Roberts&Co
ESTATE AGENTS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



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

Roberts & Co

Roberts & Co, 36E Liverpool Road, Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

The Property Ombudsman

Powered by sprift
Know any property instantly

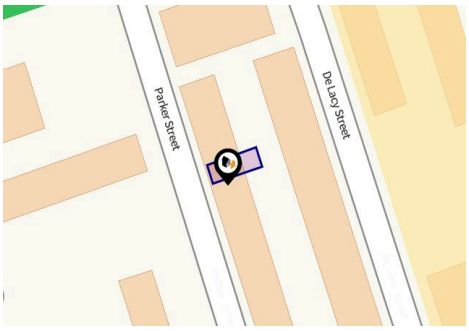
Introduction
Our Comments

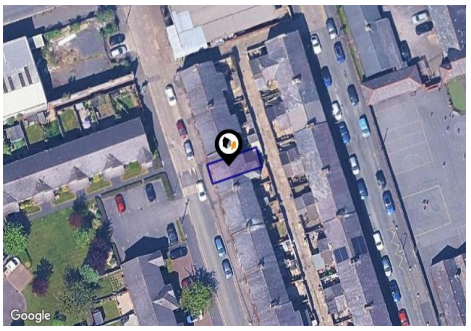
* 2 Bed Mid Terrace Home in the Ever Popular Ashton On Ribble * Ideally Suited to First-Time Buyers, or Young Families
The property enjoys a convenient location, close to a range of local amenities, highly regarded schools and excellent transport links, with Preston City Centre, the University of Lancashire and Royal Preston Hospital all within easy reach. The Roebuck Primary School is also nearby, making this a particularly appealing location for a variety of buyers.The accommodation briefly comprises an entrance vestibule leading into a spacious and welcoming living room, offering plenty of room to relax and unwind. To the rear, there is a fitted dining kitchen featuring white cabinetry with complementary work surfaces, an electric oven and gas hob, integrated fridge and washing machine, along with ample cupboard storage and space for a dining table and chairs. A useful understairs storage cupboard provides additional practicality, while a rear door gives access to the outside space.To the first floor, there are two generously sized double bedrooms, both offering good proportions, together with a shower room.Externally, the property benefits from on-street parking and a private rear yard, providing a useful outdoor space. The garden shed has been fully fitted with electricity, offering excellent potential for additional storage or a hobby space. There is also gated access leading through to a rear lobby area.A lovely opportunity to purchase a well-proportioned home in a popular and convenient location, which would make an ideal first step onto the property ladder, or for young families.

Powered by sprift Know any property instantly

Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	775 ft^2 / 72 m^2		
Plot Area:	0.01 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,717		
Title Number:	LA120748		

Local Area

Local Authority: Preston

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT · sky · Virgin media

Powered by sprift
Know any property instantly

Gallery
Photos

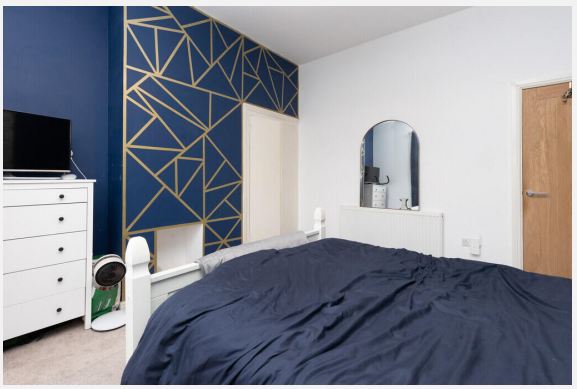
















Powered by sprift
Know any property instantly

Gallery
Photos





Gallery
Floorplan

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



Ground Floor



Floor 1

Approximate total area(1)
61.6 m²
662 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

