

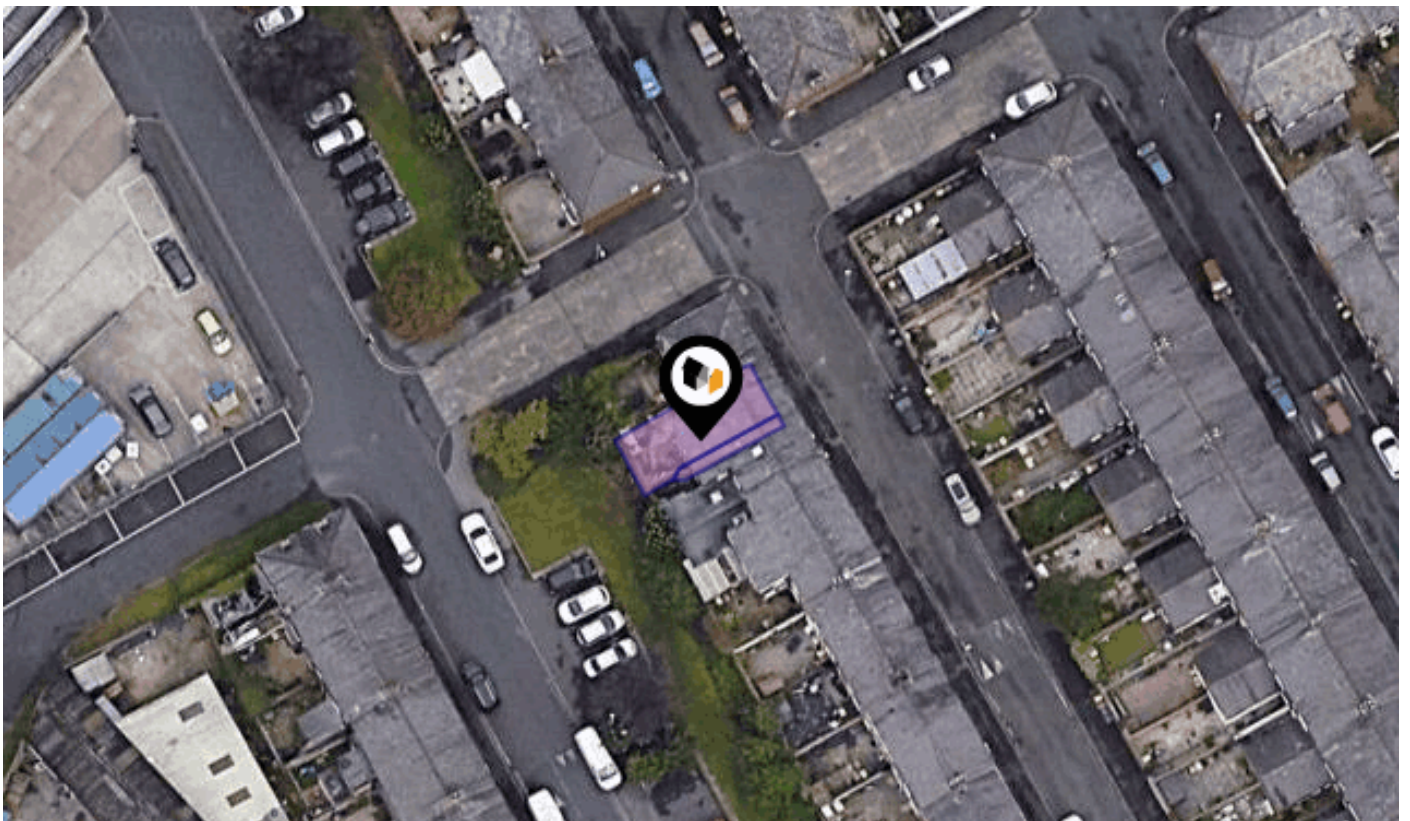


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06<sup>th</sup> October 2023



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

## Roberts & Co

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# Introduction

## Our Comments

### Property Overview

This Ashton On Ribble treasure is calling your name! With 3 spacious bedrooms, an open-plan living/kitchen space, and a modern wet room, this mid-terrace property is a dream come true for first-time buyers and savvy investors.

