

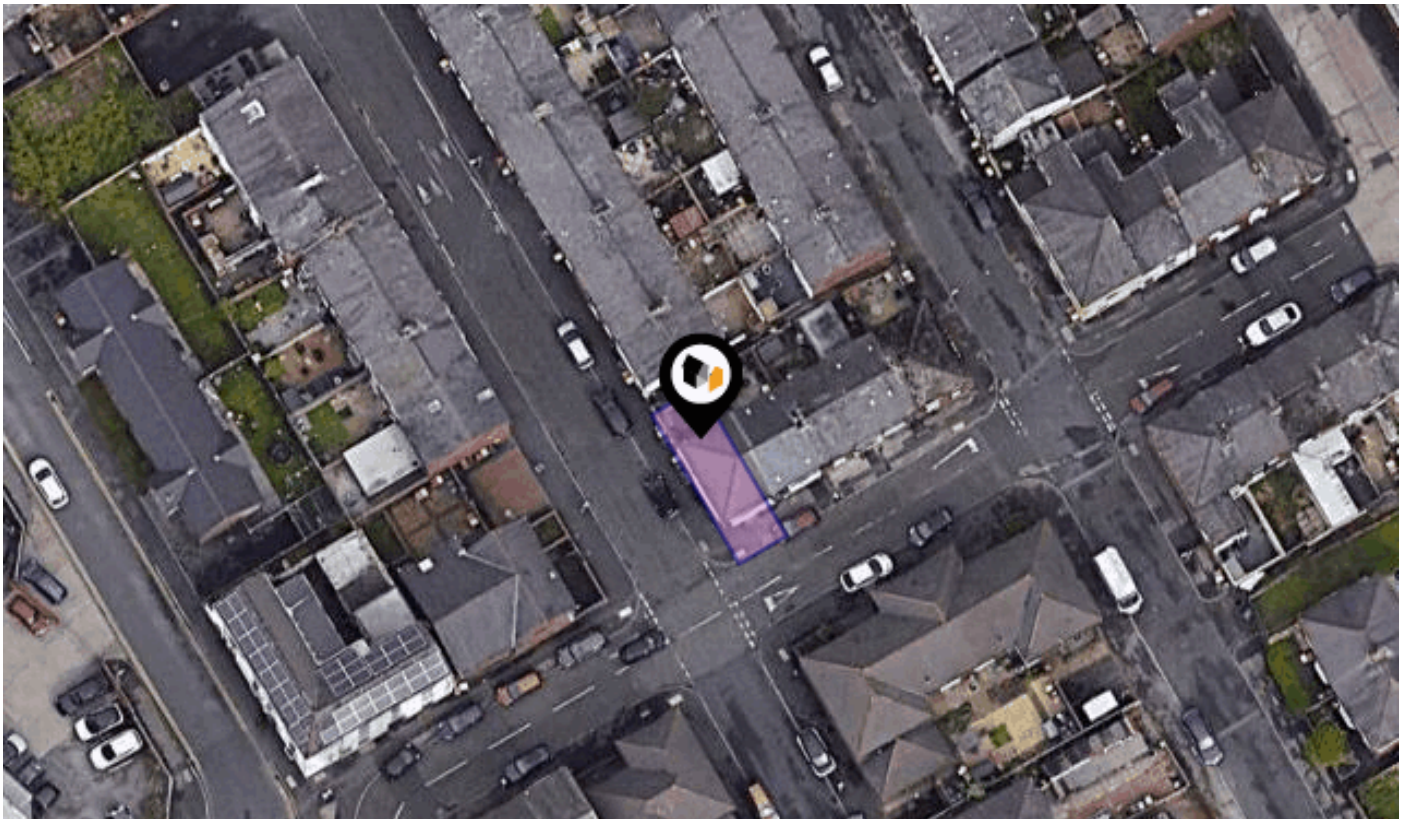


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st September 2023



**BROOKHOUSE STREET, ASHTON-ON-RIBBLE, PRESTON,
PR2**

Roberts & Co

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Introduction

Our Comments

Property Overview

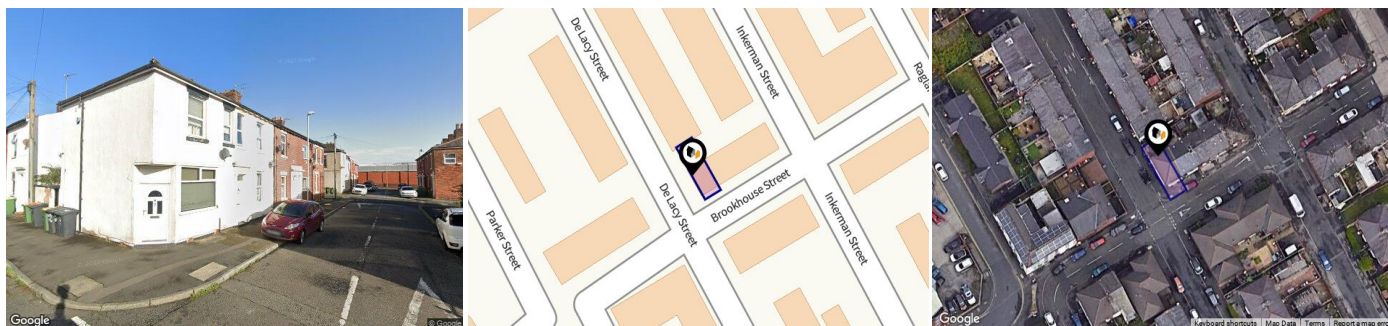
Discover the perfect blend of character and modern living in this delightful 2-bedroom end terrace property in Ashton On Ribble. Step inside to find a beautifully presented home featuring an extended kitchen with a convenient utility area and a downstairs WC, adding practicality to style.

Upstairs, two comfortable bedrooms and a family bathroom await, providing the ideal space for your family or guests. The two reception rooms, showcasing an industrial-style design, provide ample space for relaxation and entertaining. And don't forget the practicality of a useful cellar storage area.

But the real highlight? Your own private haven in the form of a small rear yard, cleverly decked to create an inviting seating area.

Located in a welcoming neighborhood, you'll enjoy easy access to local amenities, schools, and parks. This property is a dream come true for first-time buyers or those looking to expand their buy-to-let portfolio.

And as an added bonus, being the corner/end-of-terrace plot, offers ample on-street parking to the front and side of the property, ensuring convenience for you and your guests.



Property

Type:	Terraced	Last Sold £/ft²:	£126
Bedrooms:	2	Tenure:	Freehold
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,448		
Title Number:	LA745969		
UPRN:	100010536674		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

