

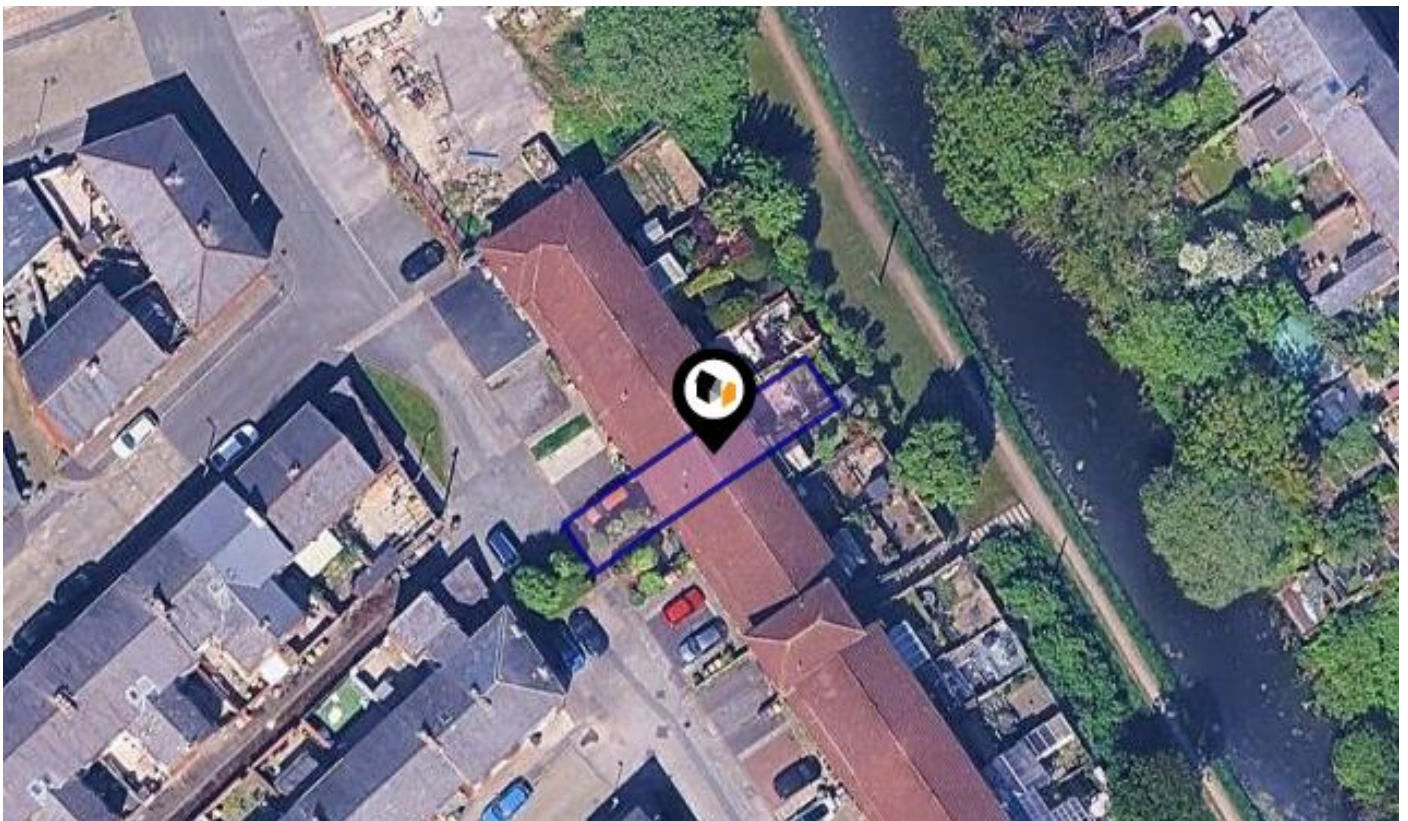


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th June 2026



STOCKS ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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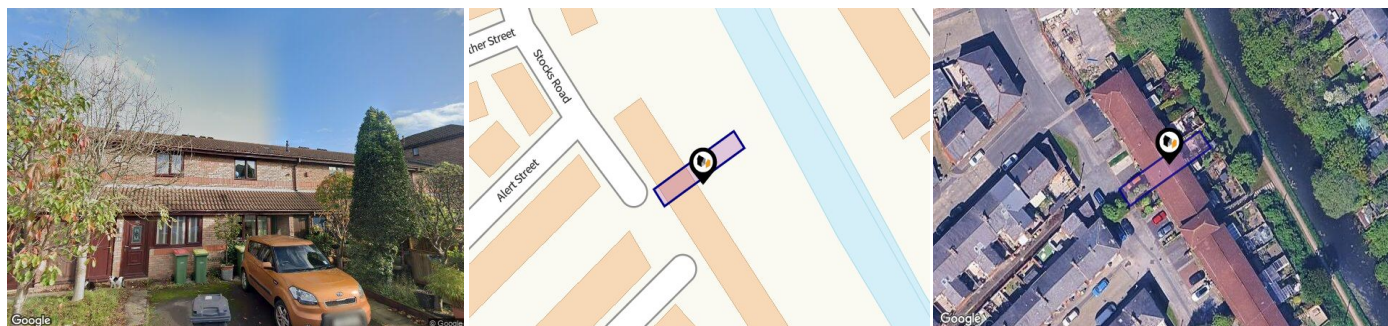


Introduction

Our Comments

* 2 Double Bedroom Home * Over Looking the Canal * Popular Area of Ashton On Ribble

Situated on Stocks Road in the ever-popular area of Ashton-on-Ribble, Preston, this well-presented two-bedroom terraced property offers comfortable and versatile living accommodation in a highly sought-after canal-side setting. With off-road parking to the front, the home is ideally suited to first-time buyers, small families, or investors. To the front of the property, there is a small garden area with mature shrubs, along with a useful external storage cupboard, ideal for bicycles and additional household items. Upon entering, the hallway provides access to a handy under-stairs storage cupboard. The property boasts a spacious kitchen diner fitted with a range of wall and base units with complementary work surfaces, along with space for a tall fridge freezer and plumbing for a washing machine. Integrated appliances include an electric oven and hob. The dining area features a charming built-in seating booth with ample space for a table and chairs, creating a practical and welcoming family space. A stylish sliding metal-framed glazed door connects the kitchen diner to the living room, enhancing the sense of light and flow throughout the ground floor. The living room is positioned to the rear of the property and enjoys lovely views over the garden, with patio doors opening directly onto a raised decked seating area-ideal for outdoor dining and relaxation. Steps lead down to a lower garden tier, which overlooks the canal, providing a peaceful and picturesque setting. One of the standout features of this home is its tranquil canal-side location. Backing directly onto the canal towpath, the property offers a serene outlook and immediate access to scenic walks, making it perfect for those who enjoy outdoor living and nature. To the first floor, there are two generously sized double bedrooms, with the second bedroom benefiting from built-in storage cupboards. The accommodation is completed by a modern three-piece bathroom suite, comprising a P-shaped bath with shower over, WC, and wash hand basin.



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 667 ft ² / 62 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £2,003 | | |
| Title Number: | LA527184 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|----------------------|
| 16 mb/s | 80 mb/s | 10000 mb/s |
| | | |