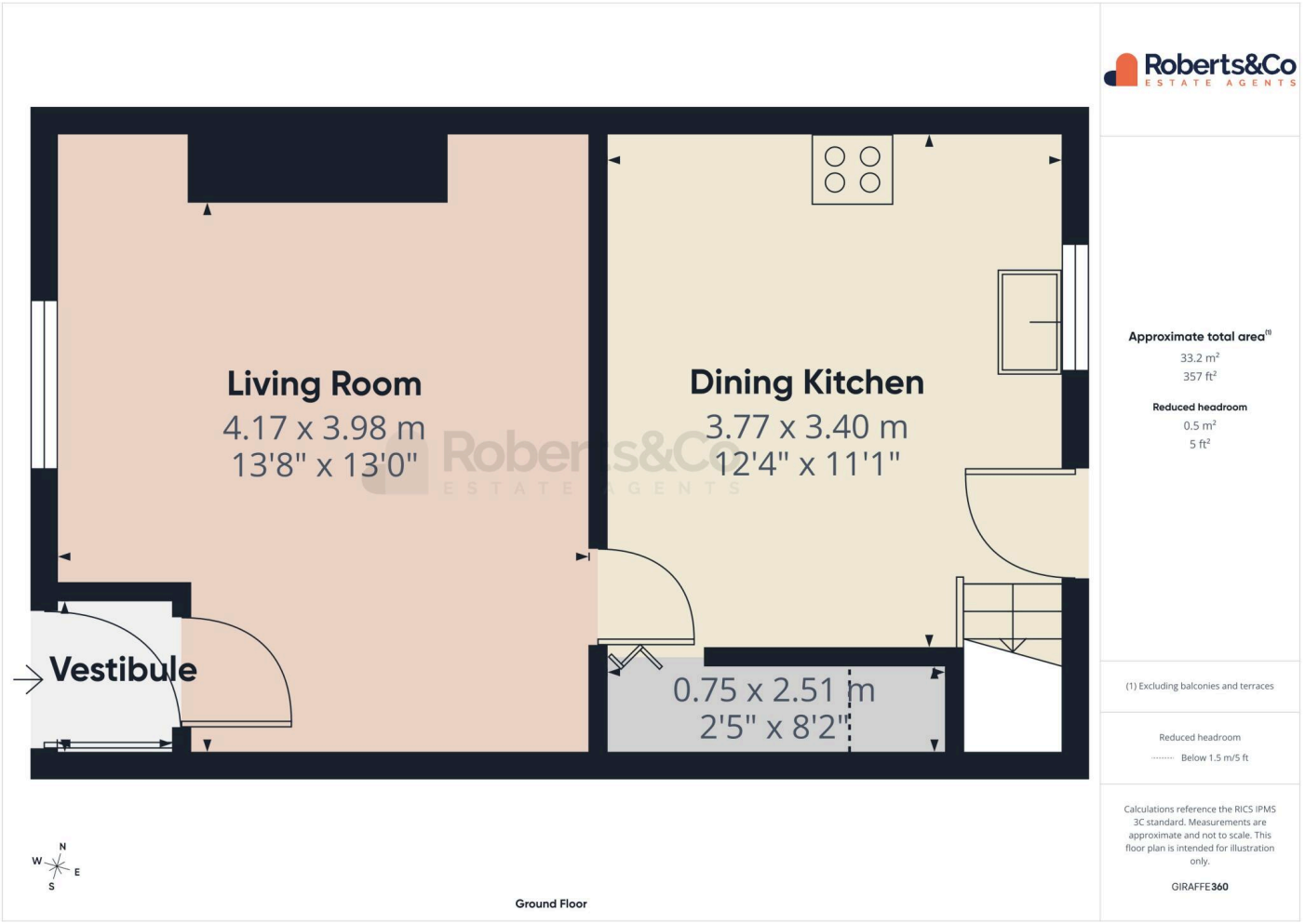
Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360