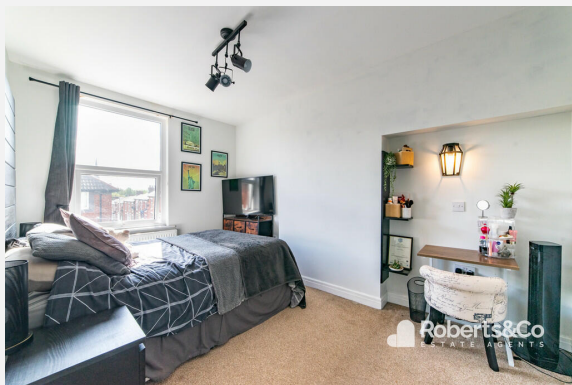
14 mb/s	78 mb/s	1000 mb/s

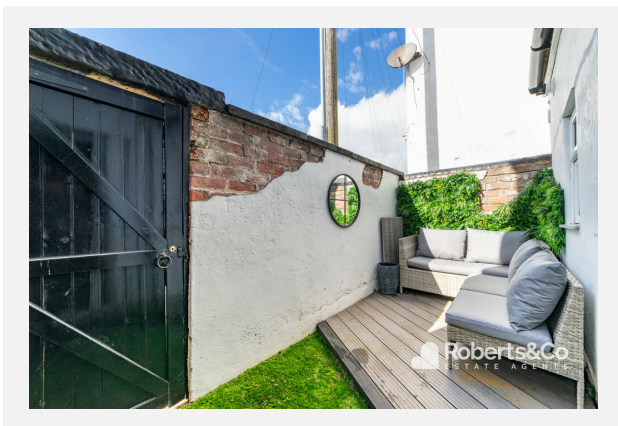
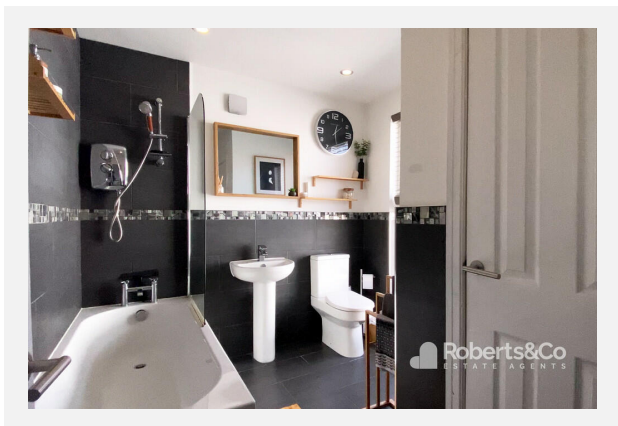
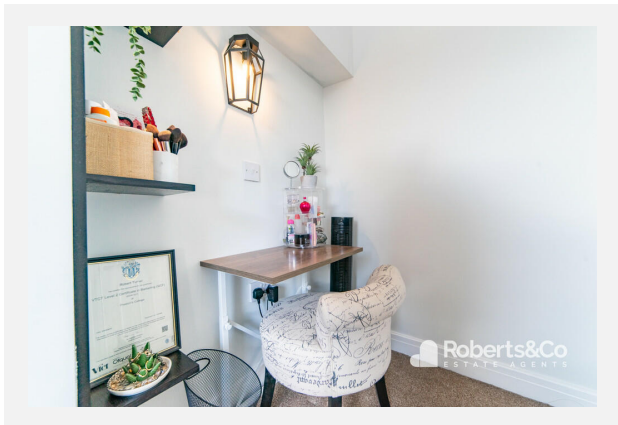
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







**BROOKHOUSE STREET, ASHTON-ON-RIBBLE, PRESTON,
PR2**



Ground Floor



Landing
2.09 x 1.54 m
6'10" x 5'0"

0.64 x 1.04 m
2'1" x 3'4"

