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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st October 2026



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

Roberts & Co

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The Property Ombudsman

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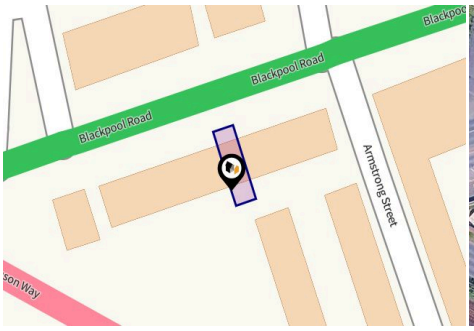
Introduction
Our Comments

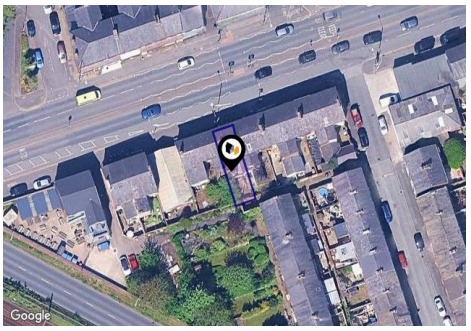
* Two-Double Bedroom Mid-Terrace Home - Offered With No Chain * Two Reception Rooms * Convenient Transport Links and Bus Routes
Offered for sale with no onward chain, this two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, couples, small families or investors looking for a home in a convenient and well-connected location.Situated opposite Haslam Park, the property enjoys a particularly appealing position, with open green space close at hand and a lovely spot to enjoy outdoor walks and leisure time. The area also benefits from a range of local amenities, regular bus services and excellent transport connections, making it ideal for those commuting to Preston and the surrounding areas. Families will also appreciate the choice of primary and secondary schools within the local catchment.Upon entering the property, a vestibule leads into the entrance hallway, providing a welcoming introduction to the accommodation.The front reception room benefits from a bay window, allowing plenty of natural light to enter and creating a bright, inviting space. This room would make an ideal main living room, offering a comfortable setting for relaxing and unwinding.To the rear, a second reception room provides additional living space and opens through to the kitchen and dining area, creating a practical layout for everyday living. The fitted kitchen offers space for food preparation and benefits from patio doors leading out to the rear yard, allowing natural light into the space and providing convenient access outdoors.To the first floor, the landing leads to two well-proportioned double bedrooms, offering comfortable accommodation for a variety of buyers. A three-piece bathroom completes the first-floor layout.Externally, the property benefits from a rear yard, providing a useful outdoor area for seating, potted plants or low-maintenance enjoyment.With two reception rooms, two double bedrooms and a location opposite Haslam Park, this property offers plenty of potential for buyers seeking a conveniently positioned home. The added benefit of being offered with no onward chain makes it an appealing prospect for those looking for a straightforward move.

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	947 ft^2 / 88 m^2		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,717		
Title Number:	LA228554		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	66 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos













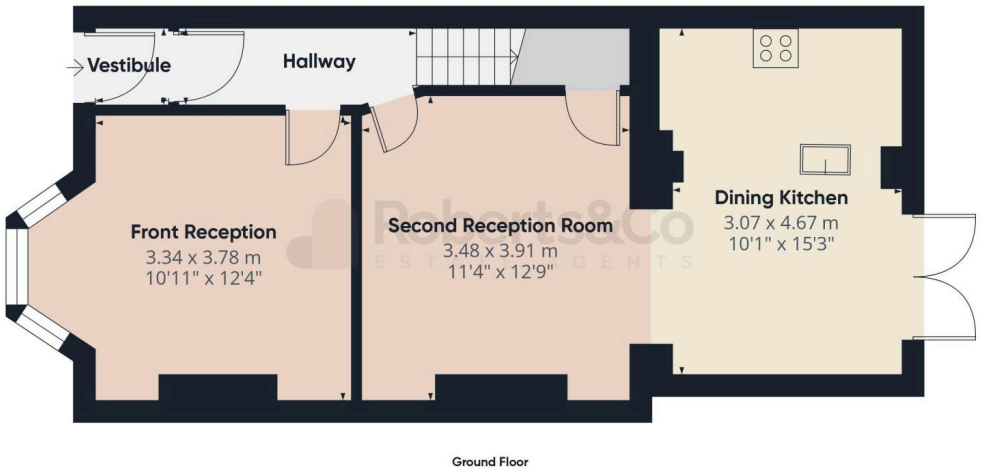




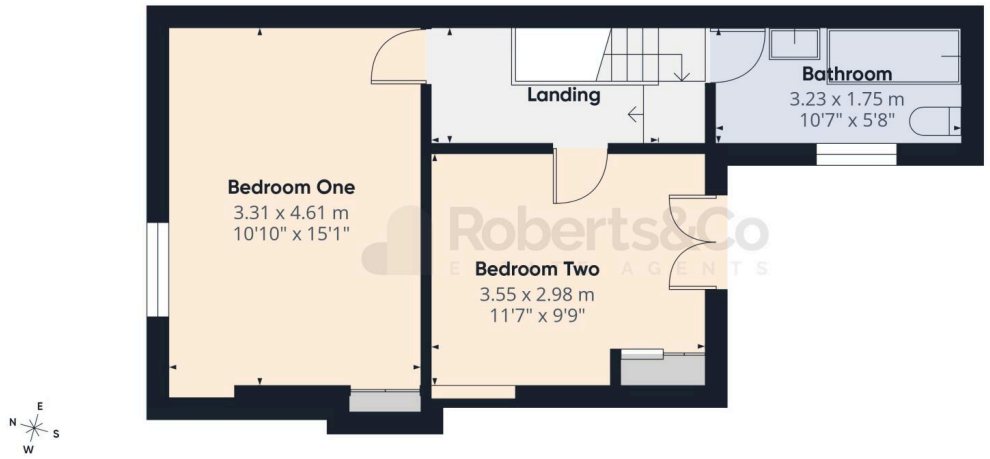
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Gallery
Floorplan

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



Ground Floor



Floor 1

Approximate total area(1)

84.3 m²

907 ft²

(1) Excluding balconies and terraces

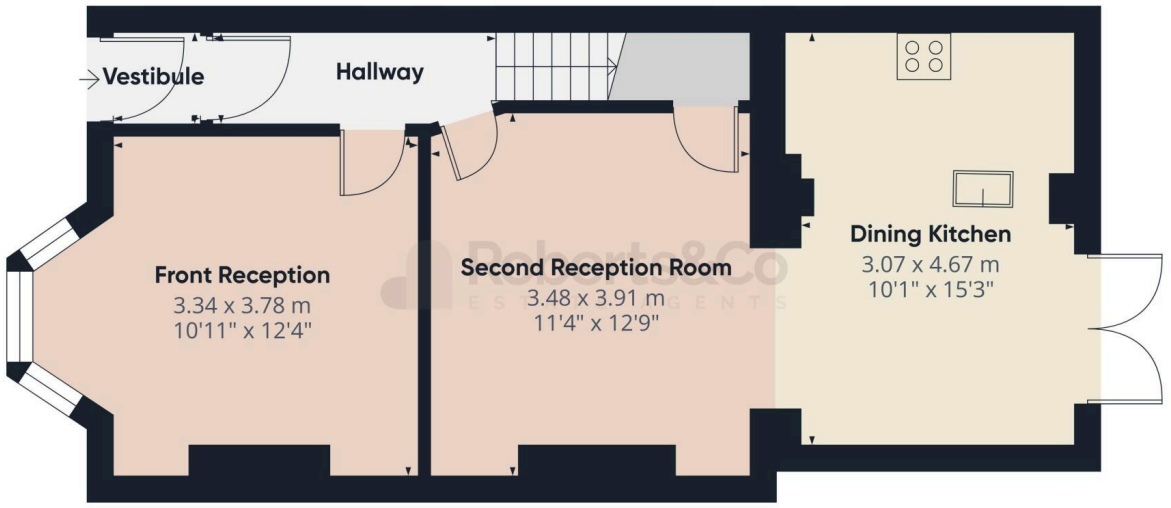
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Gallery
Floorplan

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



Ground Floor

Approximate total area(1)
47.7 m²
514 ft²

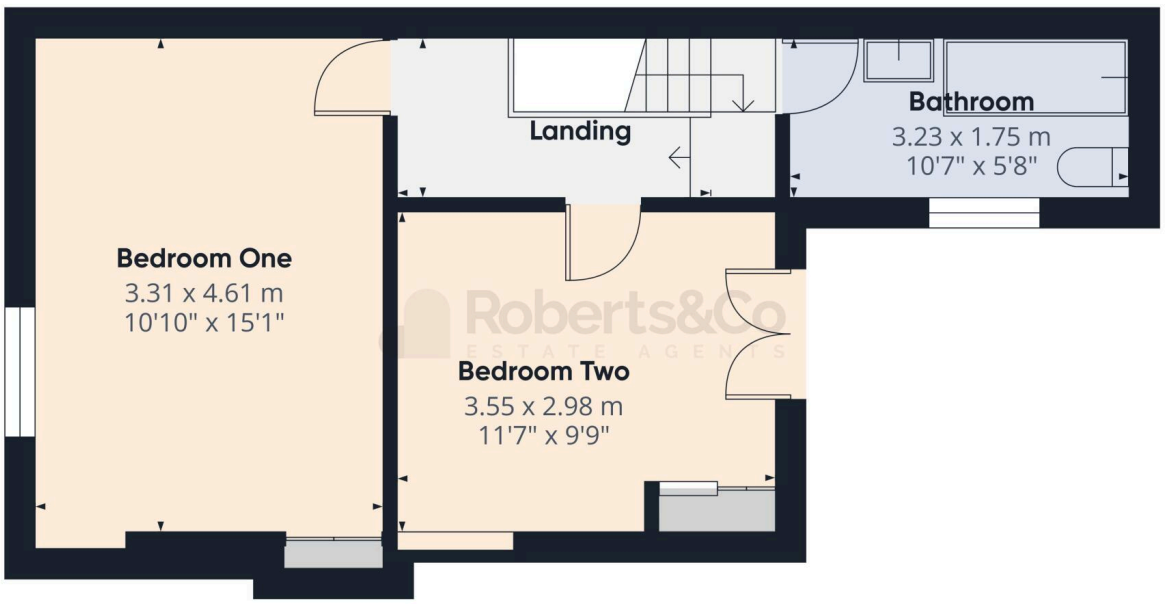
(1) Excluding balconies and terraces

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



Floor 1

Approximate total area(1)
36.6 m²
393 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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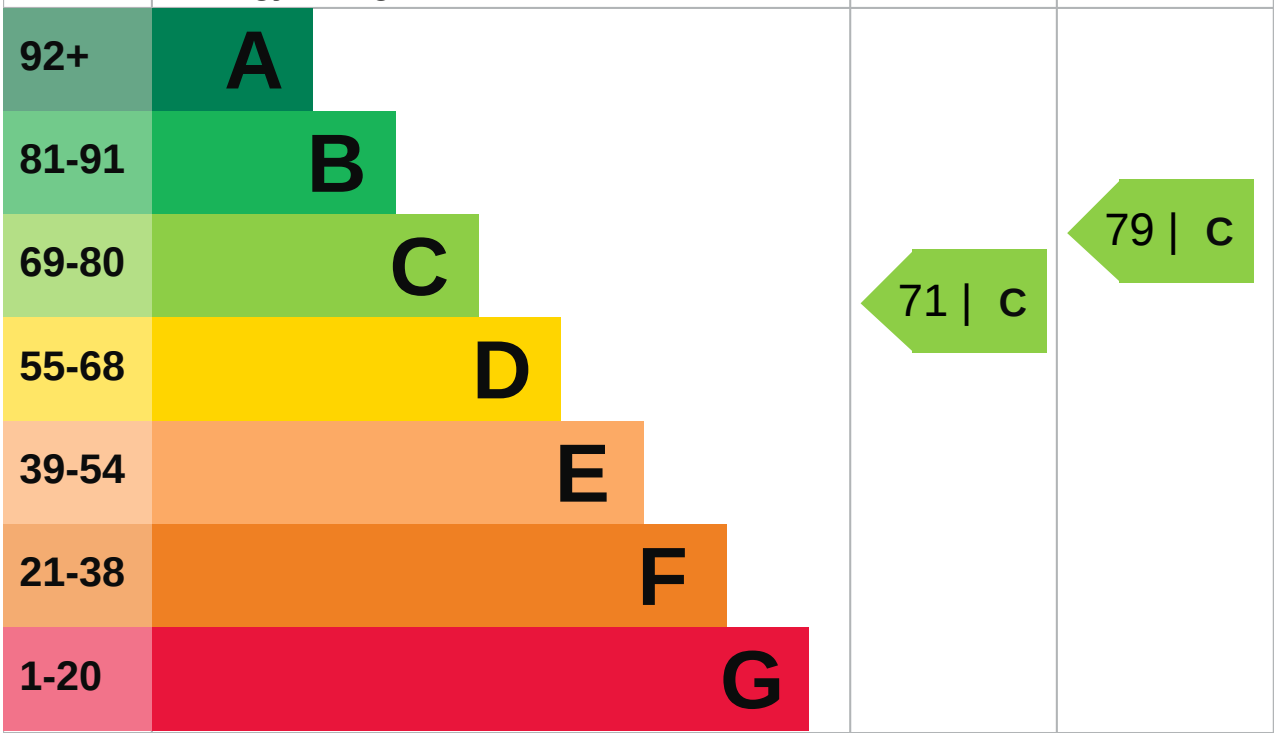
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Ashton-On-Ribble, PR2

Energy rating

C

Valid until 13.03.2036



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EPC - Additional Data

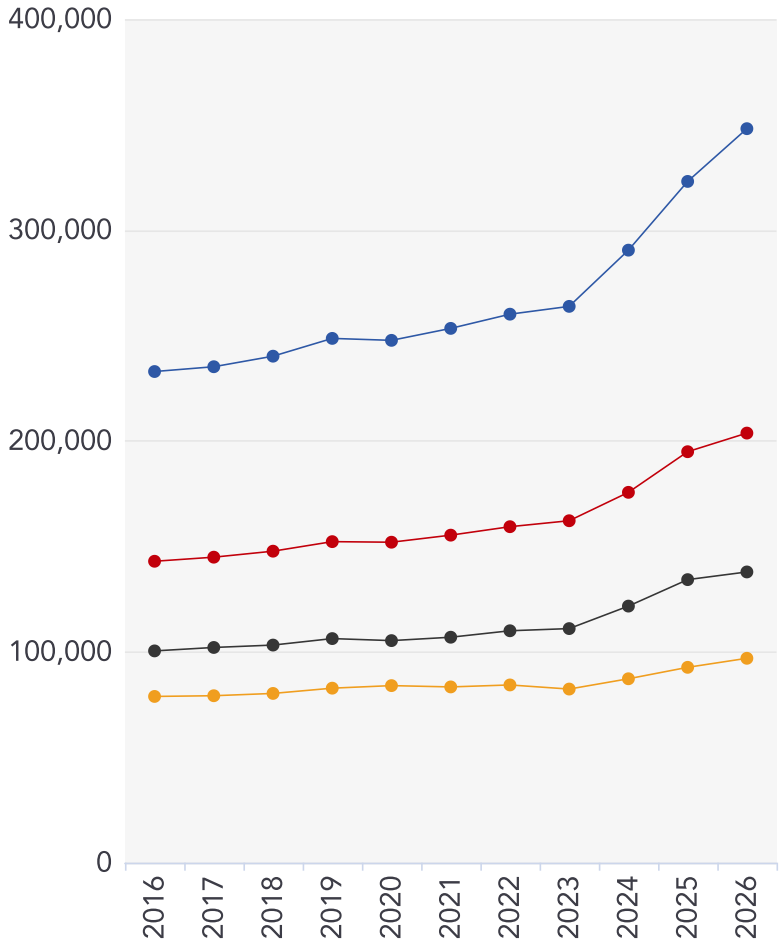
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	2
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m^2

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Market
House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

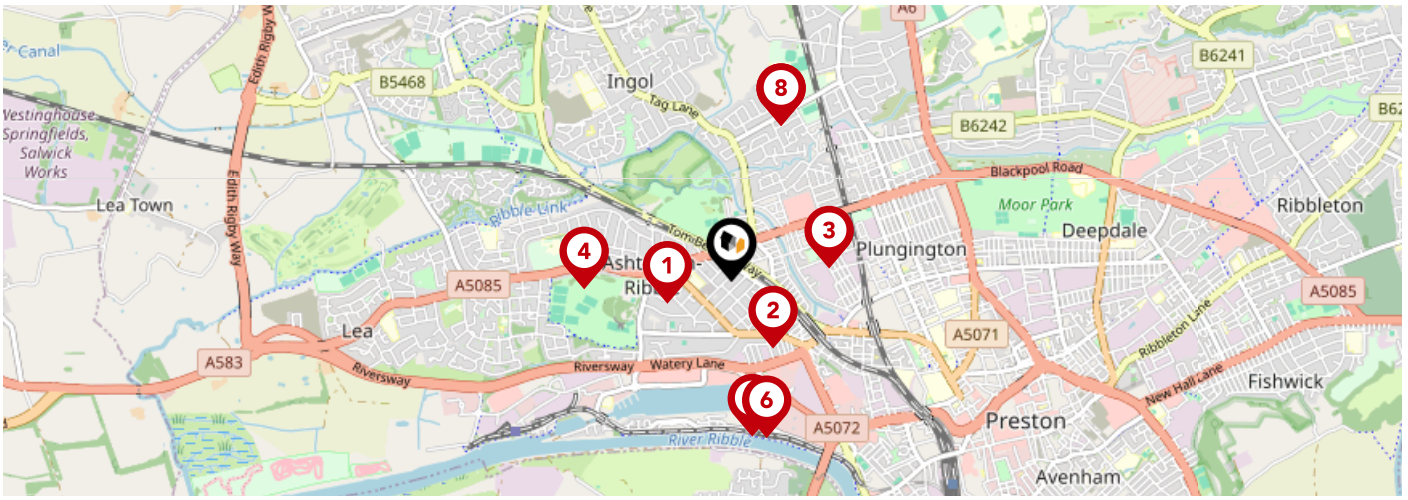
+37.28%

Flat

+22.94%

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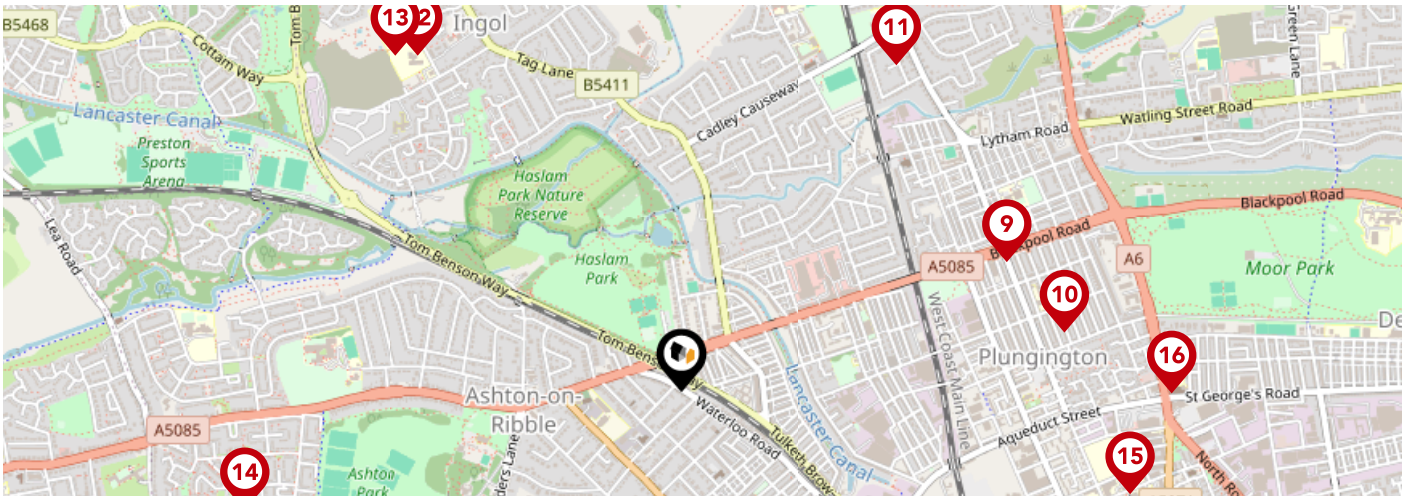
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 425 | Distance:0.3	☐	☑	☐	☐	☐
2	Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:0.35	☐	☑	☐	☐	☐
3	The Roebuck School Ofsted Rating: Good | Pupils: 334 | Distance:0.44	☐	☑	☐	☐	☐
4	Ashton Community Science College Ofsted Rating: Good | Pupils: 854 | Distance:0.64	☐	☐	☑	☐	☐
5	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.69	☐	☐	☑	☐	☐
6	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.7	☐	☐	☑	☐	☐
7	St Anthony's Catholic Primary School Ofsted Rating: Good | Pupils: 319 | Distance:0.72	☐	☑	☐	☐	☐
8	Our Lady's Catholic High School Ofsted Rating: Good | Pupils: 895 | Distance:0.72	☐	☐	☑	☐	☐

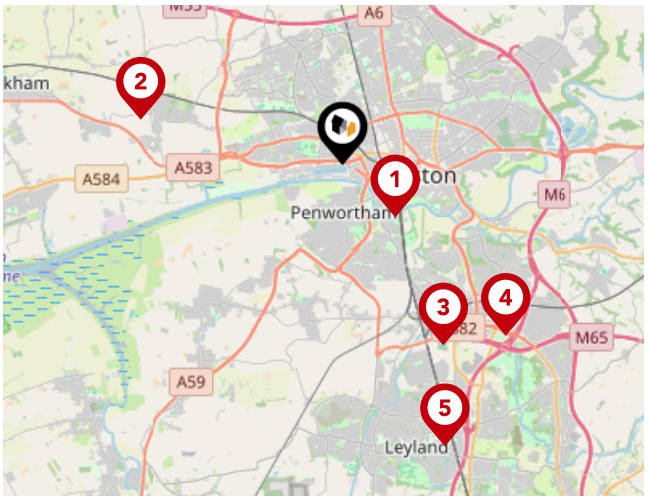
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Area
Schools



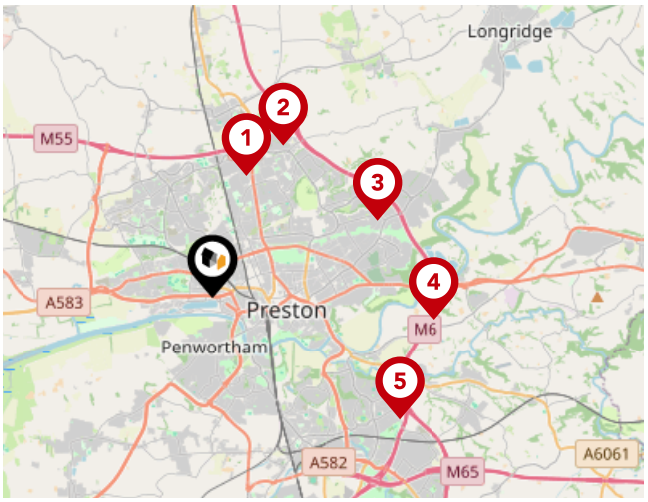
		Nursery	Primary	Secondary	College	Private
9	Moorbrook School Ofsted Rating: Good | Pupils: 57 | Distance:0.76	☐	☐	☑	☐	☐
10	Eldon Primary School Ofsted Rating: Outstanding | Pupils: 257 | Distance:0.85	☐	☑	☐	☐	☐
11	Fulwood and Cadley Primary School Ofsted Rating: Good | Pupils: 315 | Distance:0.86	☐	☑	☐	☐	☐
12	Ingol Community Primary School Ofsted Rating: Good | Pupils: 199 | Distance:0.94	☐	☑	☐	☐	☐
13	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good | Pupils: 203 | Distance:0.97	☐	☑	☐	☐	☐
14	Royal Cross Primary School Ofsted Rating: Outstanding | Pupils: 26 | Distance:0.99	☐	☑	☐	☐	☐
15	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good | Pupils: 237 | Distance:1.01	☐	☑	☐	☐	☐
16	Abrar Academy Ofsted Rating: Not Rated | Pupils: 83 | Distance:1.07	☐	☐	☑	☐	☐

Area
Transport (National)



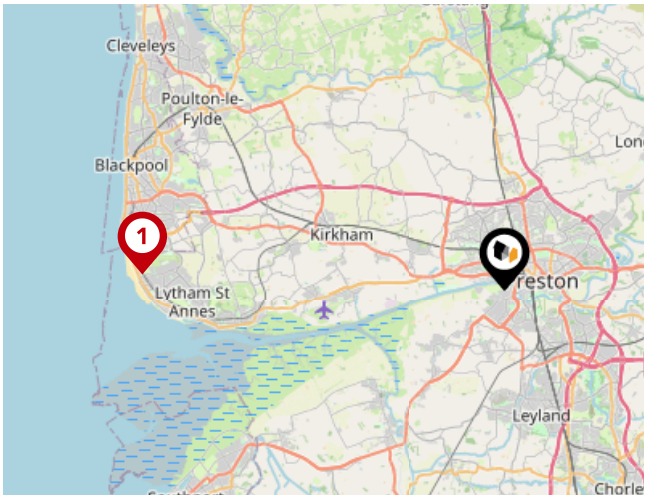
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.3 miles
2	Salwick Rail Station	3.6 miles
3	Lostock Hall Rail Station	3.63 miles
4	Bamber Bridge Rail Station	4.14 miles
5	Leyland Rail Station	5.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.2 miles
2	M6 J32	2.94 miles
3	M6 J31A	3.19 miles
4	M6 J31	3.89 miles
5	M6 J30	3.9 miles

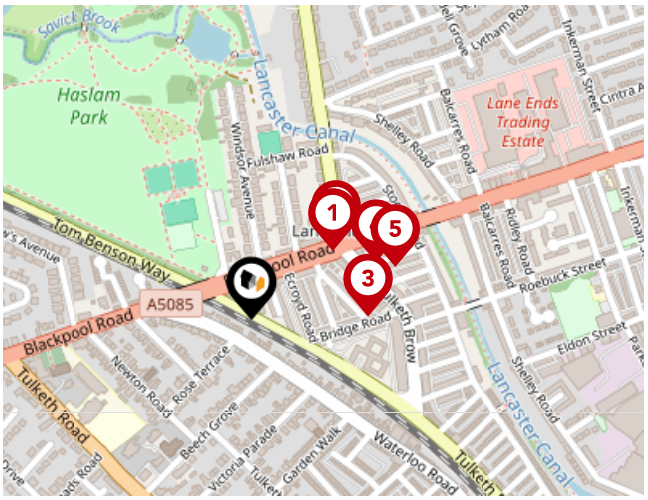


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.7 miles

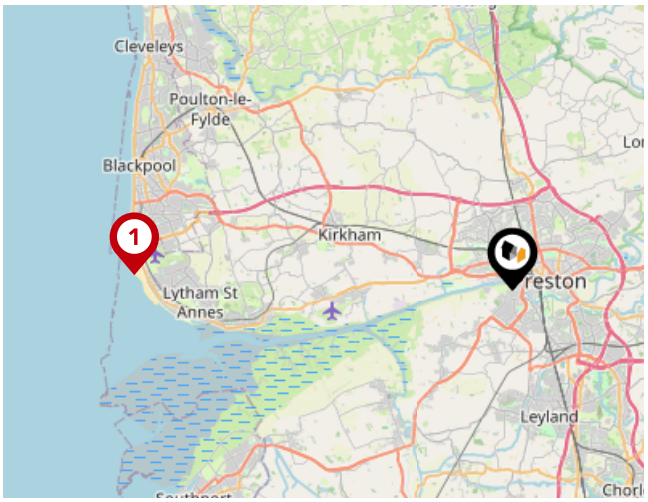
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Area
Transport (Local)



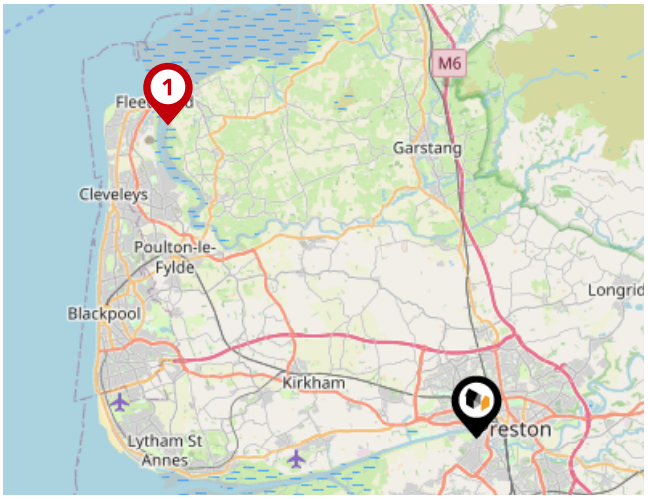
Bus Stops/Stations

Pin	Name	Distance
1	Lane Ends Booths	0.11 miles
2	Lane Ends	0.12 miles
3	Lane Ends	0.12 miles
4	Lane Ends	0.15 miles
5	Stock Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.4 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.

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

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