Powered by sprift
Know any property instantly

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



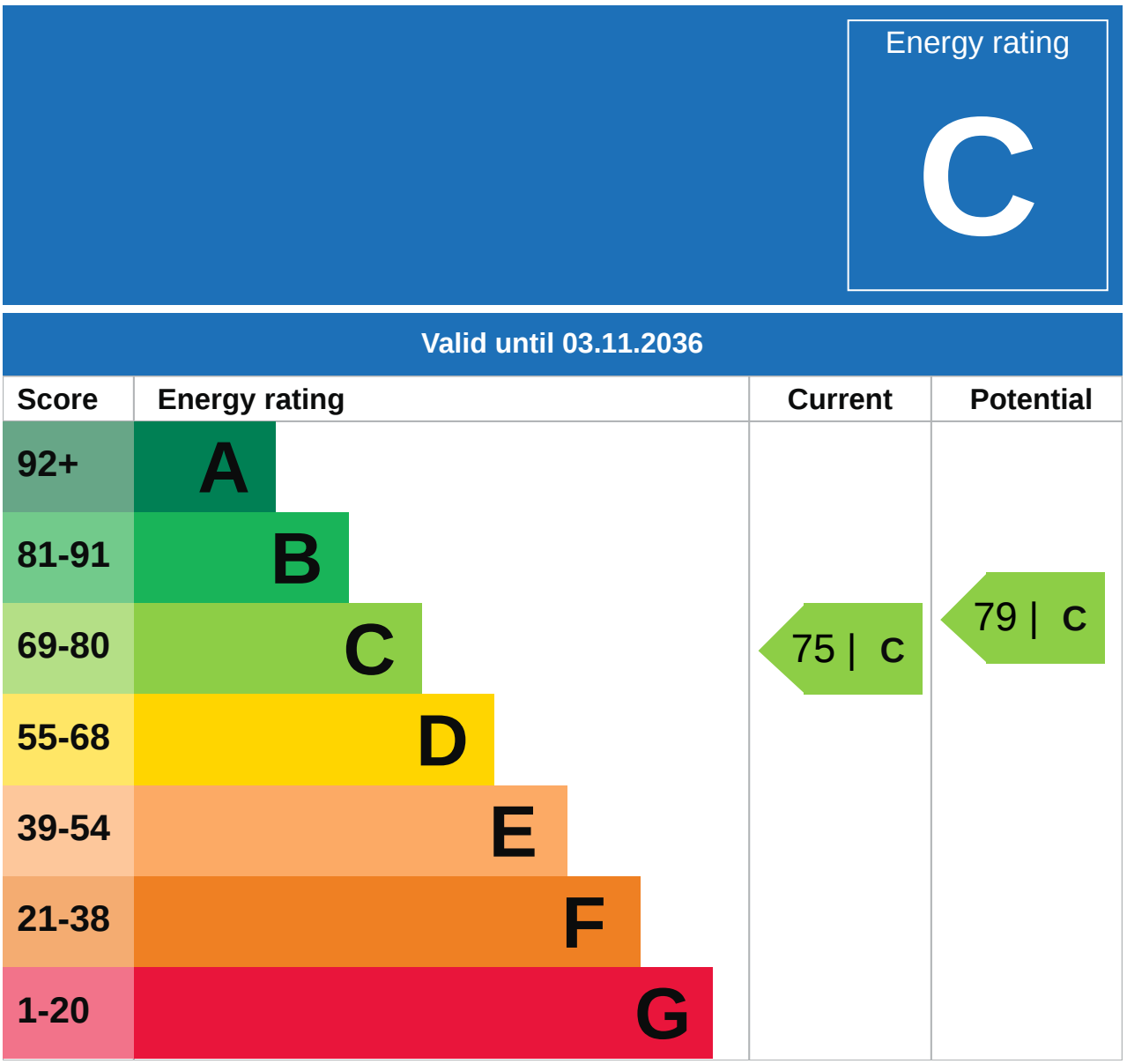
Powered by sprift
Know any property instantly