Floor 1



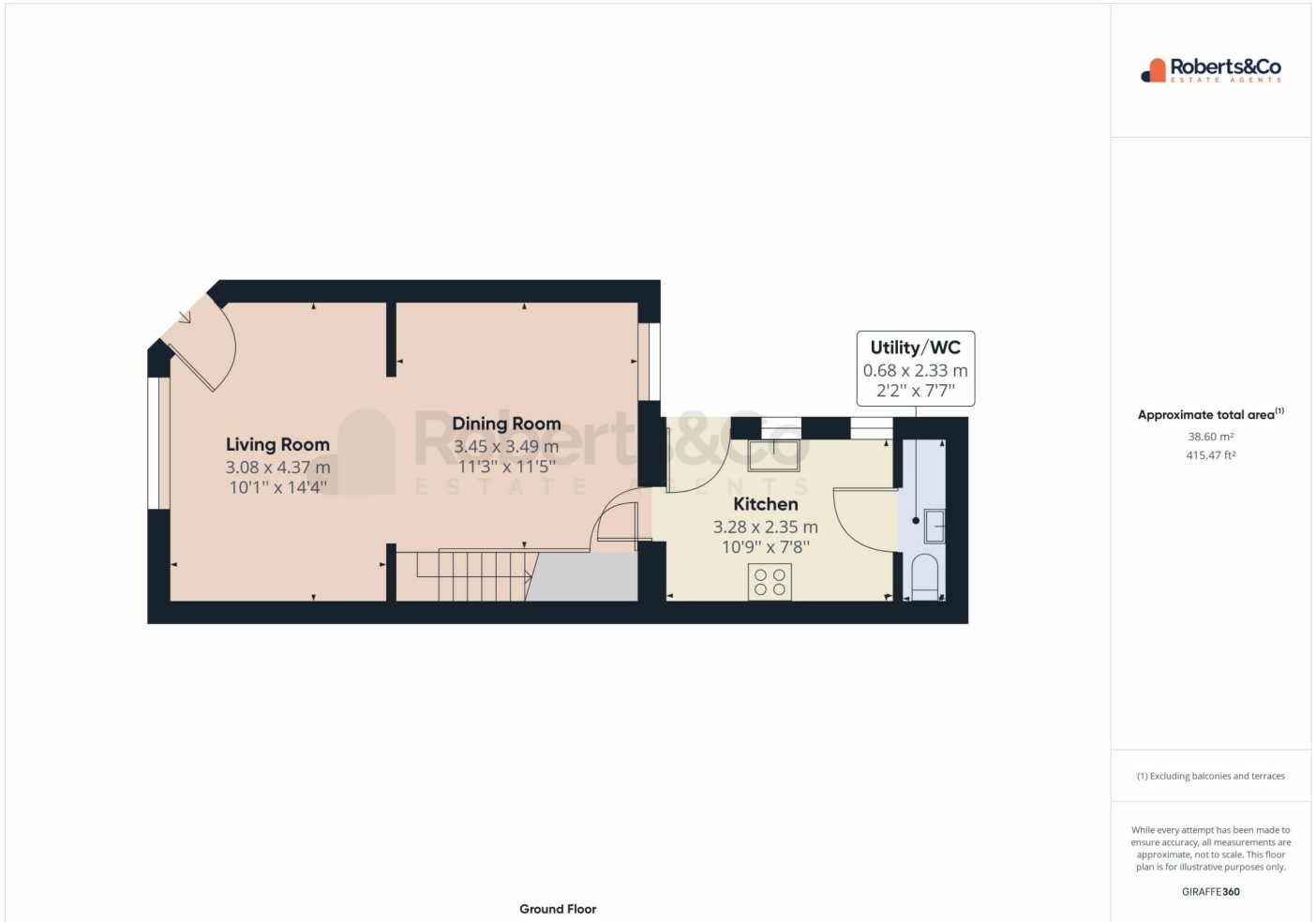
Approximate total area⁽¹⁾
62.80 m²
676.00 ft²

