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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th July 2026



RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2

Roberts & Co

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* Exceptional 5 Bedroom Double-Fronted Detached Family Home | Extensive Gardens * Cinema Room | Games Room * Detached Garage with Garden Room

This substantial five-bedroom double-fronted detached home is likely to appeal to growing families looking for generous living space, buyers seeking a home ideal for entertaining, or those wanting versatile accommodation with multiple reception rooms, a cinema room and a large private garden. The impressive plot, gated entrance and high-quality finish throughout make this a truly outstanding family home. Approached via electric gates, the property enjoys a long private driveway providing off-road parking for several vehicles, alongside a detached garage with an attached garden room overlooking the beautifully maintained rear garden. Stepping inside, the entrance vestibule leads into a spacious welcoming hallway. To the front of the property are two elegant reception rooms, both featuring attractive bay windows, decorative coving and picture rails. One benefits from a feature gas fireplace, while the second offers a wall-mounted gas fire, creating comfortable spaces for relaxing or entertaining guests. To the rear, a superb dual-aspect living and dining room flows seamlessly into the main kitchen, creating an ideal family hub. The kitchen is fitted with contemporary black gloss and wooden cabinetry complemented by black granite worktops. A second kitchen, also finished with matching granite worktops and wooden units, is located alongside a modern ground floor shower room comprising a walk-in shower, wash basin and WC, offering excellent flexibility for larger families or multi-generational living. The lower ground floor provides an exceptional amount of additional living space, including a dedicated cinema room, family games or living room, and a utility room, making it perfect for entertaining or everyday family life. The first floor offers three generous double bedrooms. The principal bedroom benefits from fitted bedroom furniture and dual windows, while the second bedroom features fitted wardrobes. All bedrooms retain attractive period details including coving and picture rails. The family bathroom comprises a bath, wash basin and WC, with the added convenience of a separate WC. The second floor provides two further spacious double bedrooms, both with fitted wardrobes, creating ideal guest accommodation, teenage bedrooms or home office space. Externally, the property occupies an incredible plot with extensive lawned gardens to both the front and rear. The beautifully landscaped rear garden offers excellent privacy, mature trees, a timber storage shed and a charming wooden pergola, creating the perfect setting for outdoor entertaining and family gatherings. This impressive home is perfectly suited to buyers looking for substantial family accommodation, those who enjoy entertaining, or anyone seeking a property with flexible living space that can easily adapt to changing family needs. The combination of generous room sizes, extensive gardens and versatile lower-ground-floor accommodation makes this a rare opportunity in today's market.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,992 ft ² / 278 m ²		
Plot Area:	0.39 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£3,148		
Title Number:	LA426499		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:











RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2

 Floor -1 Building 1	 Ground Floor Building 1	Roberts&Co ESTATE AGENTS Approximate total area⁽¹⁾ 287.8 m² 3096 ft² Reduced headroom 3.7 m² 40 ft²
 Floor 1 Building 1	 Floor 2 Building 1	
 Ground Floor Building 2		

Approximate total area⁽¹⁾

287.8 m²

3096 ft²

Reduced headroom

3.7 m²

40 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.