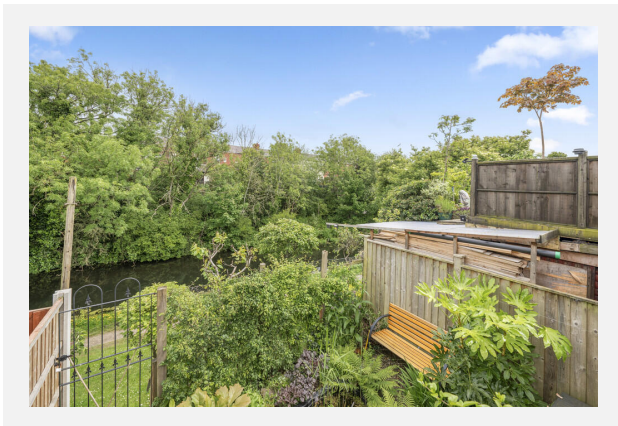
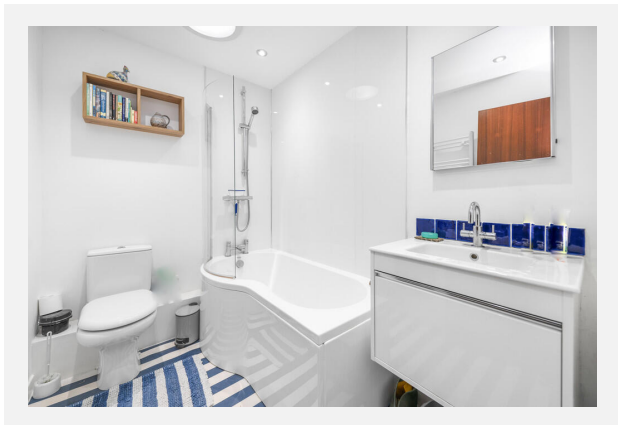
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







PRESTON, PR2

Energy rating

C

Valid until 22.04.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 71 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

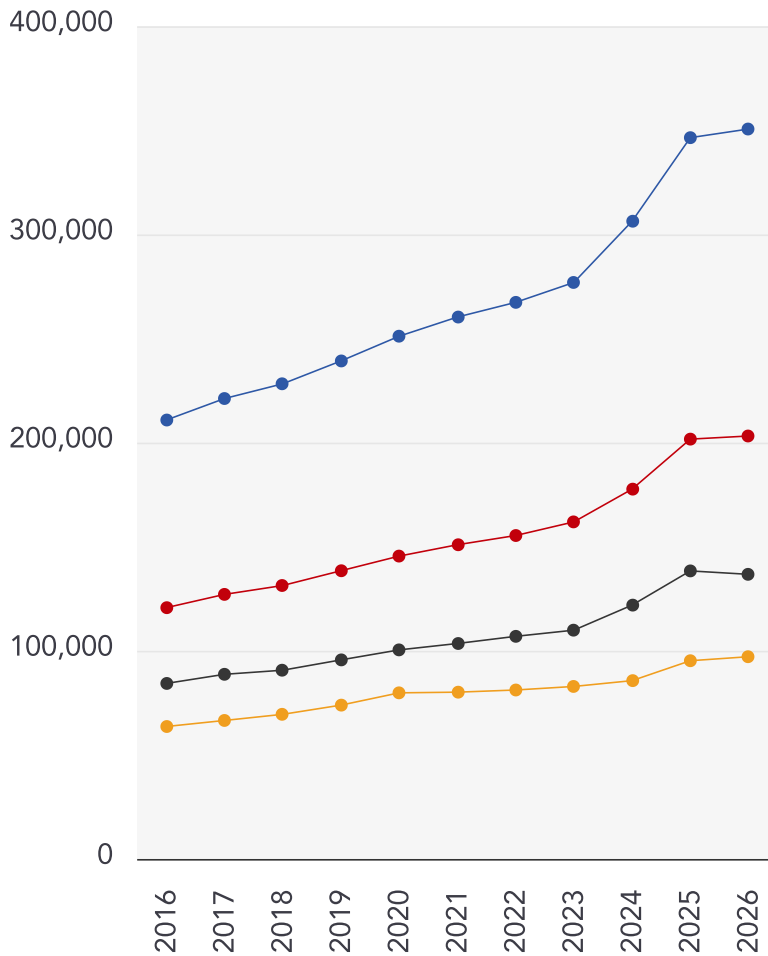
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| 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, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| 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: | Low energy lighting in 83% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 62 m ² |

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

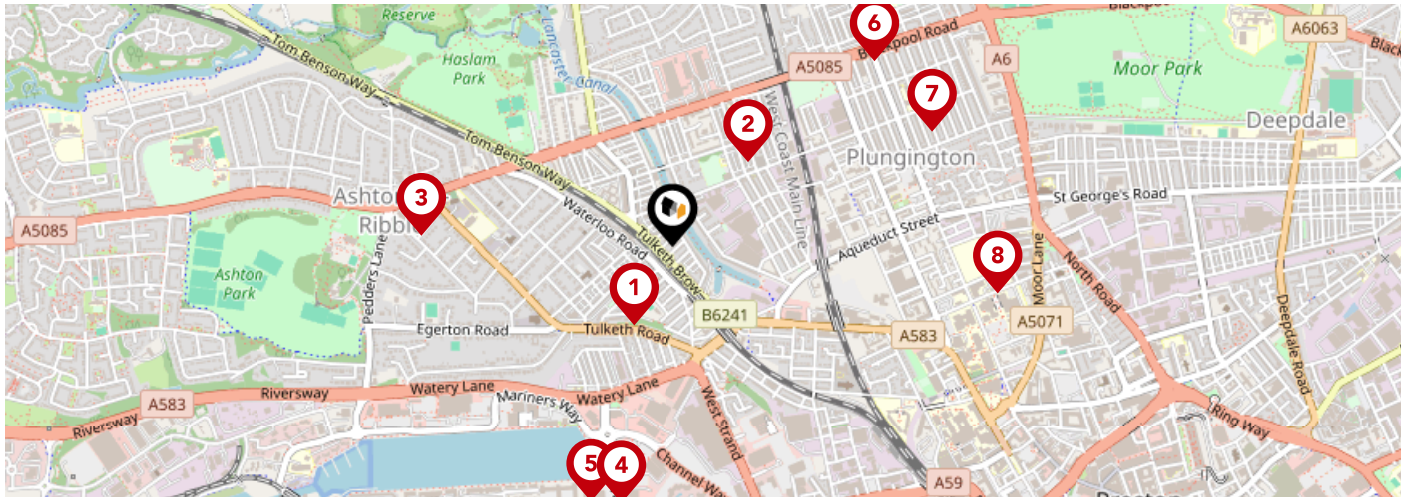
+68.31%

Terraced

+62.15%

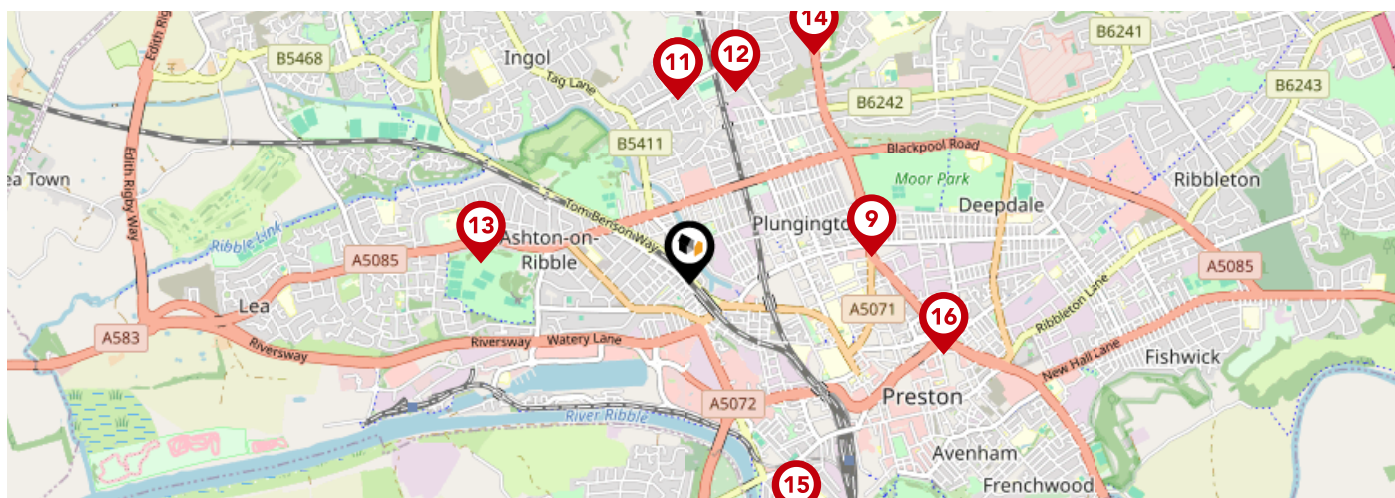
Flat

+52.7%



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

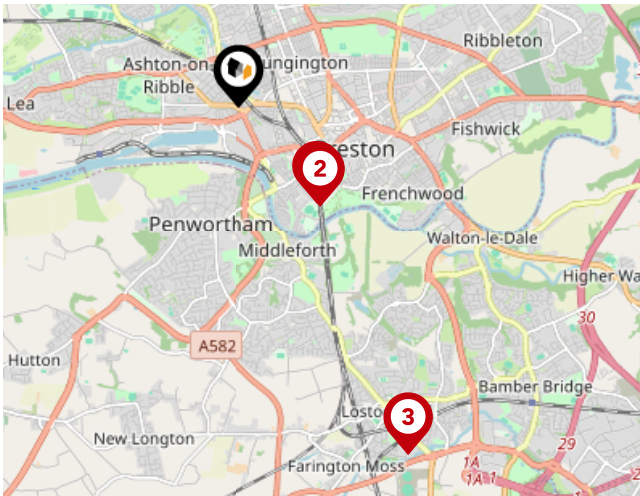
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Abrar Academy</p> <p>Ofsted Rating: Not Rated Pupils: 83 Distance:0.81</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 St Anthony's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 319 Distance:0.81</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Our Lady's Catholic High School</p> <p>Ofsted Rating: Good Pupils: 895 Distance:0.81</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Fulwood and Cadley Primary School</p> <p>Ofsted Rating: Good Pupils: 315 Distance:0.86</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Ashton Community Science College</p> <p>Ofsted Rating: Good Pupils: 854 Distance:0.92</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 St Pius X Preparatory School</p> <p>Ofsted Rating: Not Rated Pupils: 115 Distance:1.14</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 St Stephen's CofE School</p> <p>Ofsted Rating: Good Pupils: 351 Distance:1.14</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 St Ignatius' Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 198 Distance:1.16</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

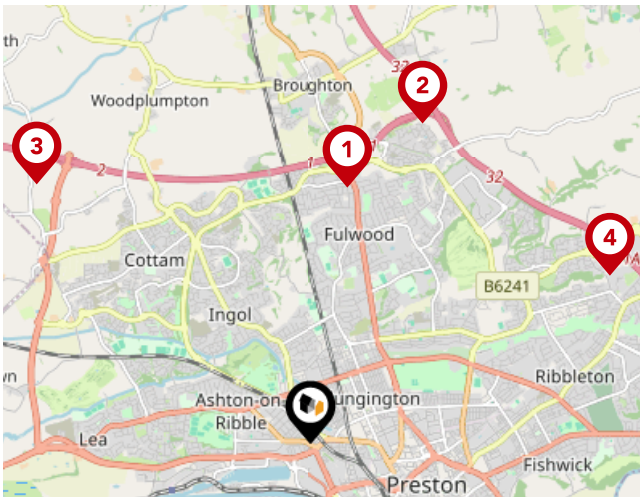
Area

Transport (National)



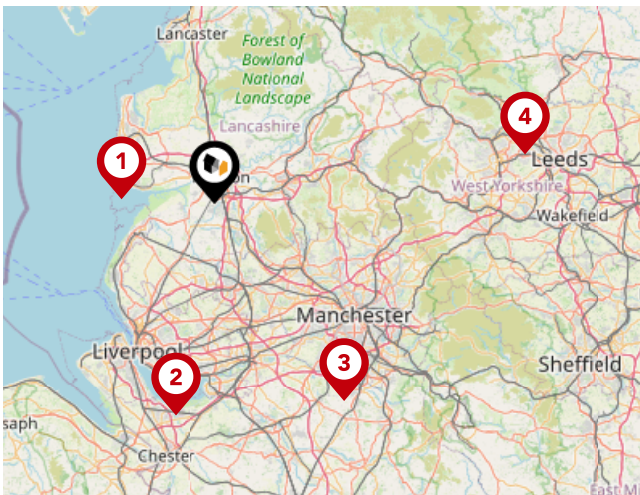
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Preston Rail Station | 1.08 miles |
| 2 | Preston Rail Station | 1.12 miles |
| 3 | Lostock Hall Rail Station | 3.39 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M55 J1 | 2.27 miles |
| 2 | M6 J32 | 2.97 miles |
| 3 | M55 J2 | 3.3 miles |
| 4 | M6 J31A | 3.01 miles |
| 5 | M65 J1A | 4.2 miles |

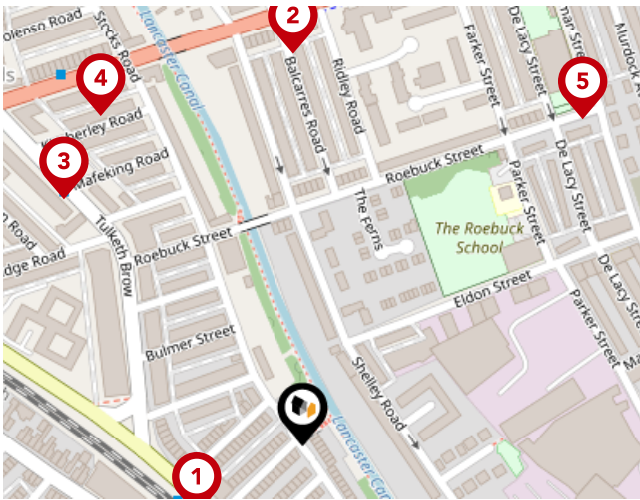


Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 12.99 miles |
| 2 | Speke | 30.27 miles |
| 3 | Manchester Airport | 33.2 miles |
| 4 | Leeds Bradford Airport | 44.01 miles |

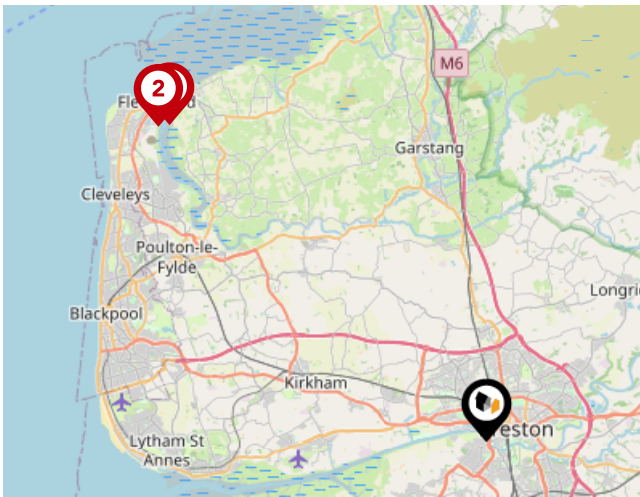
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Fazackerley Street | 0.07 miles |
| 2 | Balcarres Road | 0.21 miles |
| 3 | Lane Ends | 0.19 miles |
| 4 | Stock Rd | 0.21 miles |
| 5 | Roebuck School | 0.24 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 15.7 miles |
| 2 | 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



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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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