(1) Excluding balconies and terraces

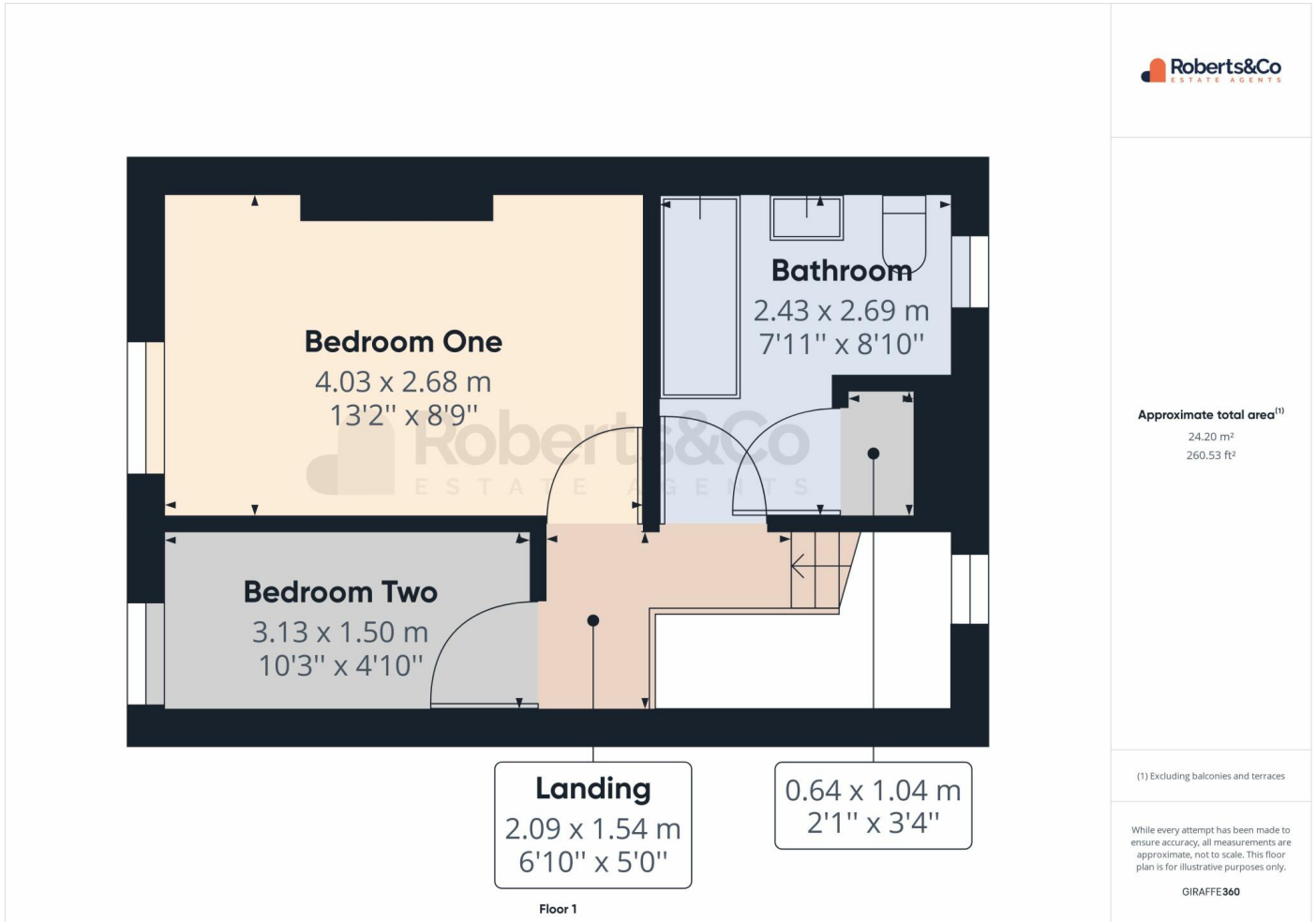
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**BROOKHOUSE STREET, ASHTON-ON-RIBBLE, PRESTON,
PR2**



