

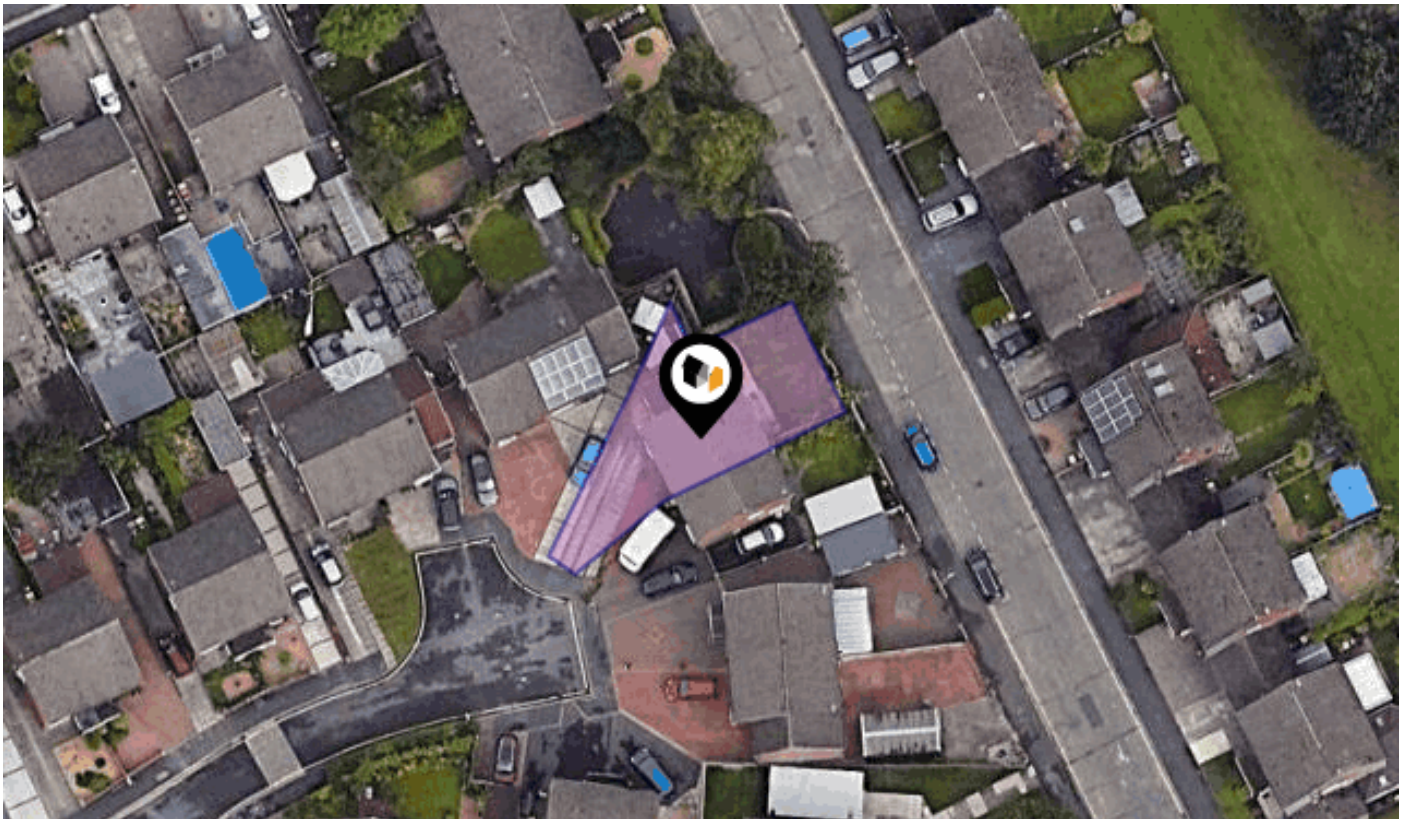


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th April 2023



**ST. WALBURGE AVENUE, ASHTON-ON-RIBBLE, PRESTON,
PR2**

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

St Walburge Avenue is a popular residential road in Ashton, just off Pedder Street. Ideally positioned with great access to Preston City Centre, transport links and the University.

