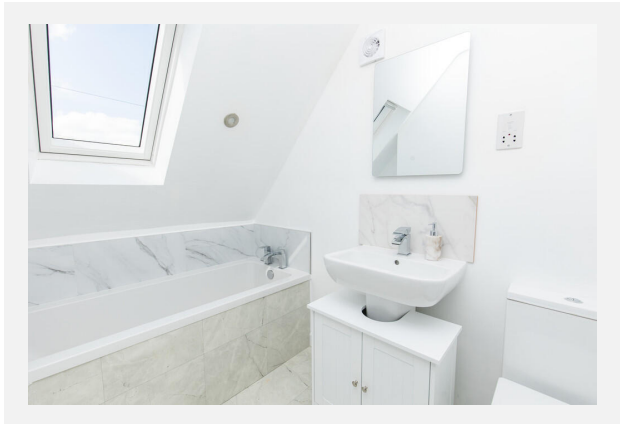


Planning History

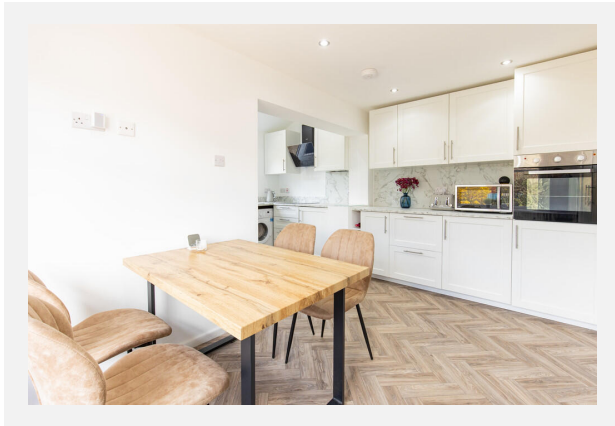
This Address

Planning records for: *Cedar Avenue, Ashton-on-ribble, Preston, PR2*

Reference - 06/2025/0078	
Decision:	-
Date:	10th February 2025
Description:	Certificate of lawfulness for proposed lean to pitched roofs to the single storey elements, rooflight to principle roof slope, white render to front, replacement Black Upvc windows and rear dormer