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PR2**



Ashton-On-Ribble, PRESTON, PR2

Energy rating

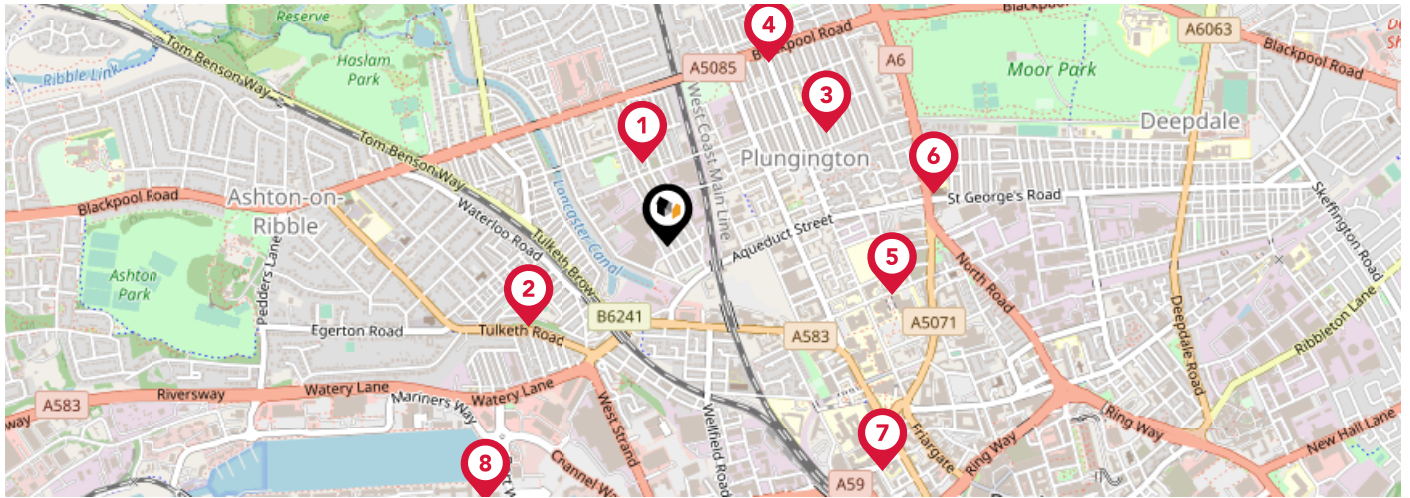
D

Valid until 18.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

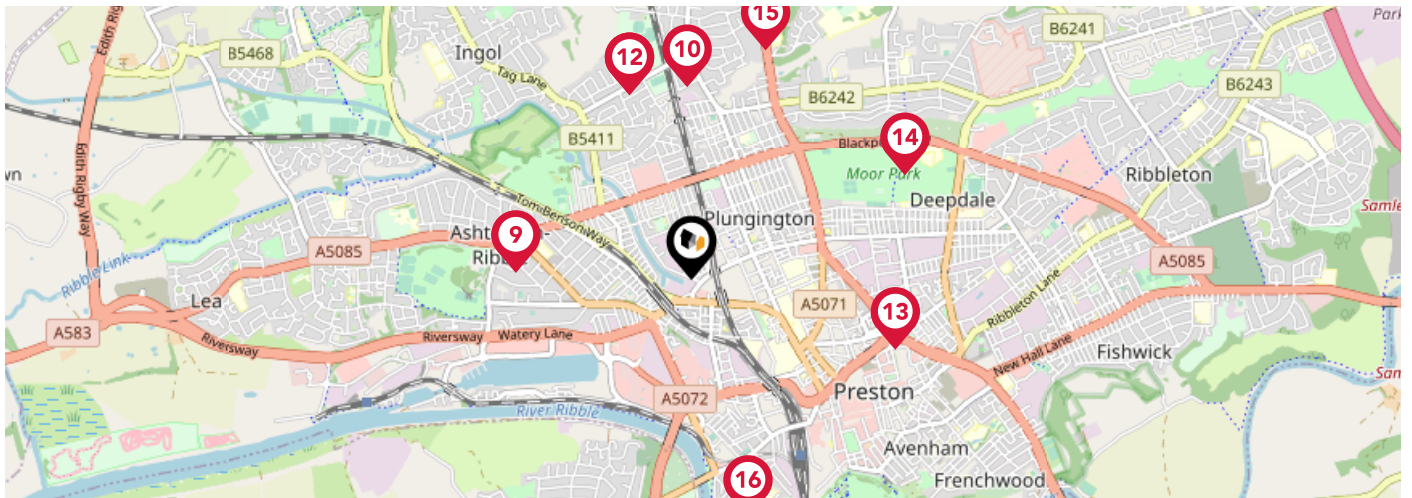
Additional EPC Data









Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
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:	69 m ²



		Nursery	Primary	Secondary	College	Private
1	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

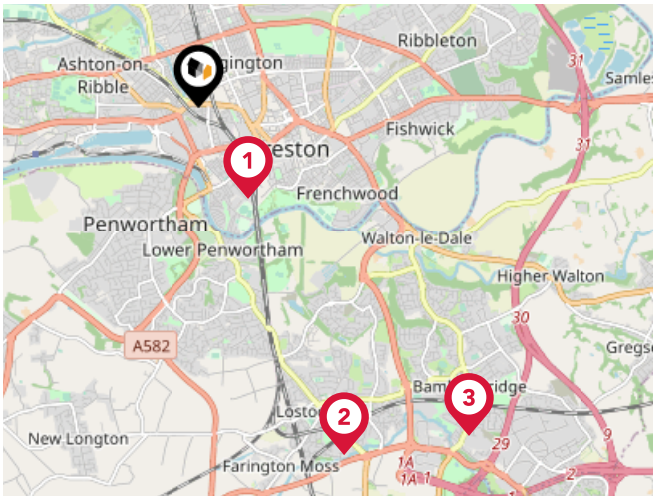
Area Schools



	Nursery	Primary	Secondary	College	Private
 Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 177 Distance:0.95	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

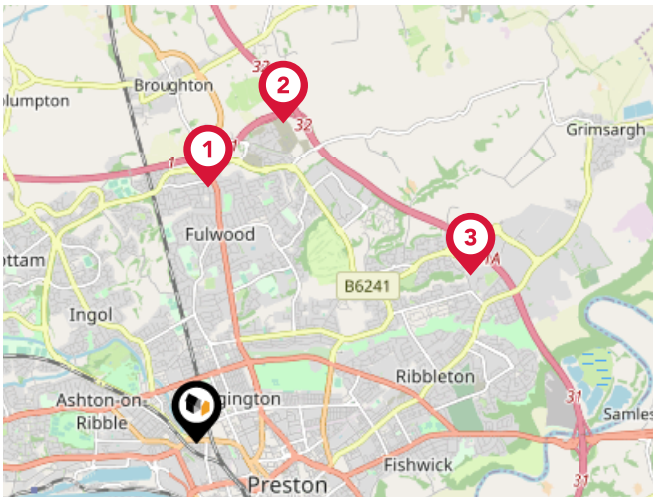
Area

Transport (National)



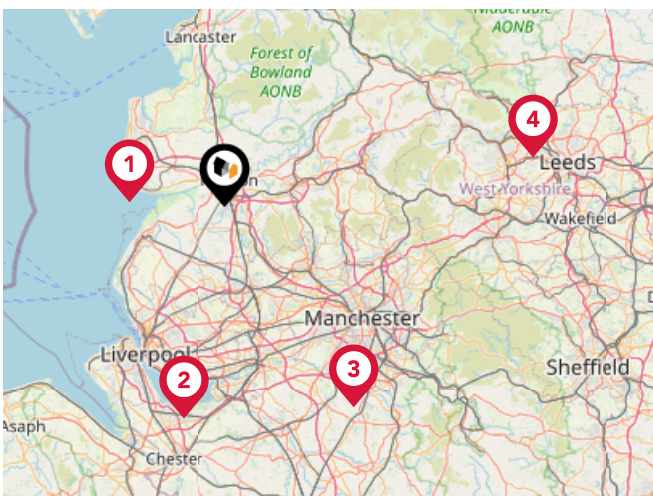
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.91 miles
2	Lostock Hall Rail Station	3.32 miles
3	Bamber Bridge Rail Station	3.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.25 miles
2	M6 J32	2.9 miles
3	M6 J31A	2.82 miles
4	M65 J1A	3.98 miles
5	M6 J30	3.43 miles

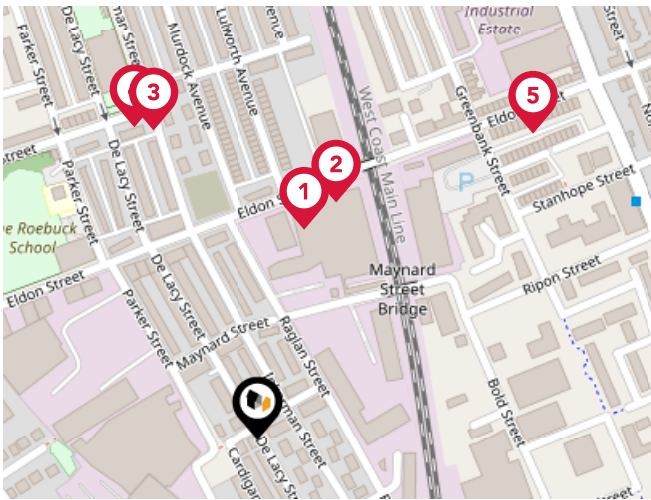


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.21 miles
2	Liverpool John Lennon Airport	30.31 miles
3	Manchester Airport	33.61 miles
4	Leeds Bradford International Airport	43.79 miles

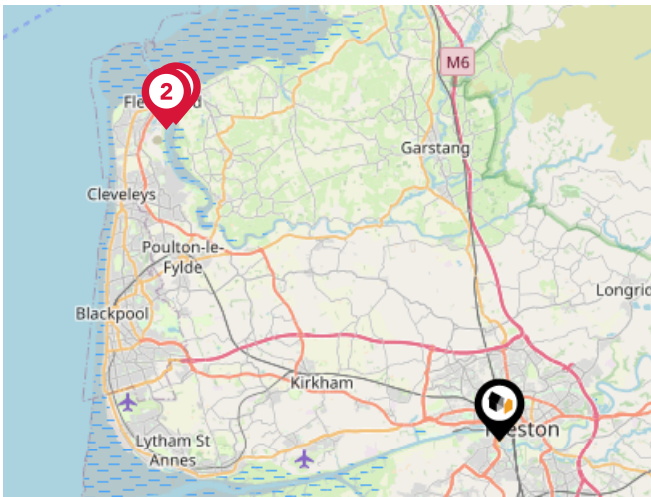
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lulworth Ave	0.12 miles
2	Ashton Empress	0.14 miles
3	Roebuck Street	0.18 miles
4	RoeBuck School	0.18 miles
5	Greenbank Street	0.22 miles



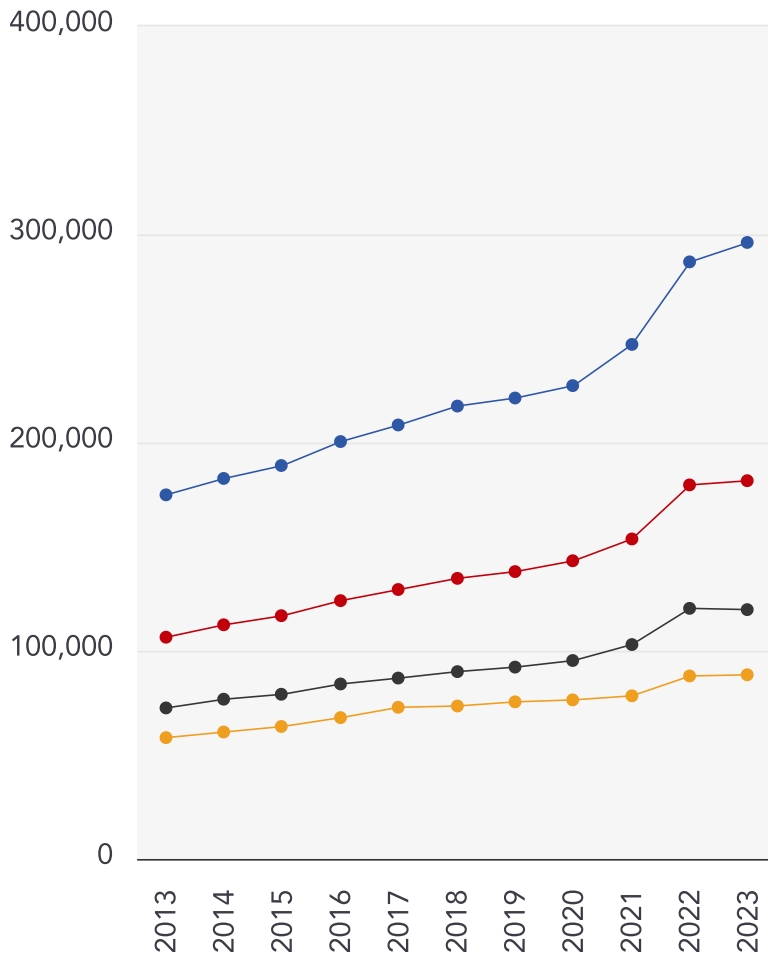
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.85 miles
2	Fleetwood for Ireland Ferry Terminal	15.95 miles

Market

House Price Statistics

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



Detached

+69.31%

Semi-Detached

+70.57%

Terraced

+65.09%

Flat

+51.79%



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



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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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