Number 28 is nestled in the corner of a cul de sac enjoying much privacy.

A driveway to the front offers parking for two cars.

The extended floor space has been well maintained by the current owners.

There is a lounge at the front of the house and opens through to the dining kitchen.

The heart of this home is undoubtable the open plan family dining kitchen. With a modern fitted kitchen, all the integrated appliances you could need, breakfast bar and an area to sit and take in the views of the garden. The Bi fold doors open up onto the rear garden.

There is the addition of a downstairs wet room, we think this is great for a busy family home.

There are three bedrooms to the first floor and family bathroom.

The garden is juts the right size, easy to maintain yet big enough for the children's Sunday afternoon kick about on the lawn. There is a patio area and a flagged area to the side of the house that has a cover over, the current vendors use it as a drying area.

When you add everything together- the extended space, location, and community- we think this is a great family home.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£172
Bedrooms:	3	Tenure:	Freehold
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,689		
Title Number:	LA436294		
UPRN:	10007612177		

Local Area

Local Authority:	Lancashire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

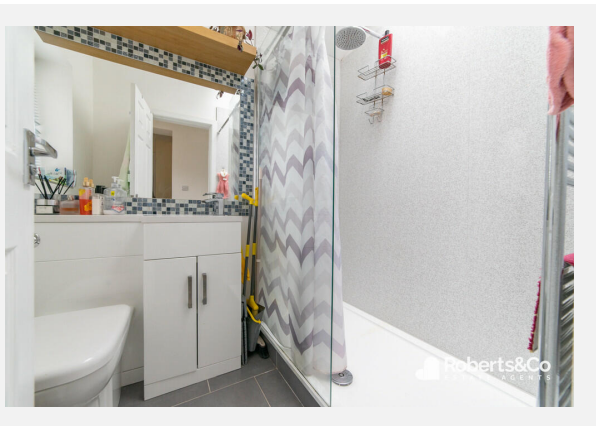
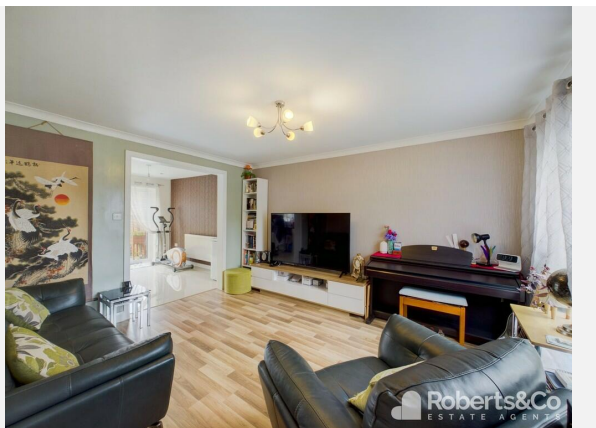
16 mb/s	80 mb/s	- mb/s

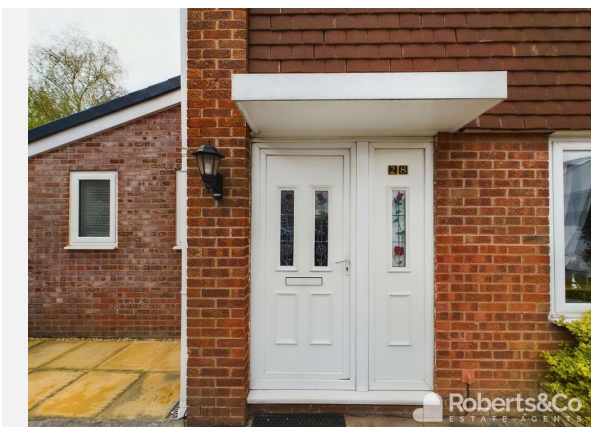
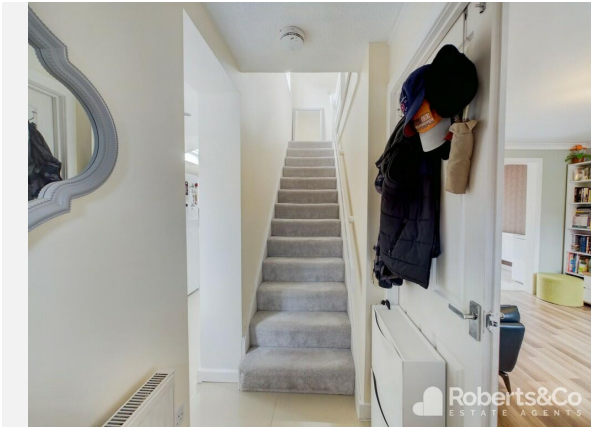
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