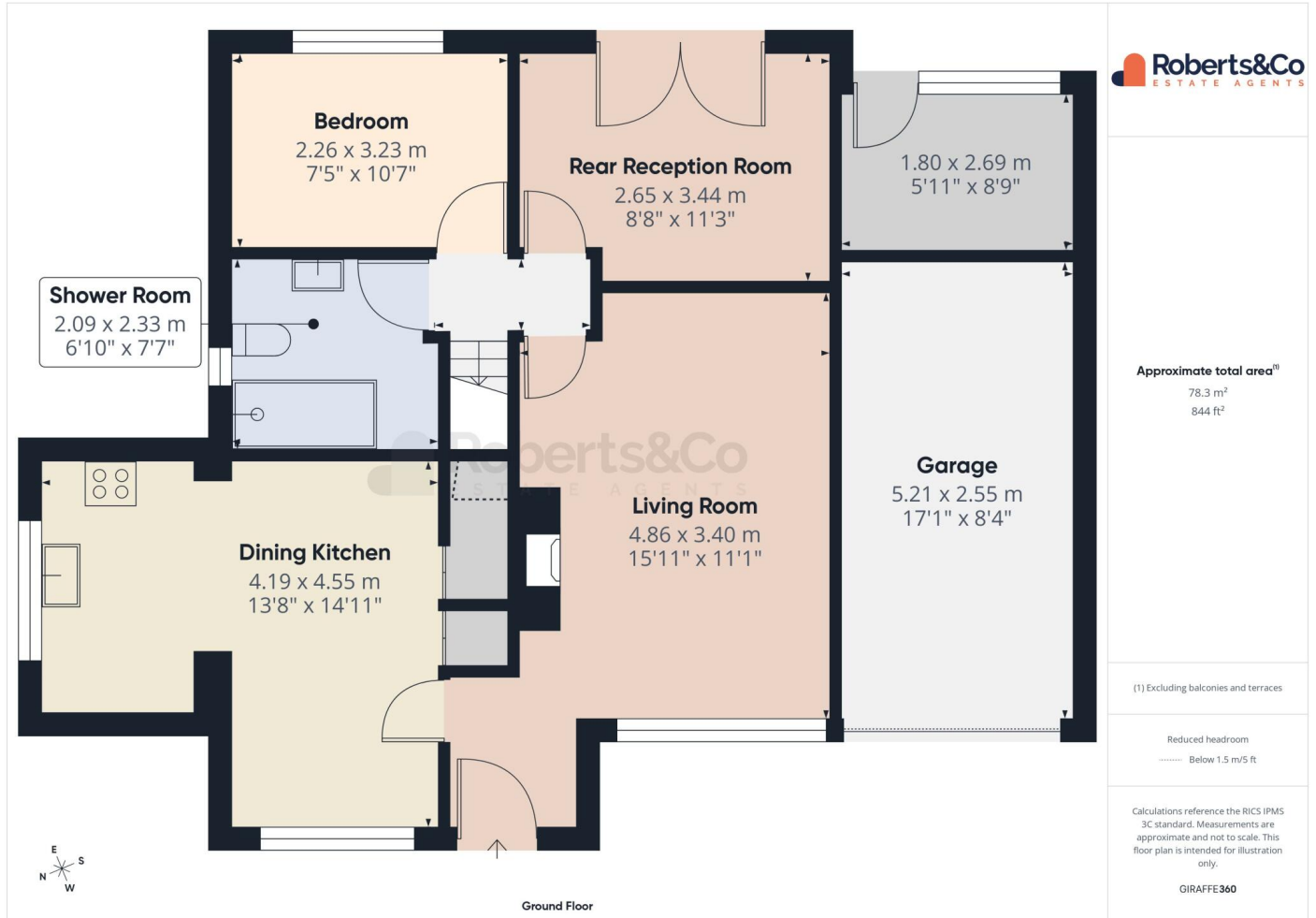




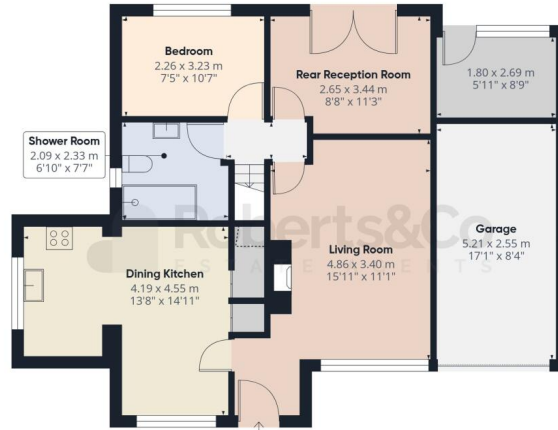
CEDAR AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2



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CEDAR AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾

111.7 m²
1203 ft²

Reduced headroom

8 m²
87 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



Ashton-On-Ribble, PR2

Energy rating
C

Valid until 07.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

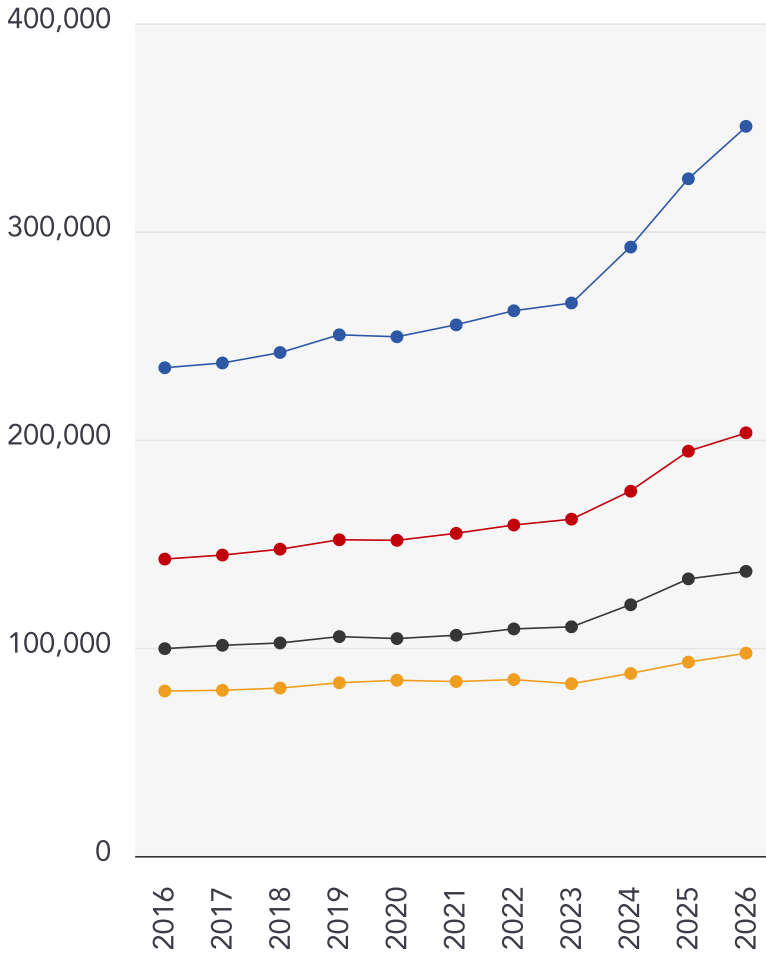
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	4
Open Fireplace:	0
Walls:	Cavity wall, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 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%