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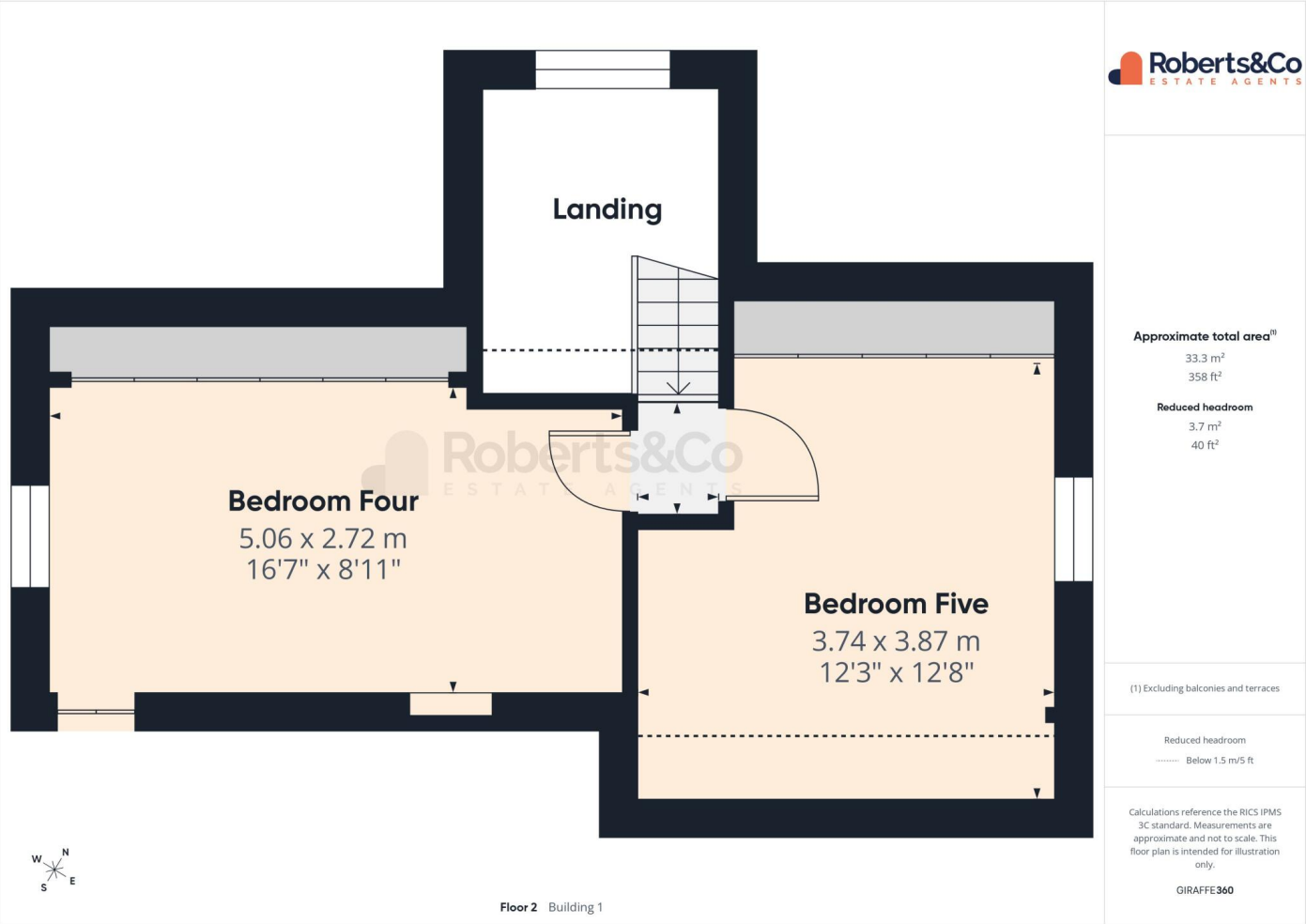
RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2



RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2

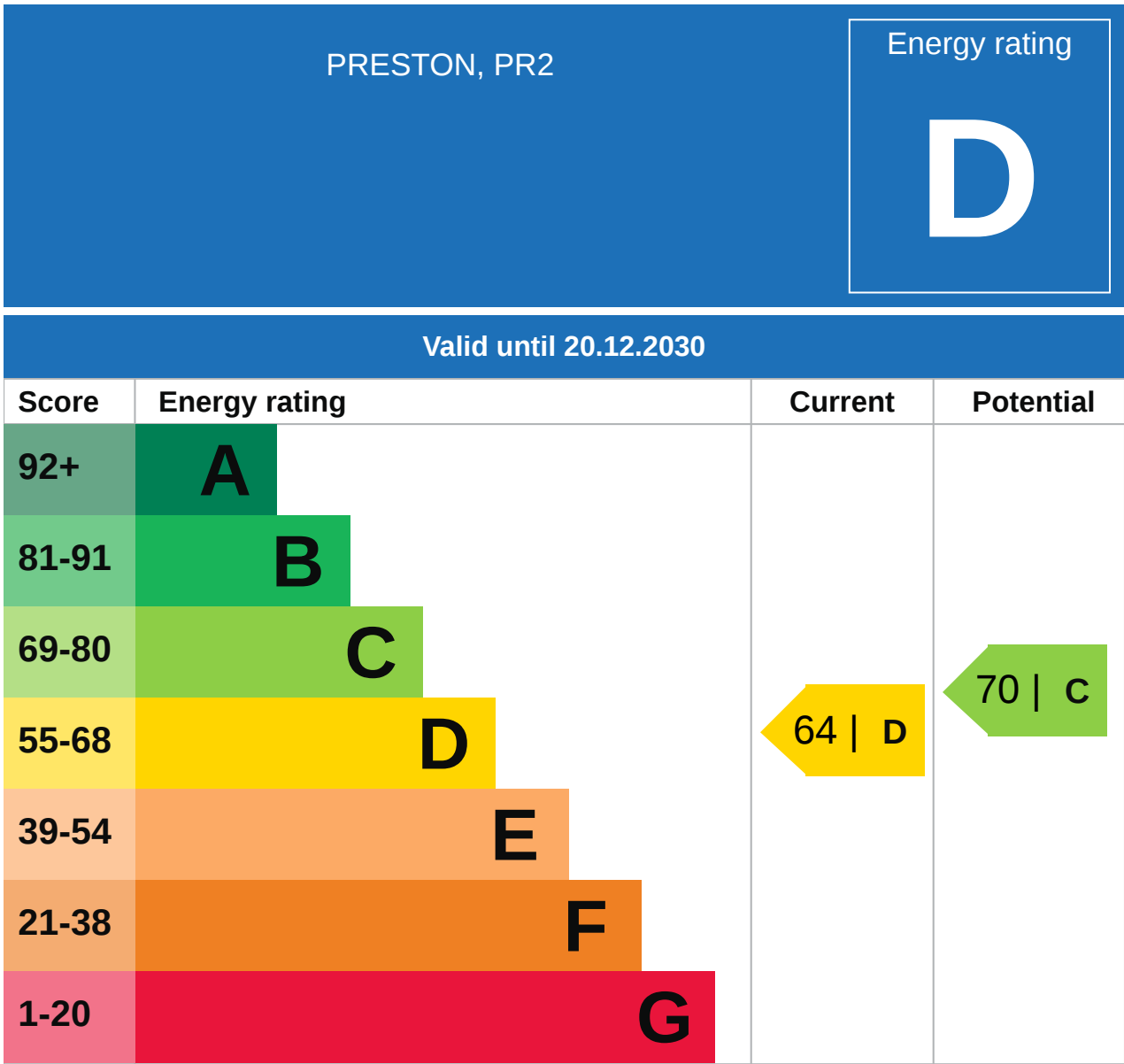


RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2



RIBBLETON AVENUE, RIBBLETON, PRESTON, PR2





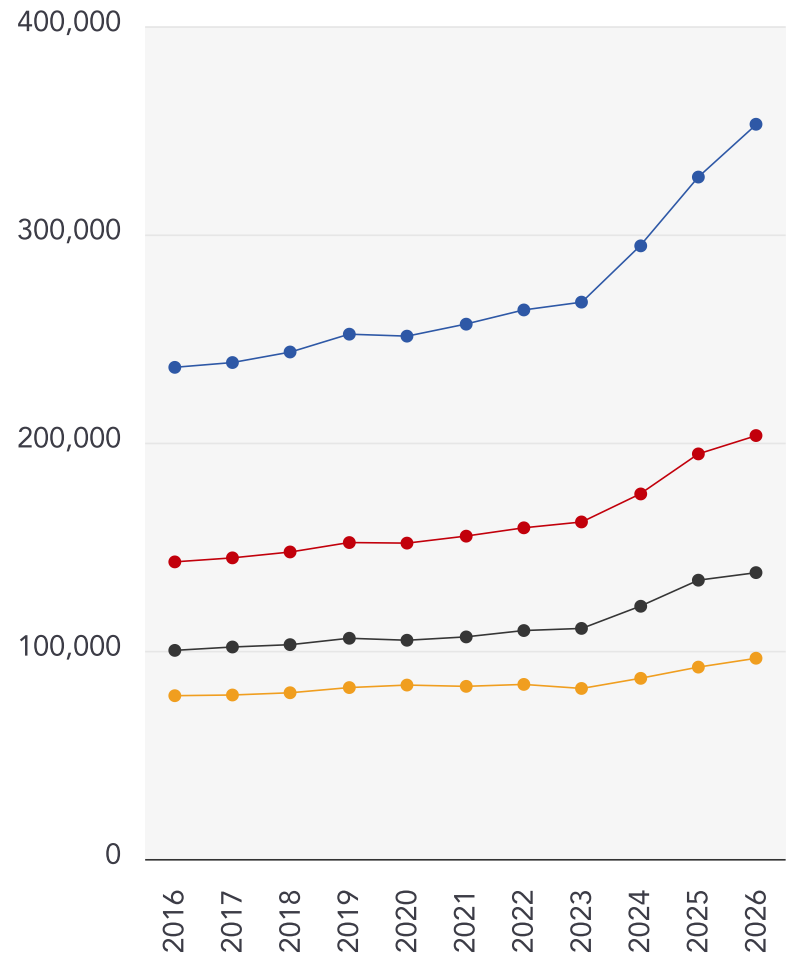
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	278 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

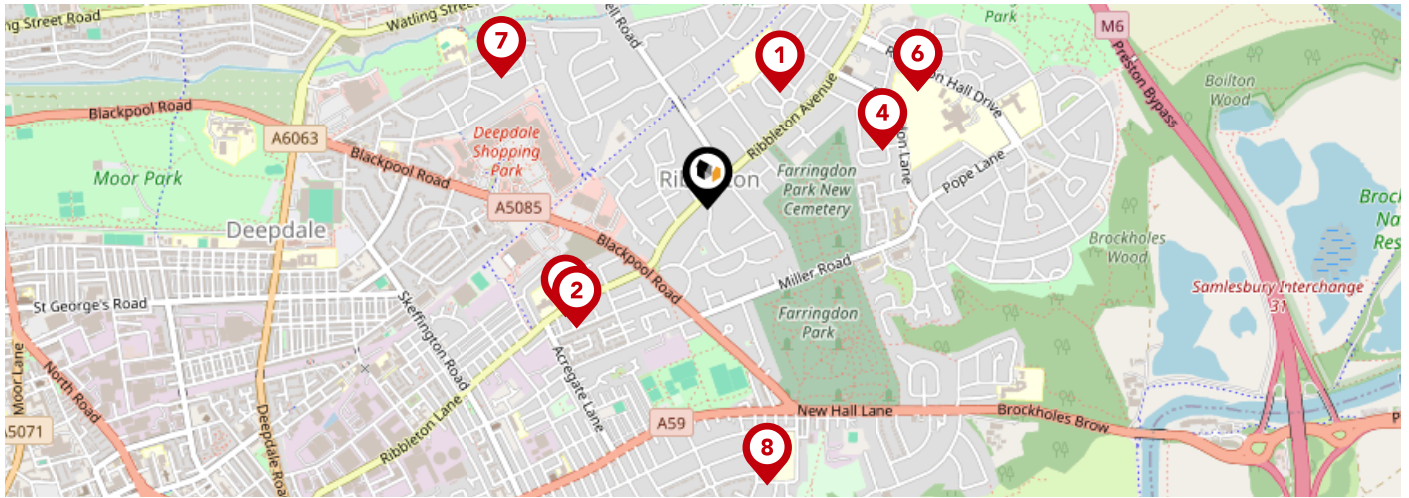
+42.52%

Terraced

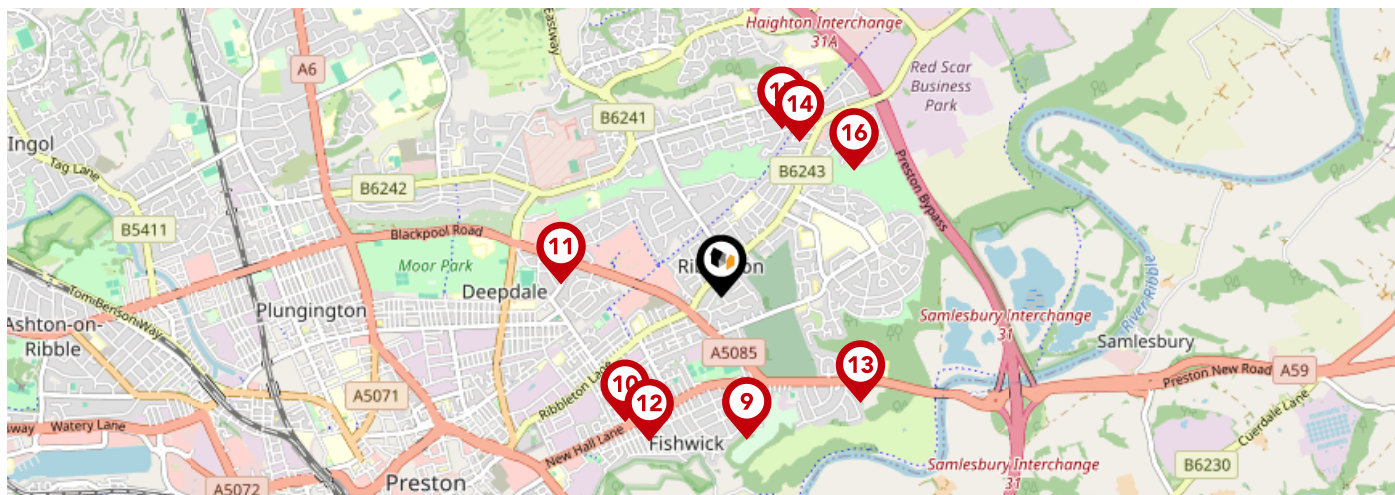
+37.28%

Flat

+22.94%



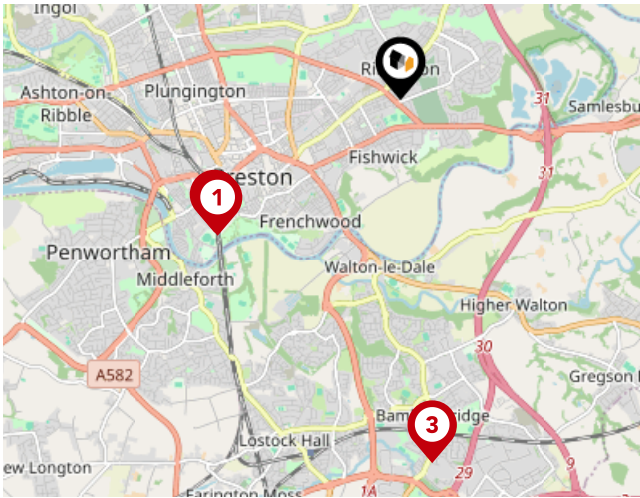
		Nursery	Primary	Secondary	College	Private
1	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:0.3	☐	☒	☐	☐	☐
2	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:0.39	☐	☒	☐	☐	☐
3	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:0.39	☐	☒	☐	☐	☐
4	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:0.4	☐	☒	☐	☐	☐
5	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.53	☐	☒	☐	☐	☐
6	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:0.53	☐	☐	☒	☐	☐
7	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.54	☐	☒	☐	☐	☐