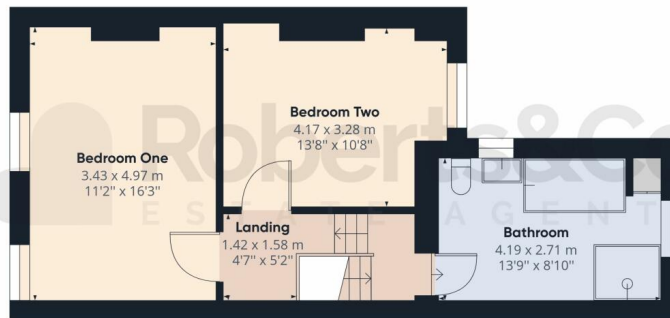




ST. WALBURGE AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾

90.41 m²
973.19 ft²

Reduced headroom

1.01 m²
10.89 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**ST. WALBURGE AVENUE, ASHTON-ON-RIBBLE, PRESTON,
PR2**



ST. WALBURGE AVENUE, ASHTON-ON-RIBBLE, PRESTON,
PR2



Ashton-On-Ribble, PRESTON, PR2

Energy rating

C

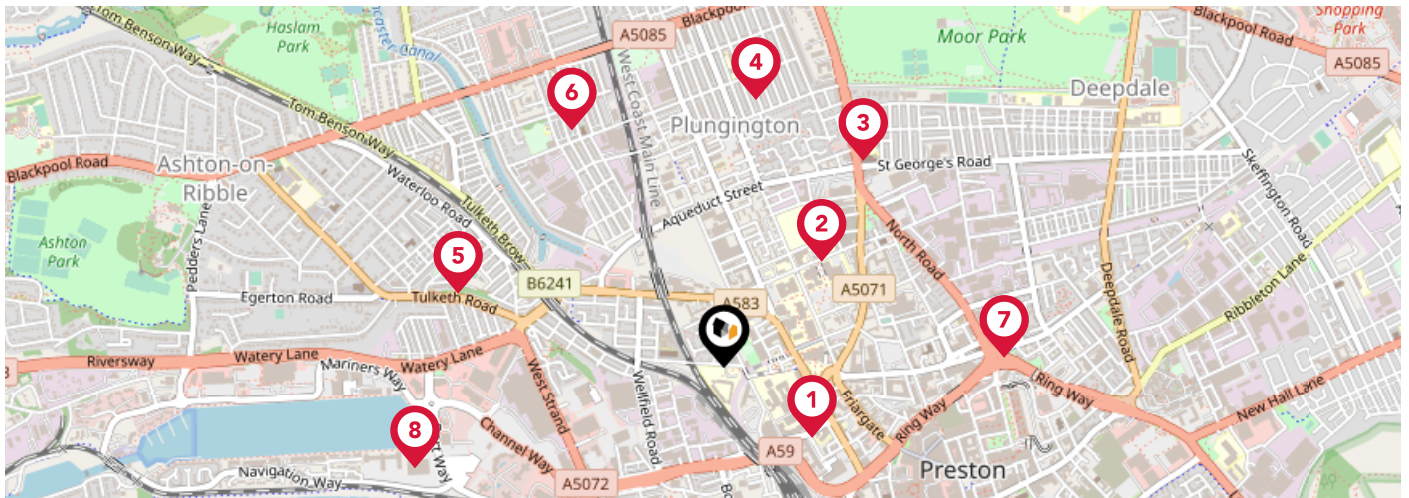
Valid until 25.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