Gallery
Floorplan

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



Powered by sprift
Know any property instantly



Powered by sprift
Know any property instantly

EPC - Additional Data

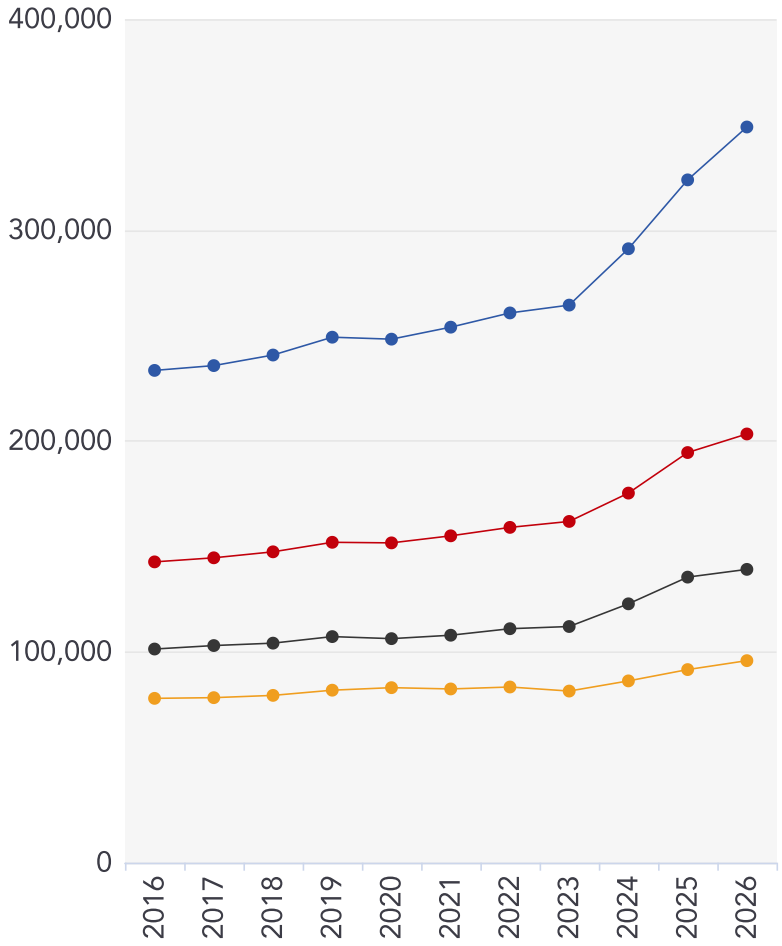
Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 m^2