Whether it's your first home or your latest investment, this property offers versatility and value.

The capacious and contemporary open layout invites you to entertain friends and family with ease. The heart of the home, the modern kitchen, is equipped with integrated oven and microwave, an efficient extractor, and a sleek induction hob.

Upstairs you'll discover three generously sized bedrooms, each spacious enough to comfortably accommodate a double bed. The sleek wet room adds a touch of modernity to this upper level.

Your private haven awaits in the form of the enclosed rear yard, ideal for outdoor relaxation and entertaining.

Parking woes become a thing of the past with convenient on-street parking solutions. For students and academics, the university's close proximity is a welcome advantage, promising a short and hassle-free commute.

Enjoy effortless mobility thanks to the abundance of nearby public transportation options.



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£114
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
<b>Plot Area:</b>	0.01 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,448		
<b>Title Number:</b>	LA511864		
<b>UPRN:</b>	100010537877		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

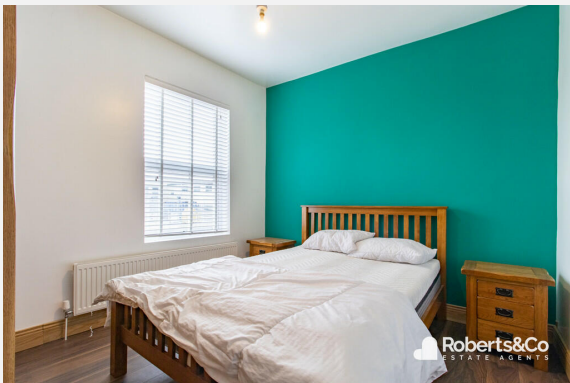
<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