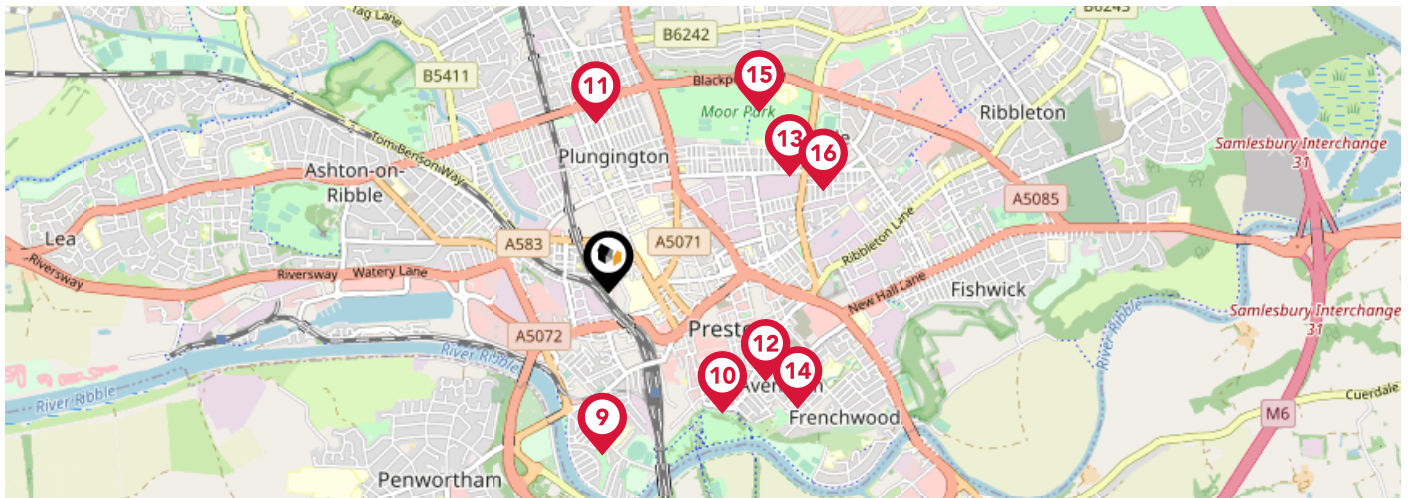
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	87 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 177 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

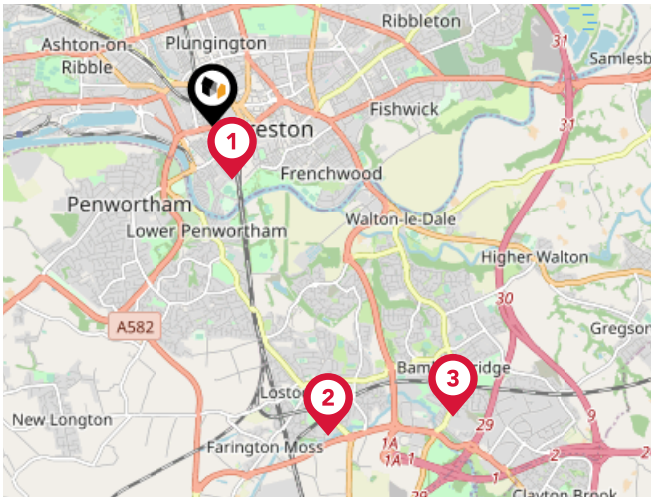
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 600 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorns Primary School Ofsted Rating: Good Pupils: 74 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deepdale Community Primary School Ofsted Rating: Good Pupils: 657 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

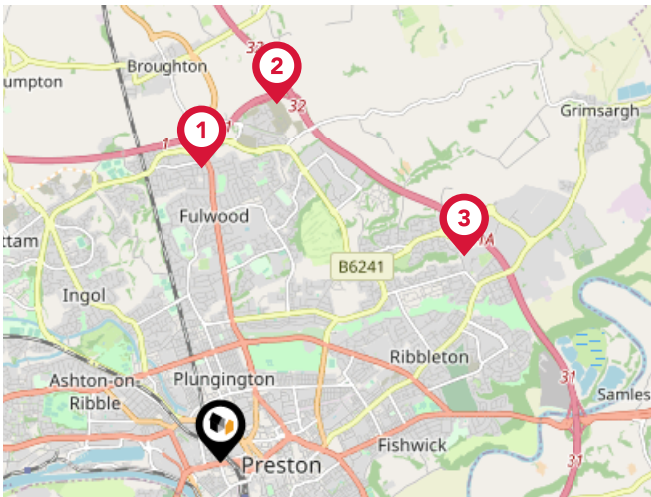
Area

Transport (National)



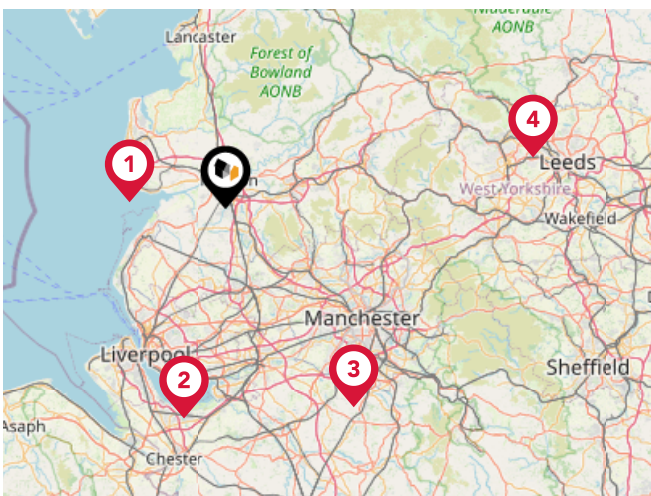
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.49 miles
2	Lostock Hall Rail Station	2.9 miles
3	Bamber Bridge Rail Station	3.29 miles



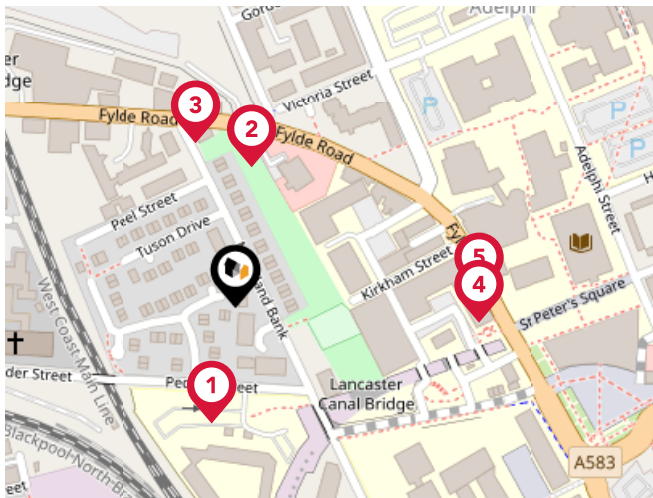
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.59 miles
2	M6 J32	3.17 miles
3	M6 J31A	2.79 miles
4	M65 J1A	3.56 miles
5	M6 J30	3.01 miles



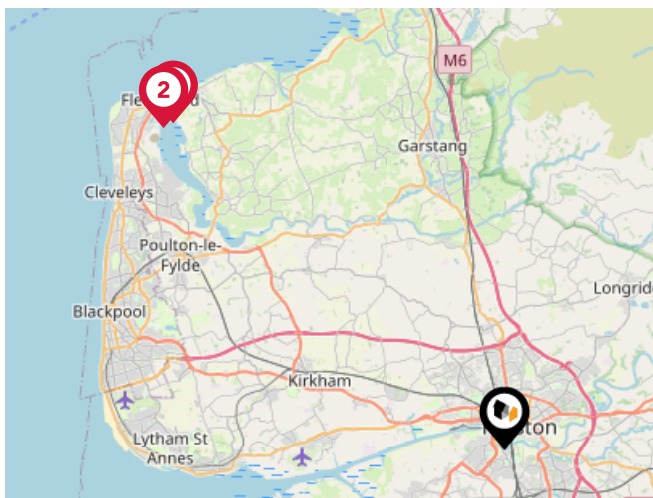
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.51 miles
2	Liverpool John Lennon Airport	30.03 miles
3	Manchester Airport	33.18 miles
4	Leeds Bradford International Airport	43.57 miles



Bus Stops/Stations

Pin	Name	Distance
1	Pedder Street	0.06 miles
2	The Guild	0.08 miles
3	Maudland Bank	0.09 miles
4	53 Degrees	0.13 miles
5	53 Degrees	0.13 miles



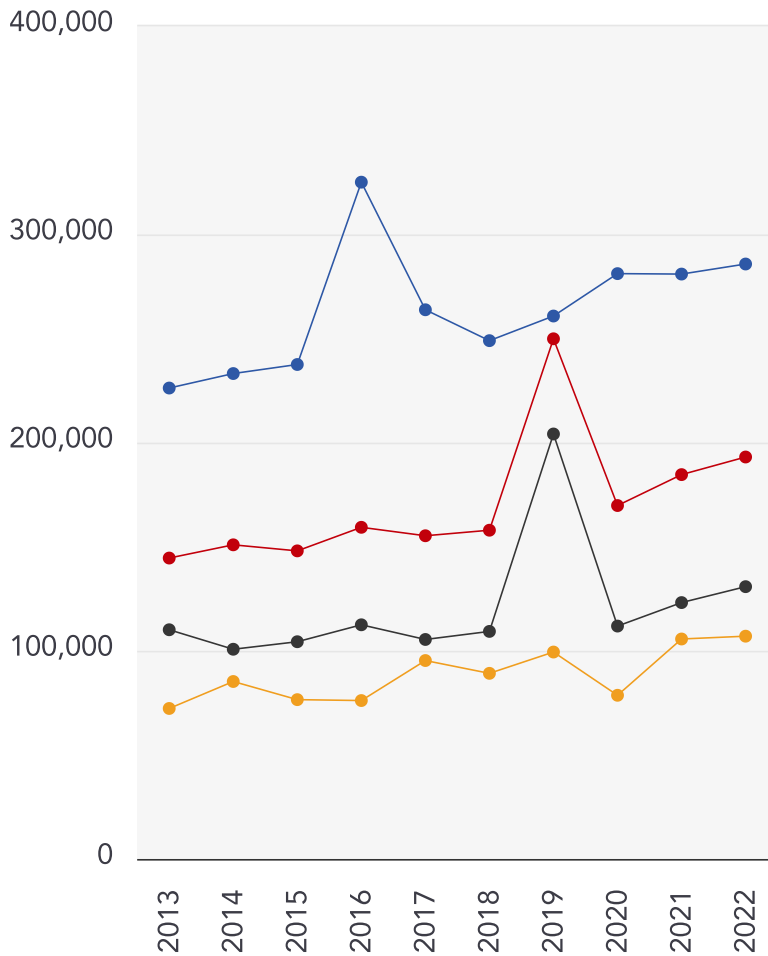
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.29 miles
2	Fleetwood for Ireland Ferry Terminal	16.39 miles

Market

House Price Statistics

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



Detached

+26.33%

Semi-Detached

+33.58%

Terraced

+18.8%

Flat

+48.02%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

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



@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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

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