Powered by sprift

Market
House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

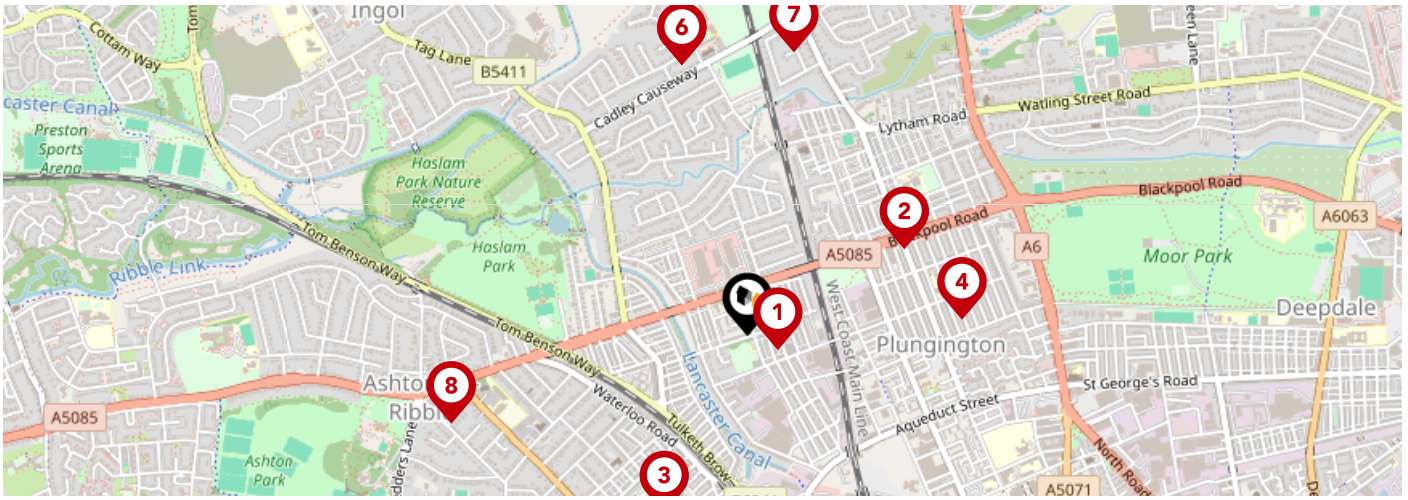
+37.28%

Flat

+22.94%

Powered by sprift

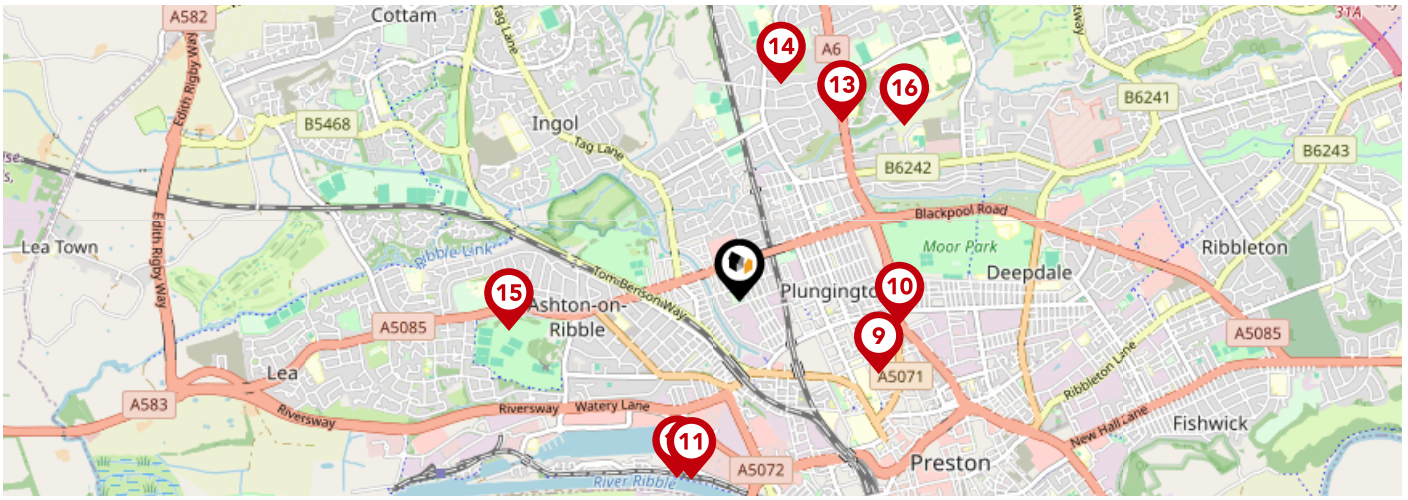
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	The Roebuck School Ofsted Rating: Good | Pupils: 334 | Distance:0.08	☐	☑	☐	☐	☐
2	Moorbrook School Ofsted Rating: Good | Pupils: 57 | Distance:0.39	☐	☐	☑	☐	☐
3	Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:0.43	☐	☑	☐	☐	☐
4	Eldon Primary School Ofsted Rating: Outstanding | Pupils: 257 | Distance:0.47	☐	☑	☐	☐	☐
5	St Anthony's Catholic Primary School Ofsted Rating: Good | Pupils: 319 | Distance:0.61	☐	☑	☐	☐	☐
6	Our Lady's Catholic High School Ofsted Rating: Good | Pupils: 895 | Distance:0.61	☐	☐	☑	☐	☐
7	Fulwood and Cadley Primary School Ofsted Rating: Good | Pupils: 315 | Distance:0.63	☐	☑	☐	☐	☐
8	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 425 | Distance:0.68	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