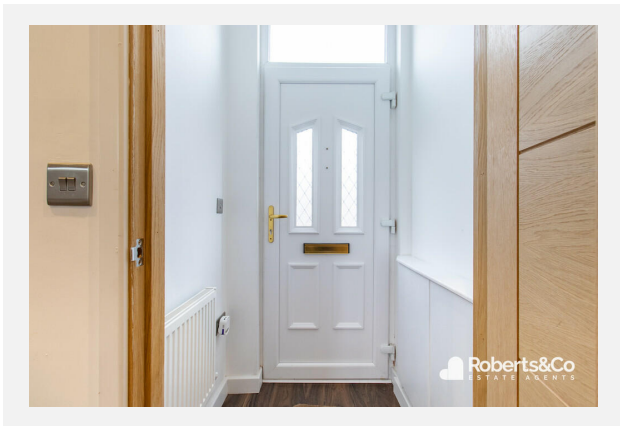
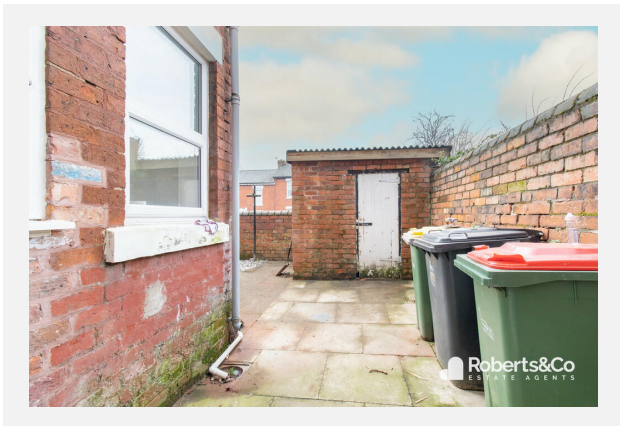
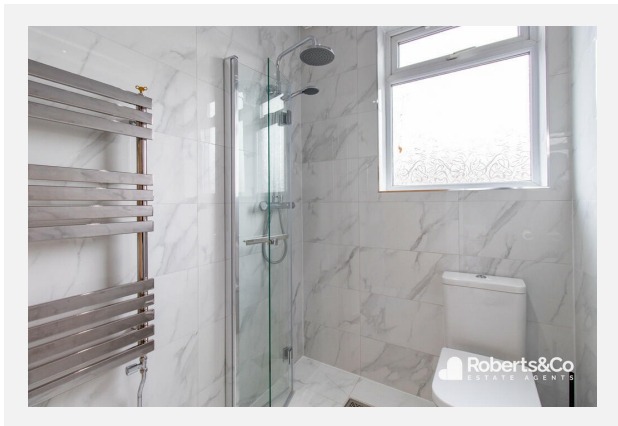
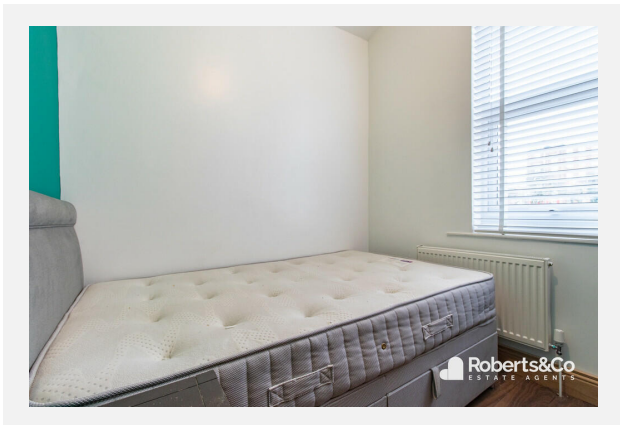
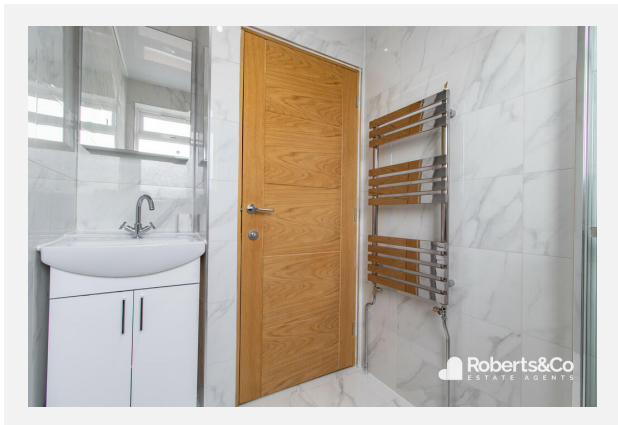


### Satellite/Fibre TV Availability:





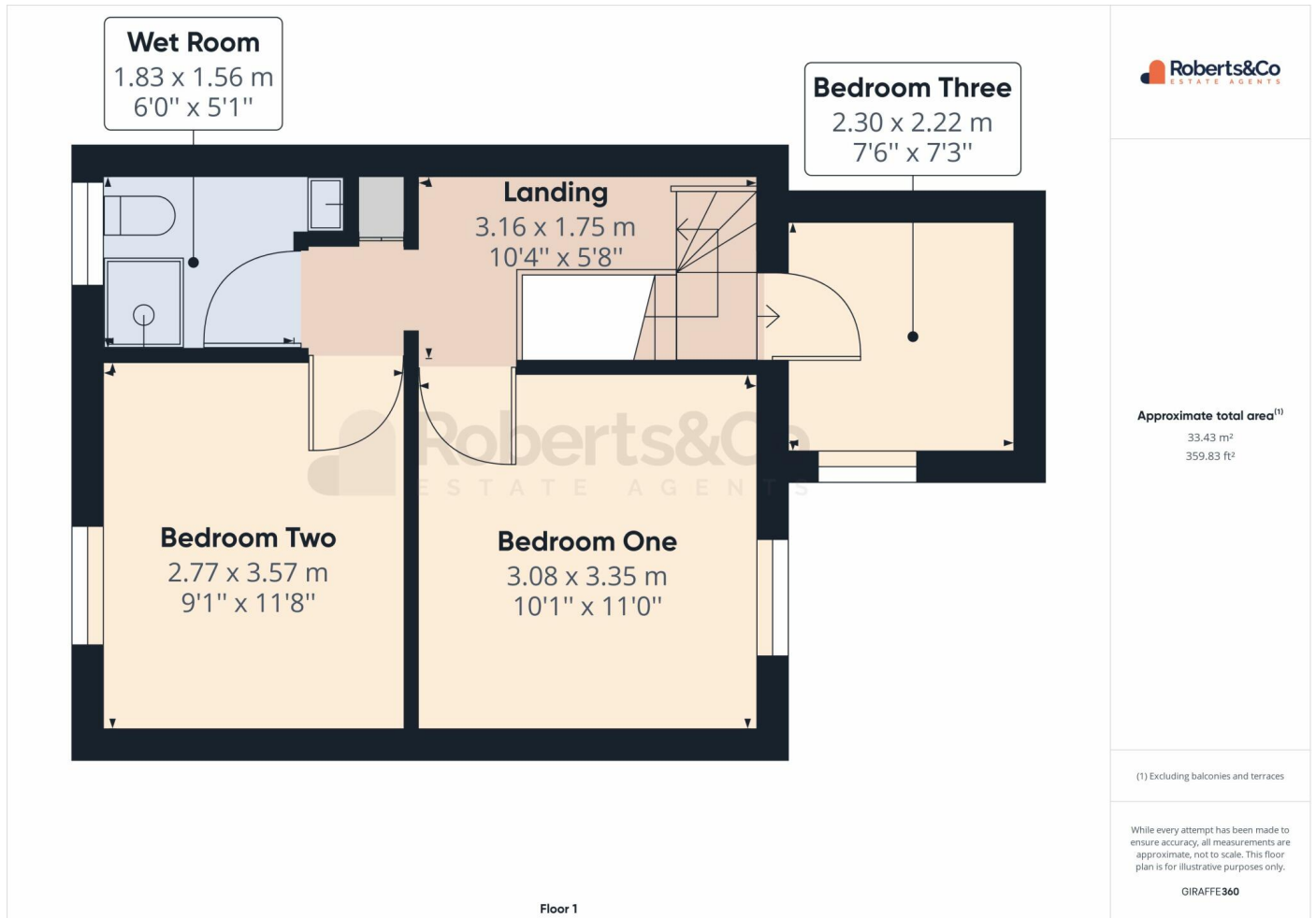
# Gallery Photos



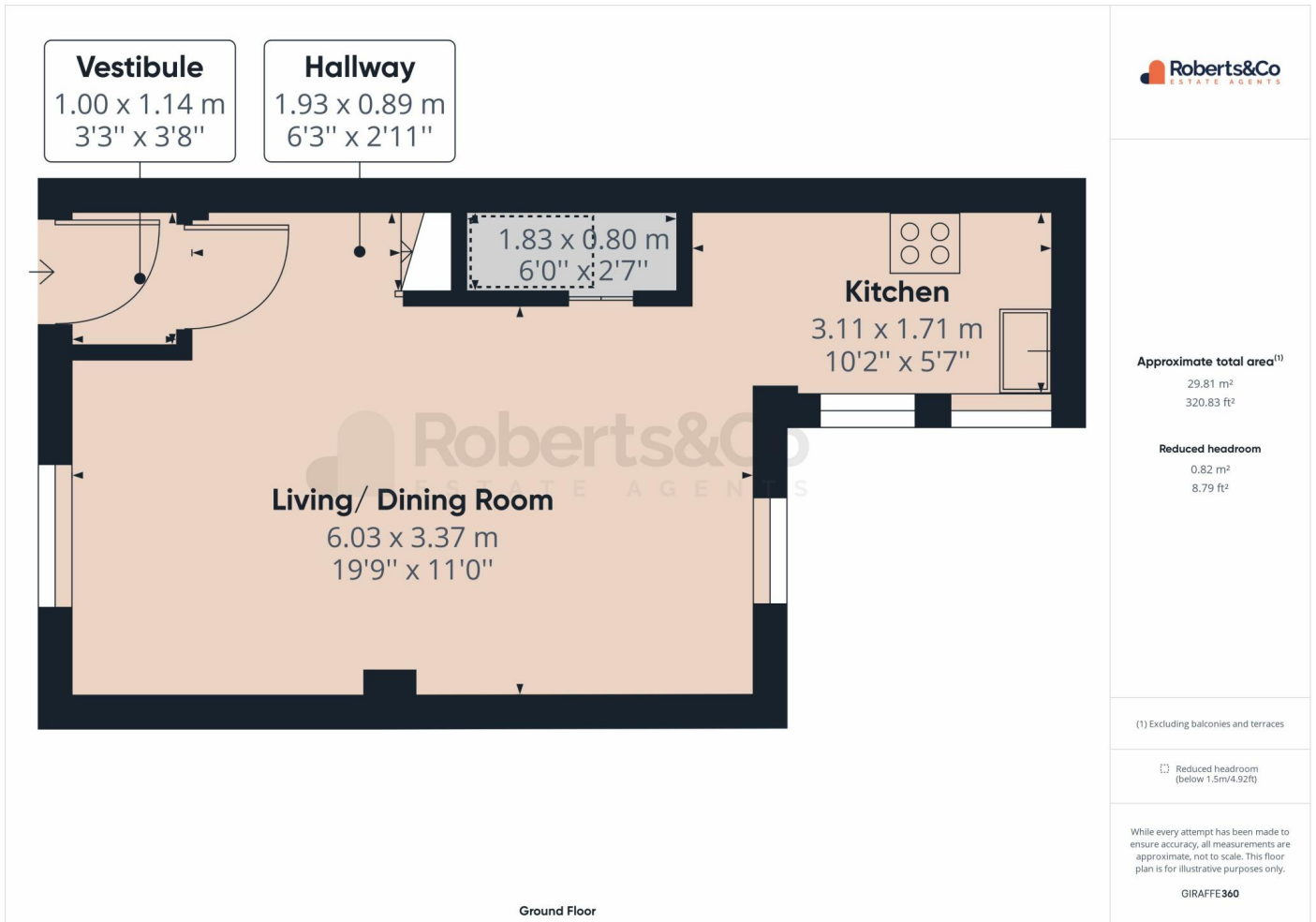
## CARDIGAN STREET, ASHTON-ON-RIBBLE, PRESTON, PR2



## CARDIGAN STREET, ASHTON-ON-RIBBLE, PRESTON, PR2



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





Ashton-On-Ribble, PR2

Energy rating  
C

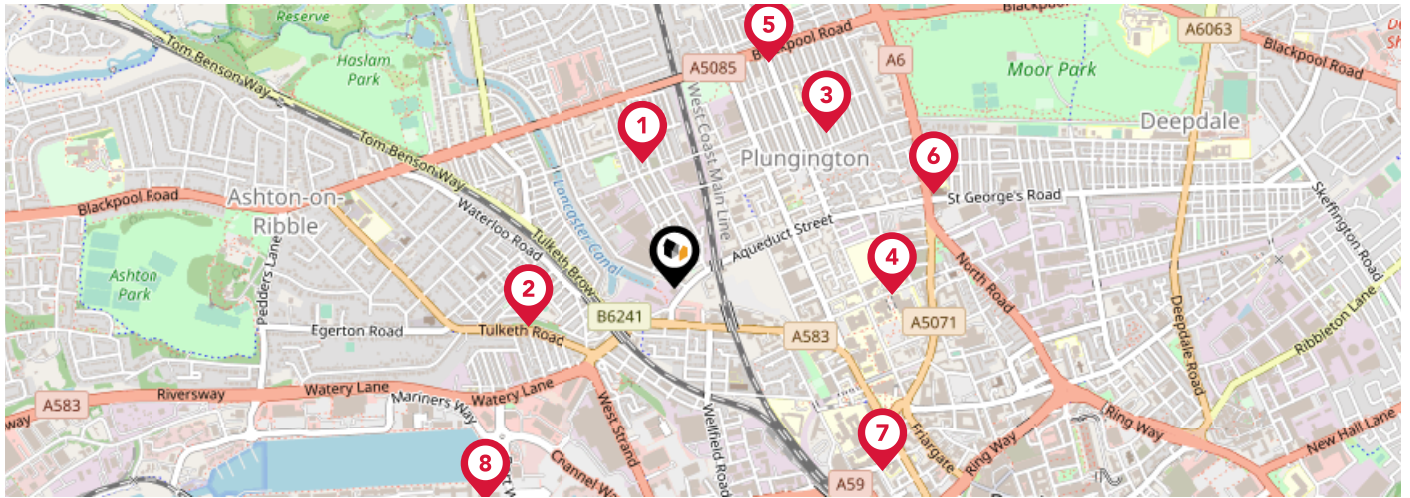
Valid until 24.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

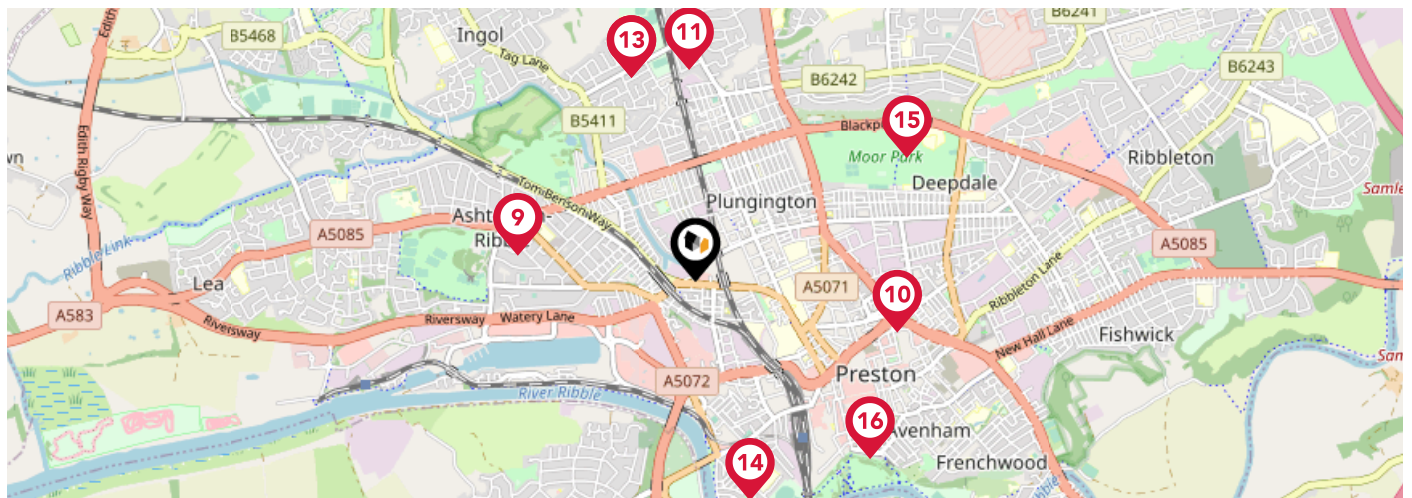
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	62 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 292   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 173   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 251   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 215   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Abrar Academy</b> Ofsted Rating: Not Rated   Pupils: 110   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>University of Central Lancashire</b> Ofsted Rating: Good   Pupils:0   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

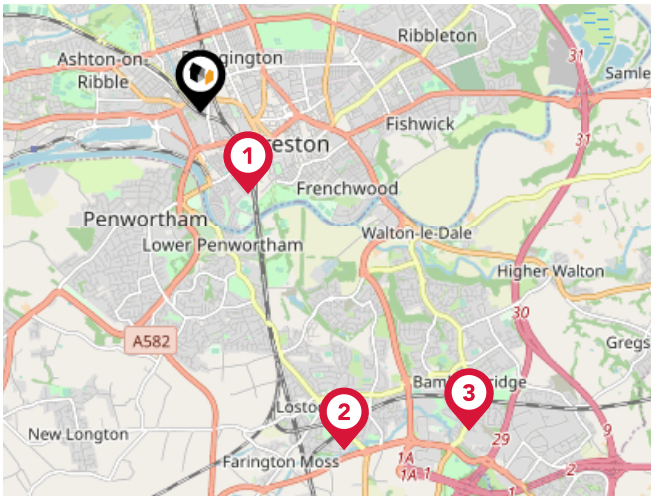
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fulwood and Cadley Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Anthony's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Our Lady's Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 899   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Acorns Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 67   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

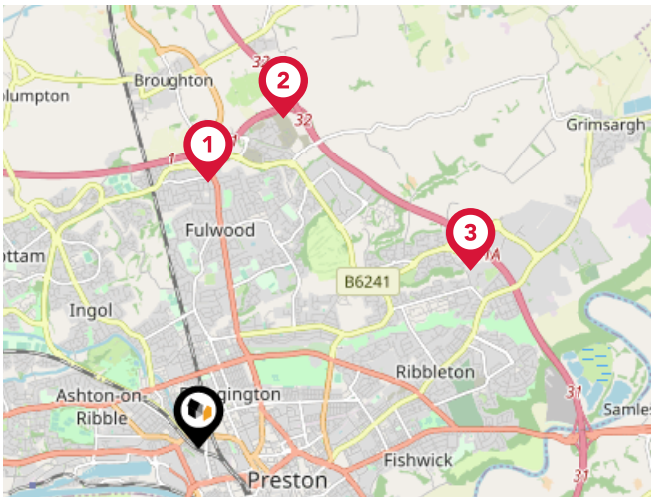
# Area

## Transport (National)



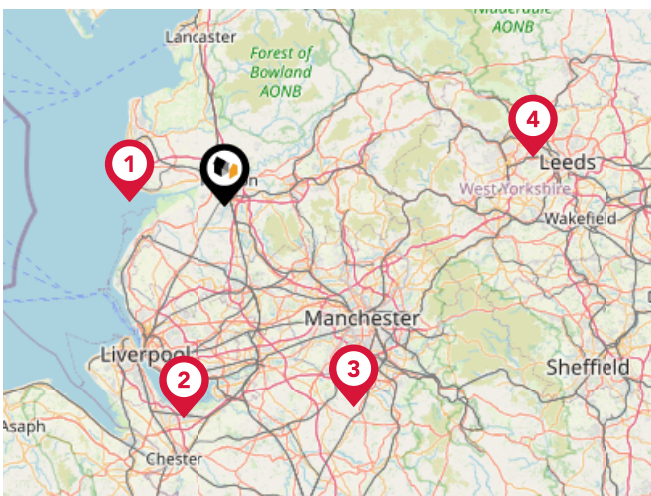
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.83 miles
2	Lostock Hall Rail Station	3.23 miles
3	Bamber Bridge Rail Station	3.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.34 miles
2	M6 J32	2.98 miles
3	M6 J31A	2.86 miles
4	M65 J1A	3.9 miles
5	M6 J30	3.37 miles

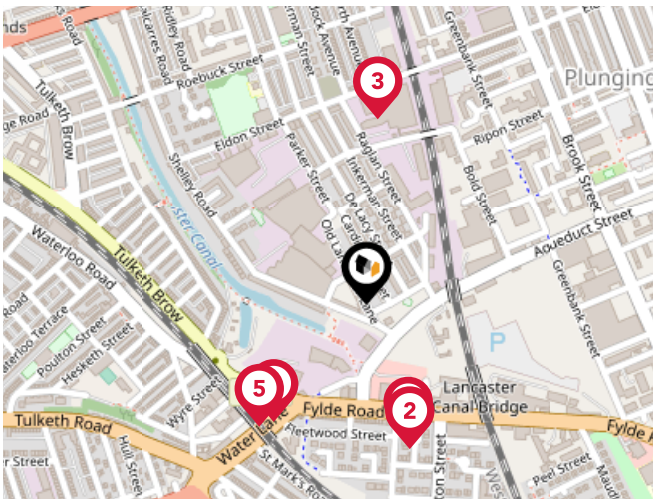


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.23 miles
2	Liverpool John Lennon Airport	30.22 miles
3	Manchester Airport	33.53 miles
4	Leeds Bradford International Airport	43.79 miles

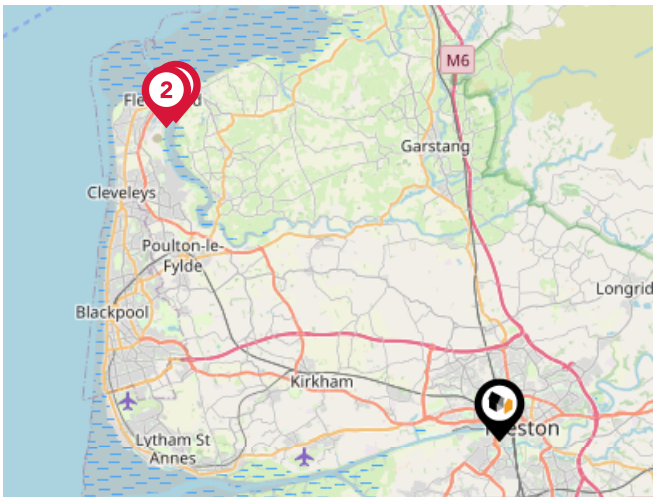
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Carlton Street	0.15 miles
2	Carlton Street	0.16 miles
3	Lulworth Ave	0.2 miles
4	Water Lane	0.16 miles
5	Water Lane	0.18 miles



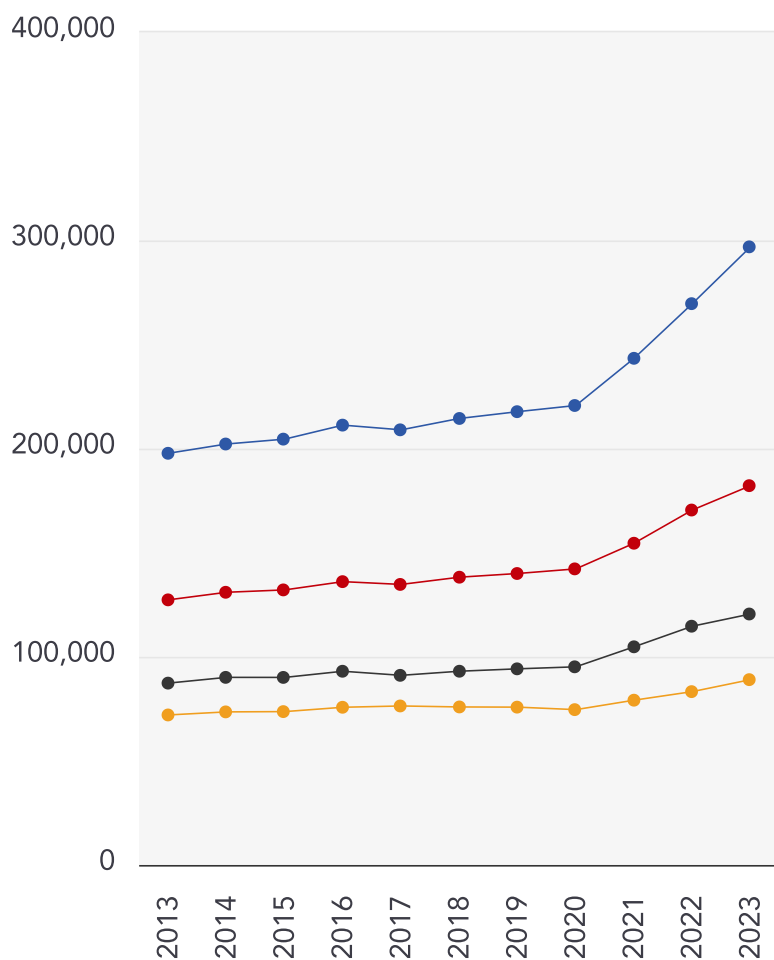
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.92 miles
2	Fleetwood for Ireland Ferry Terminal	16.02 miles

# Market

## House Price Statistics

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



Detached

**+50.14%**

Semi-Detached

**+43.07%**

Terraced

**+38%**

Flat

**+23.54%**



### Roberts & Co

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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

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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.



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