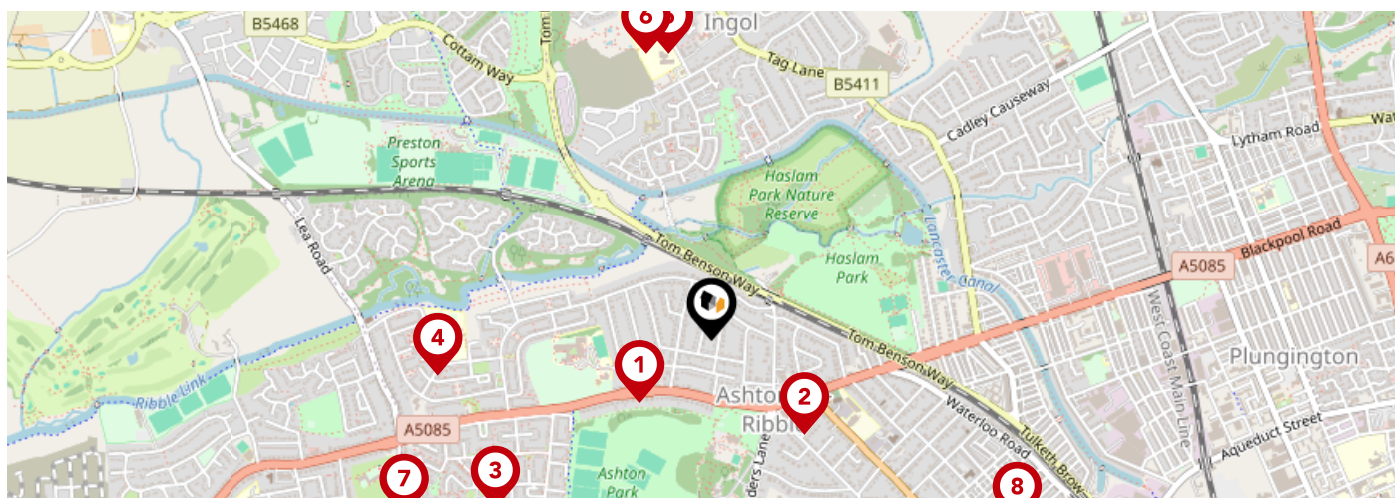
Terraced

+37.28%

Flat

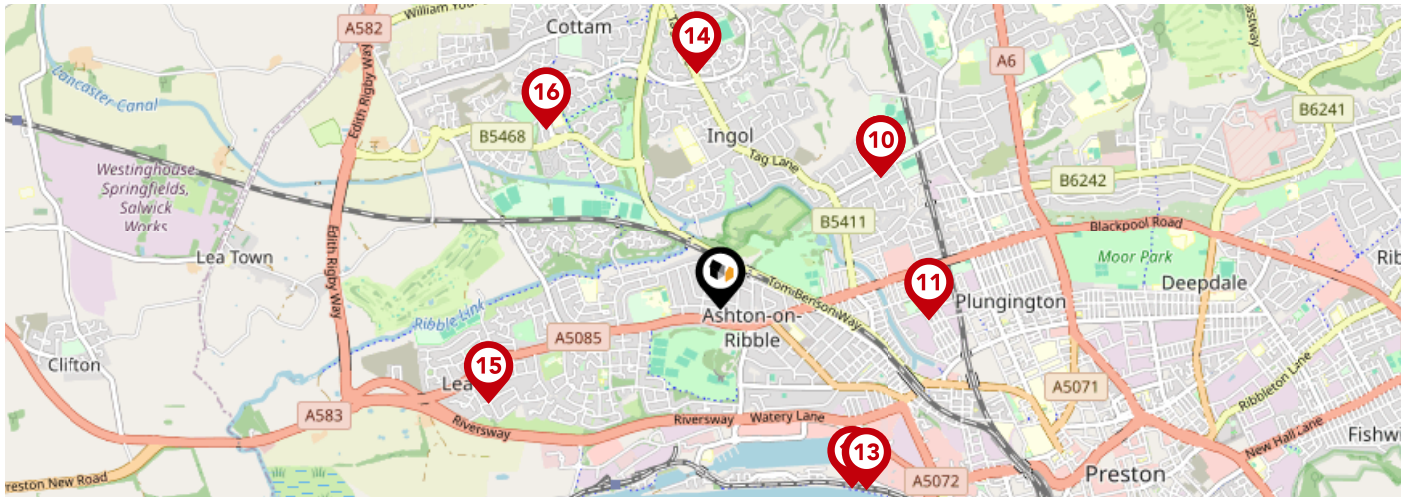
+22.94%

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

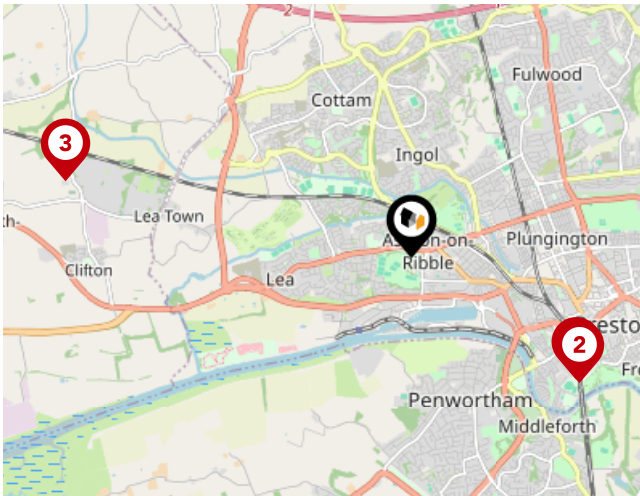
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.91	<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:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.97	<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:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

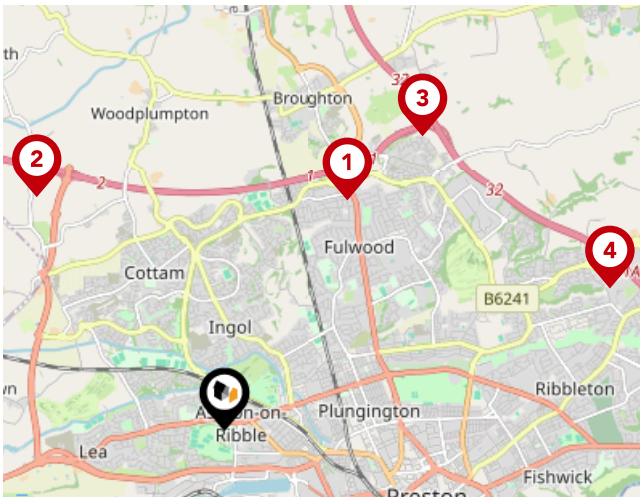
Area

Transport (National)



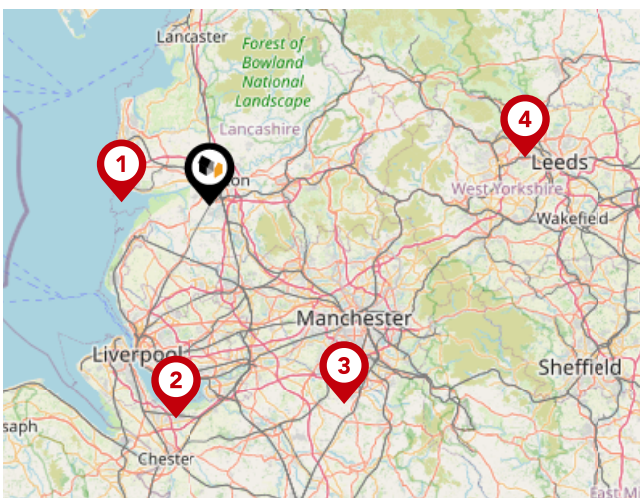
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.8 miles
2	Preston Rail Station	1.84 miles
3	Salwick Rail Station	3.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.29 miles
2	M55 J2	2.62 miles
3	M6 J32	3.1 miles
4	M6 J31A	3.6 miles
5	M65 J1A	4.83 miles

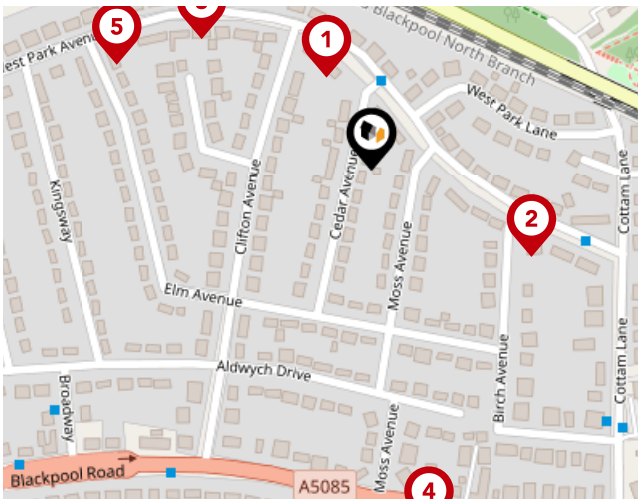


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.23 miles
2	Speke	30.38 miles
3	Manchester Airport	33.81 miles
4	Leeds Bradford Airport	44.71 miles

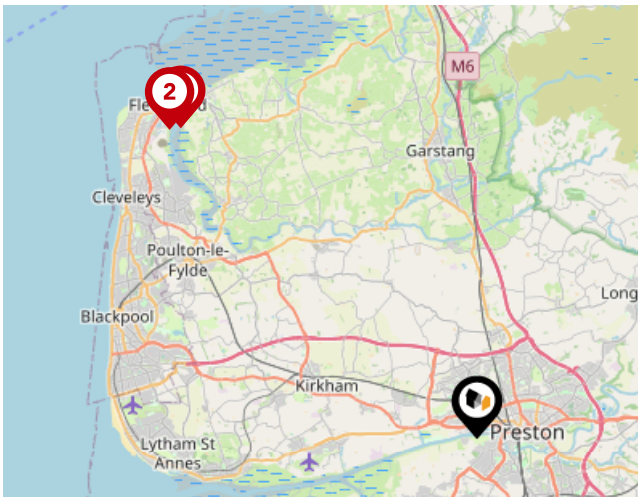
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clifton Avenue	0.06 miles
2	Birch Avenue	0.1 miles
3	Elm Avenue	0.12 miles
4	Post Office	0.2 miles
5	Elm Avenue	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.01 miles
2	Fleetwood for Knott End Ferry Landing	15.22 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.



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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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