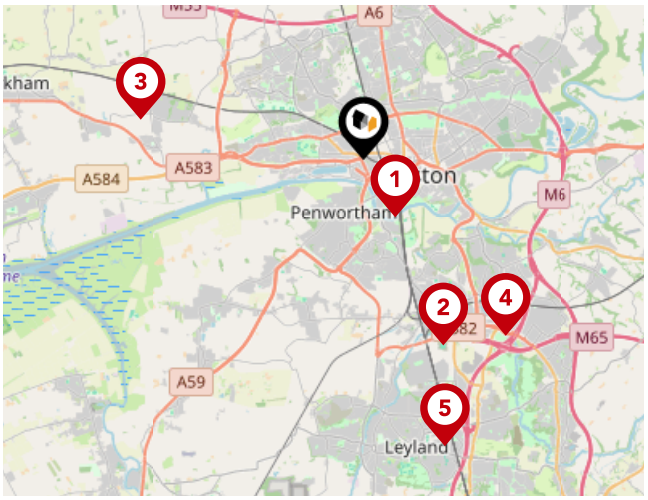
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 English Martyrs Catholic Primary School, Preston Ofsted Rating: Good | Pupils: 237 | Distance:0.69	☐	☑	☐	☐	☐
10 Abrar Academy Ofsted Rating: Not Rated | Pupils: 83 | Distance:0.71	☐	☐	☑	☐	☐
11 Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.81	☐	☐	☑	☐	☐
12 The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.82	☐	☐	☑	☐	☐
13 St Pius X Preparatory School Ofsted Rating: Not Rated | Pupils: 115 | Distance:0.9	☐	☑	☐	☐	☐
14 Queen's Drive Primary School Ofsted Rating: Outstanding | Pupils: 434 | Distance:0.97	☐	☑	☐	☐	☐
15 Ashton Community Science College Ofsted Rating: Good | Pupils: 854 | Distance:1.02	☐	☐	☑	☐	☐
16 Archbishop Temple Church of England High School Ofsted Rating: Requires improvement | Pupils: 775 | Distance:1.06	☐	☐	☑	☐	☐

Powered by sprift

Area
Transport (National)



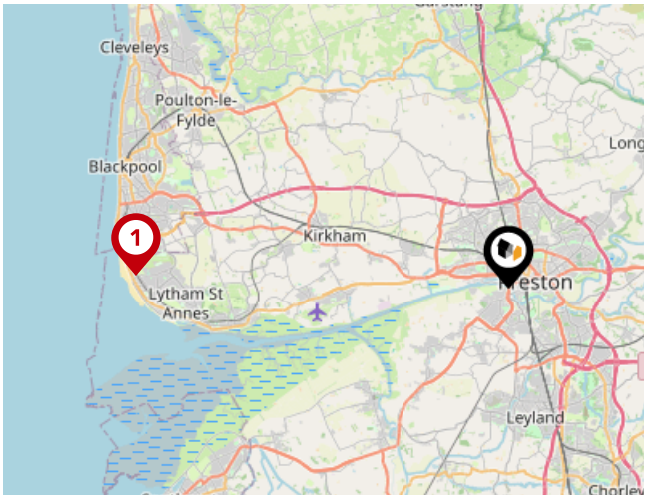
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.16 miles
2	Lostock Hall Rail Station	3.55 miles
3	Salwick Rail Station	3.94 miles
4	Bamber Bridge Rail Station	3.97 miles
5	Leyland Rail Station	5.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.03 miles
2	M6 J32	2.72 miles
3	M6 J31A	2.81 miles
4	M6 J31	3.54 miles
5	M6 J30	3.65 miles