8	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:0.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:0.63	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 345 Distance:0.69	☐	☒	☐	☐	☐
	St Gregory's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 209 Distance:0.7	☐	☒	☐	☐	☐
	St Matthew's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 468 Distance:0.71	☐	☒	☐	☐	☐
	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 210 Distance:0.76	☐	☒	☐	☐	☐
	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:0.77	☐	☒	☐	☐	☐
	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:0.79	☐	☒	☐	☐	☐
	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:0.81	☐	☒	☐	☐	☐

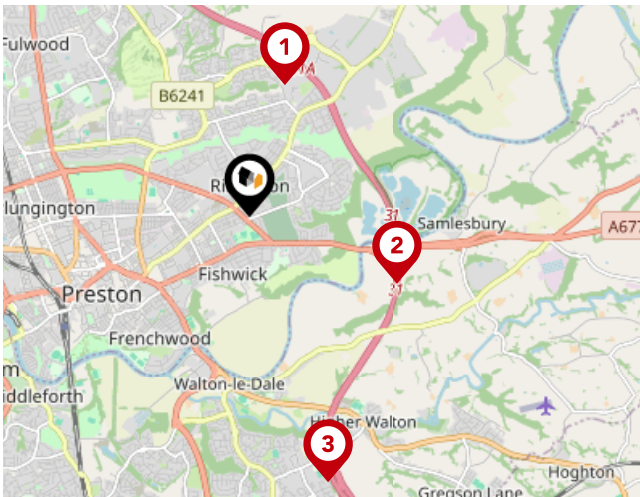
Area

Transport (National)



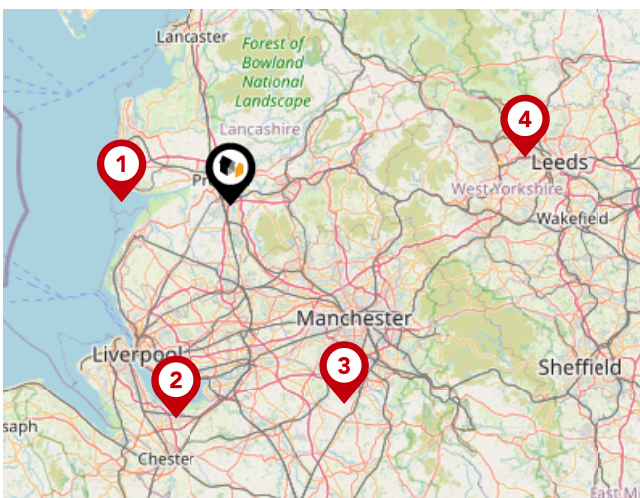
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.98 miles
2	Preston Rail Station	1.99 miles
3	Bamber Bridge Rail Station	3.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.19 miles
2	M6 J31	1.43 miles
3	M6 J30	2.42 miles
4	M6 J32	2.82 miles
5	M65 J1A	3.86 miles

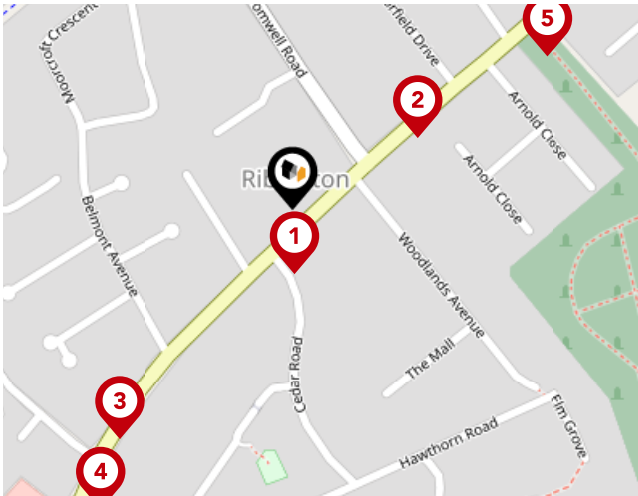


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.29 miles
2	Speke	31.08 miles
3	Manchester Airport	32.26 miles
4	Leeds Bradford Airport	41.67 miles

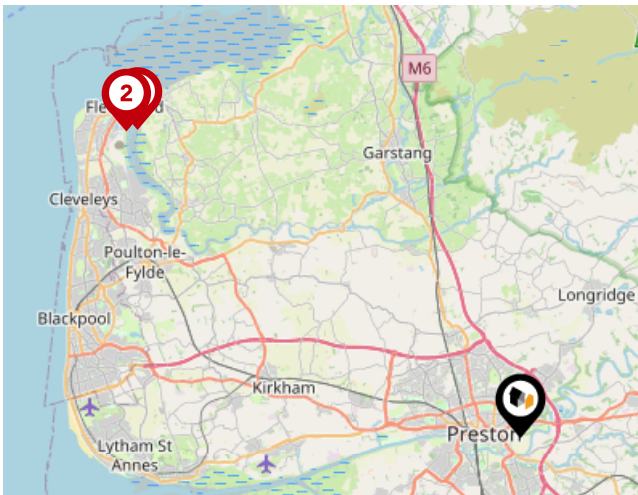
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.03 miles
2	Cromwell Road	0.08 miles
3	Morris Road	0.16 miles
4	Blackpool Road	0.19 miles
5	Cemetery Gates	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.21 miles
2	Fleetwood for Knott End Ferry Landing	17.46 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_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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