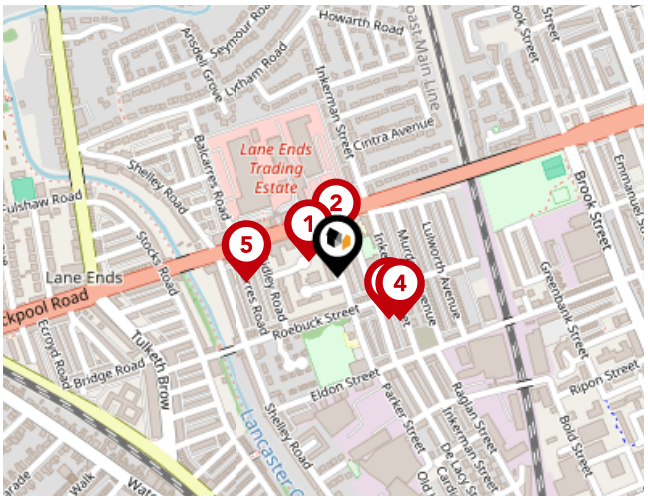


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.06 miles

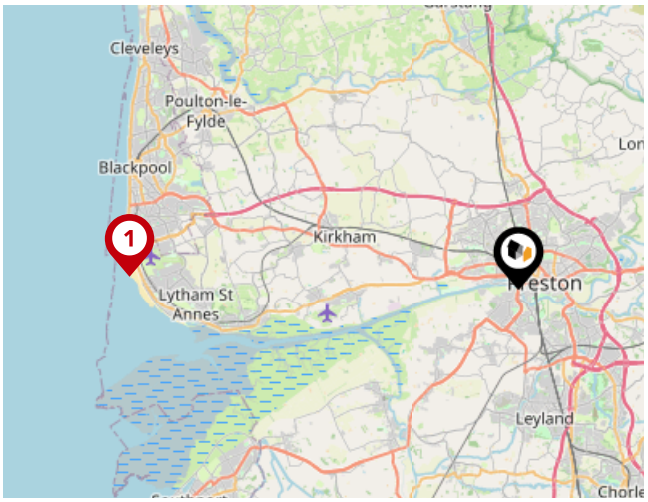
Powered by sprift

Area
Transport (Local)



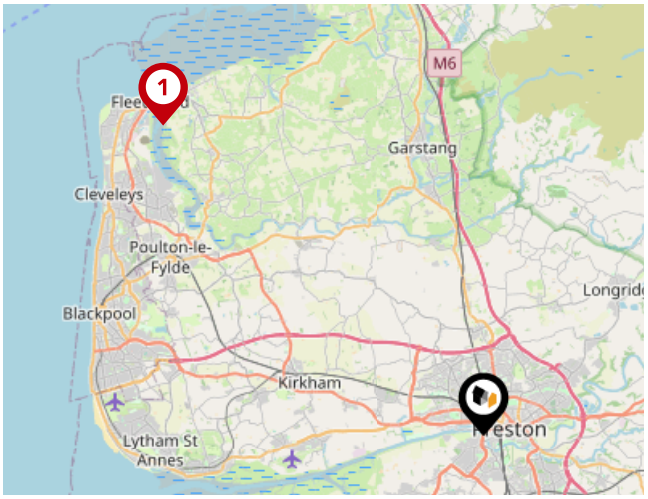
Bus Stops/Stations

Pin	Name	Distance
1	Parker Street	0.03 miles
2	Inkerman Street	0.04 miles
3	RoeBuck School	0.07 miles
4	Roebuck Street	0.08 miles
5	Balcarres Road	0.1 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.65 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.59 miles

Powered by sprift

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.

Roberts & Co
Testimonials

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Roberts&Co ESTATE AGENTS

Roberts & Co

Roberts & Co, 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail