

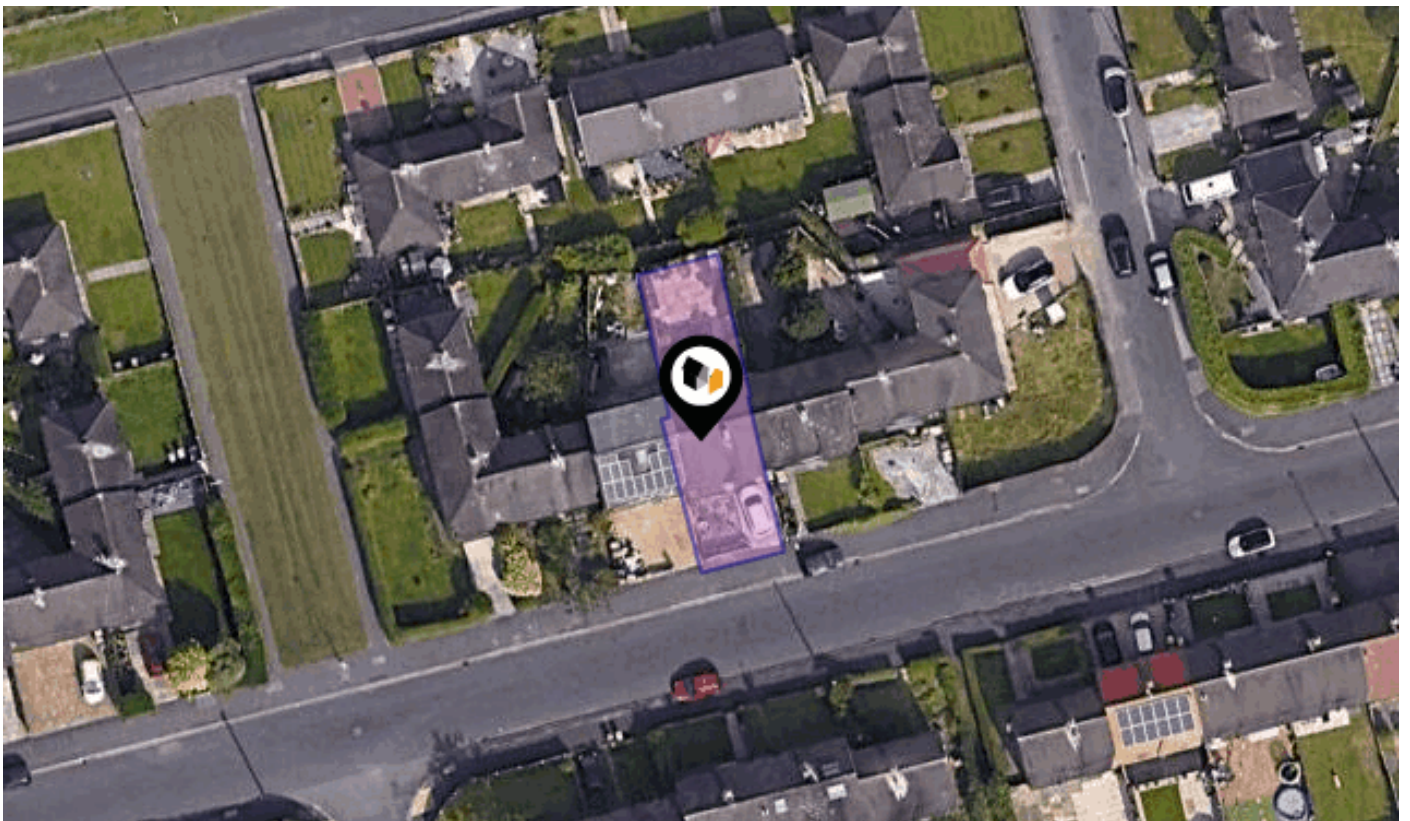


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd January 2024



WEST PARK AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

Property Overview

If you're in search of a home that seamlessly blends traditional charm with contemporary style, this property deserves your consideration. Impeccably presented from the kitchen to the lounge, and from the bathroom to the bedroom, this three-bedroom terrace property provides ample space for first-time buyers or a family.

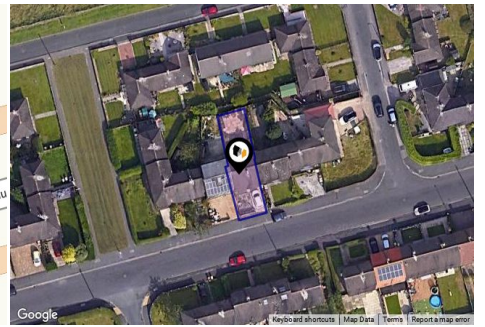
The kitchen boasts light grey cabinets, a dining area with room for a table and chairs, and patio doors that open to the bright rear garden. Additionally, there's a convenient utility area, and the current owners have ingeniously utilized some of the space to create a study.

The lounge is a cosy and welcoming retreat.

Upstairs there are three bedrooms., and a three piece bathroom.

Off road parking to the front and an enclosed garden to the back.

This is an excellent opportunity to acquire a deceptively spacious three-bedroom family home in the highly coveted location of Ashton On Ribble. Enjoying easy access to public transport links, Royal Preston Hospital, Preston City Centre, and major motorway connections, this property is perfect for those seeking convenience and comfort.



Property

| | | | |
|-------------------------|---|------------------------------------|----------|
| Type: | Terraced | Last Sold £/ft²: | £123 |
| Bedrooms: | 3 | Tenure: | Freehold |
| Floor Area: | 893 ft ² / 83 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built : | 1930-1949 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,689 | | |
| Title Number: | LA490842 | | |
| UPRN: | 100010576594 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

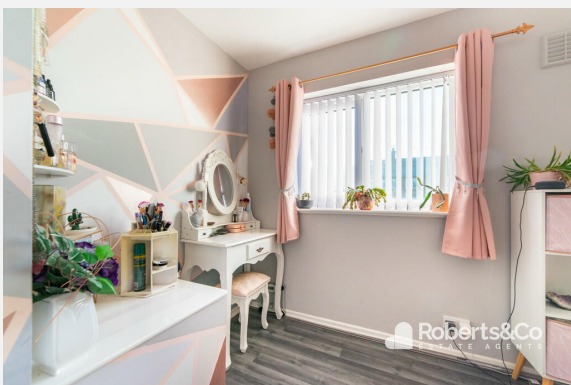
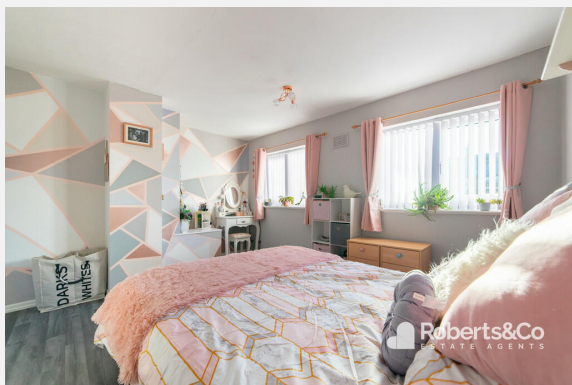
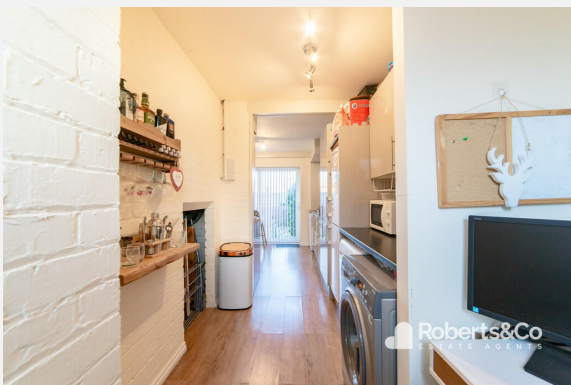
| | | |
|------------------|--------------------|---------------------|
| 6 mb/s | 136 mb/s | 1000 mb/s |
| | | |

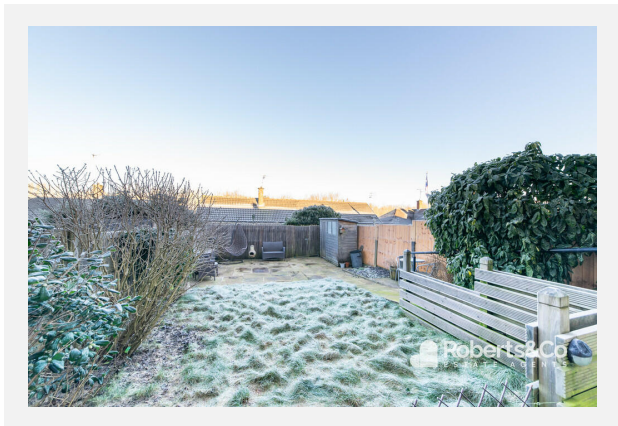
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



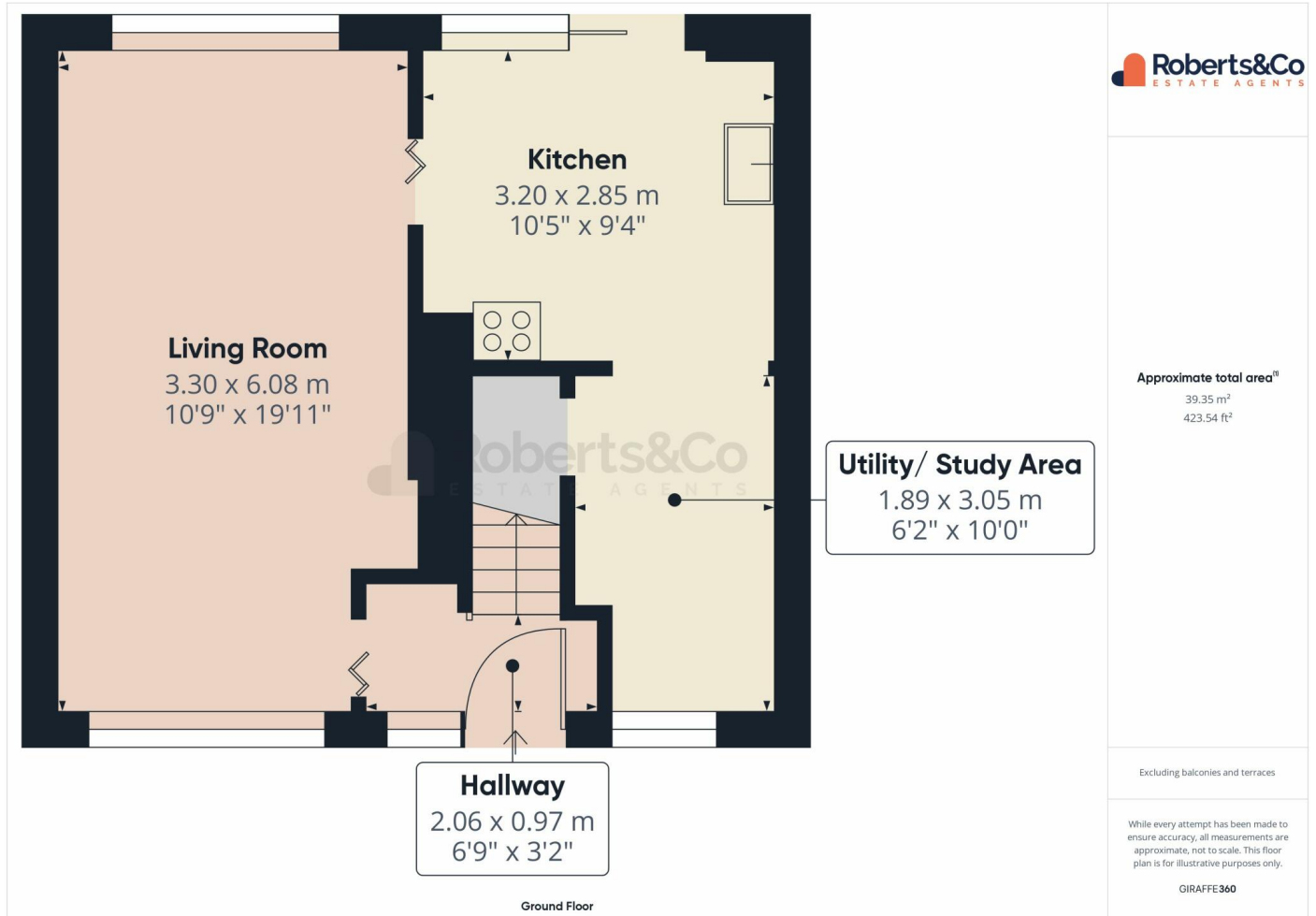




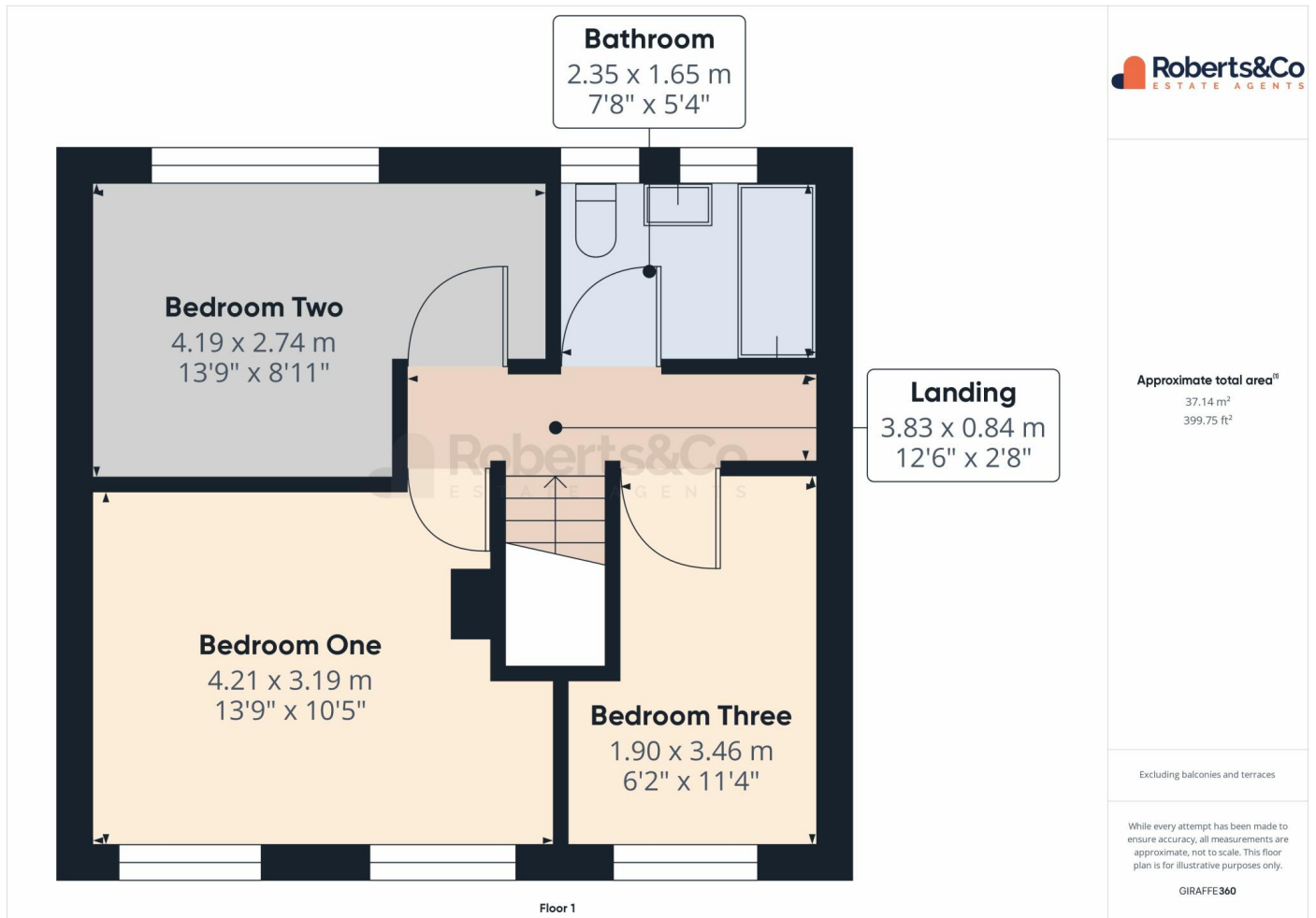
WEST PARK AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2



WEST PARK AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2



WEST PARK AVENUE, ASHTON-ON-RIBBLE, PRESTON, PR2



West Park Avenue, Ashton-on-Ribble, PR2

Energy rating

D

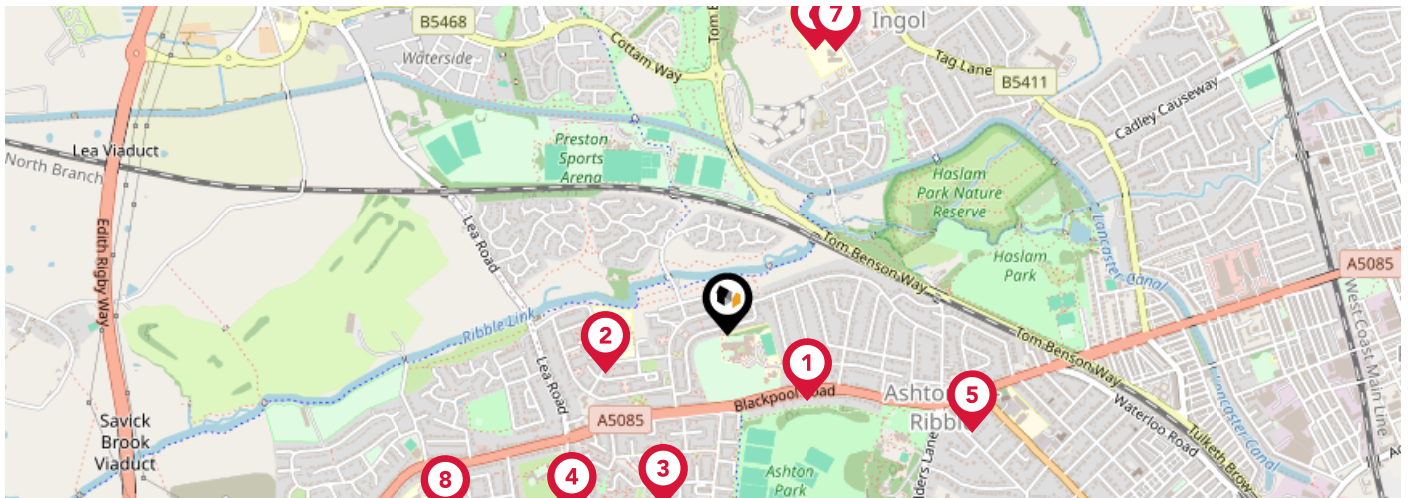
Valid until 17.06.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

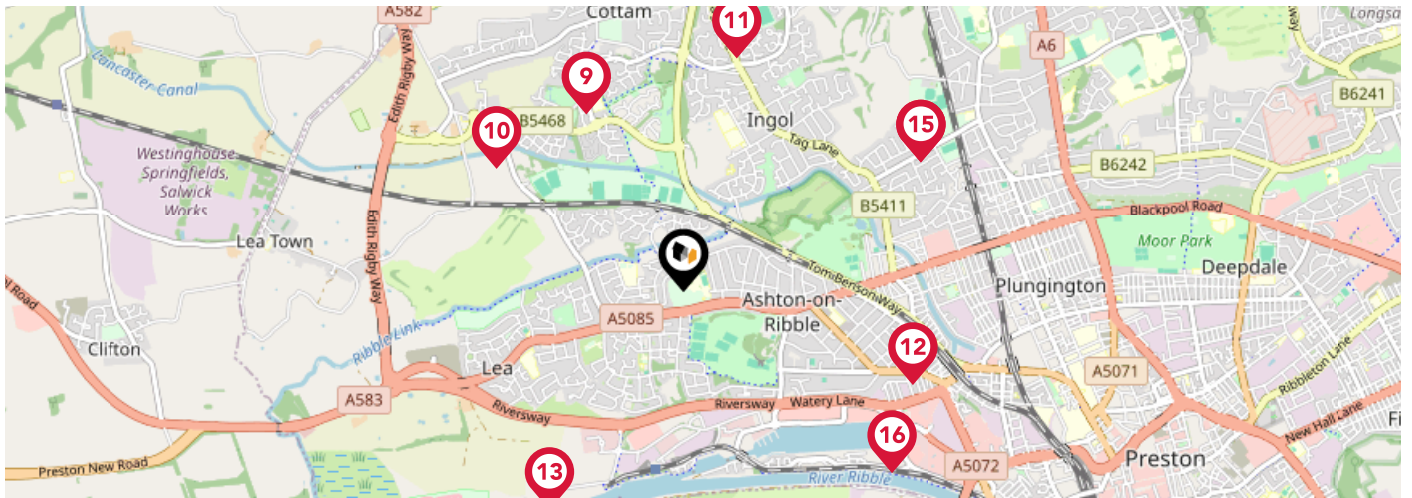
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, no room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 83 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:0.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Ashton Primary School Ofsted Rating: Good Pupils: 204 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 21 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Lea Community Primary School Ofsted Rating: Good Pupils: 204 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 214 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

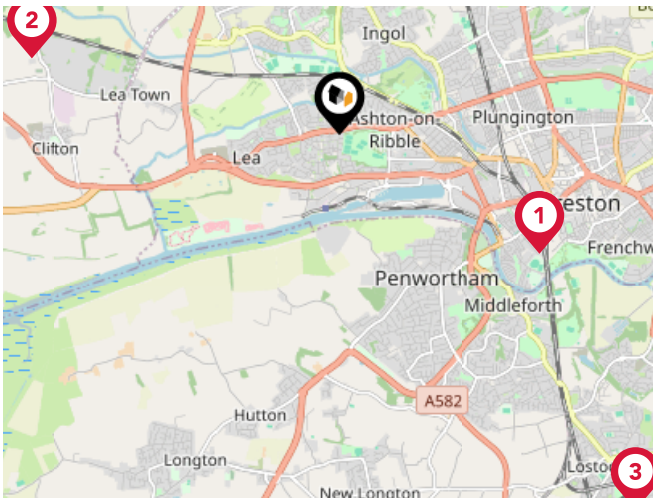
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Cottam Primary School Ofsted Rating: Good Pupils: 211 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 139 Distance:0.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:1.19 | <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:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:1.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

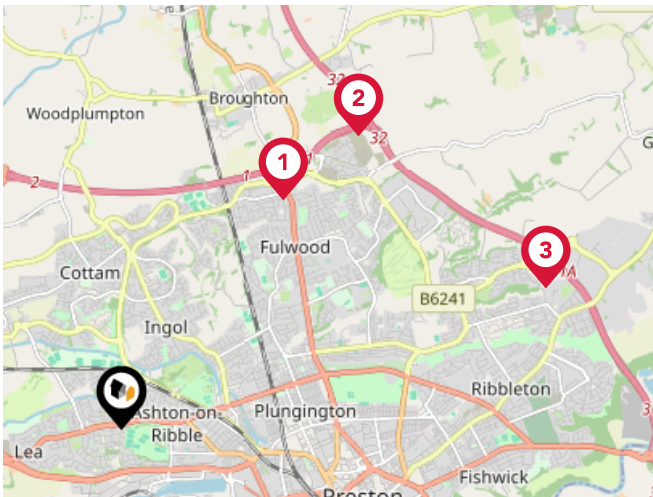
Area

Transport (National)



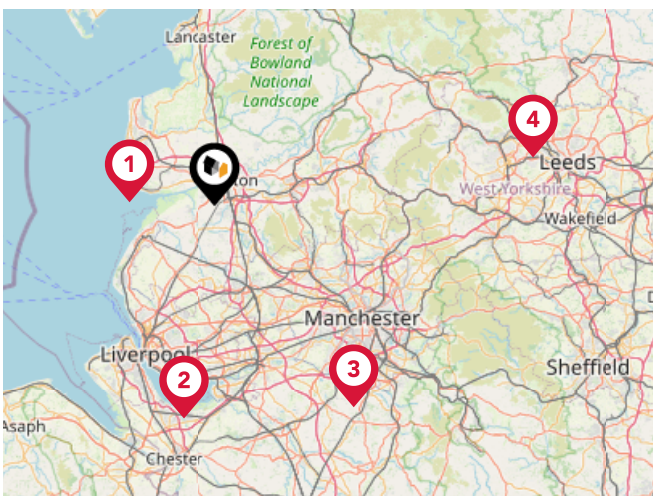
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Preston Rail Station | 2.03 miles |
| 2 | Salwick Rail Station | 2.78 miles |
| 3 | Lostock Hall Rail Station | 4.19 miles |



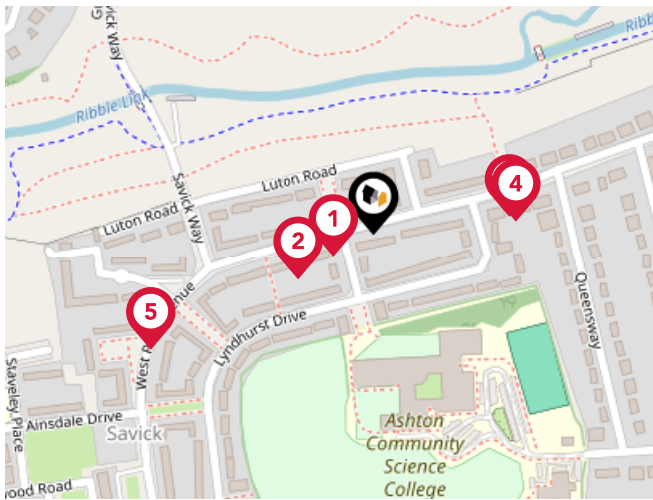
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M55 J1 | 2.46 miles |
| 2 | M6 J32 | 3.29 miles |
| 3 | M6 J31A | 3.91 miles |
| 4 | M65 J1A | 4.93 miles |
| 5 | M65 J1 | 5.26 miles |



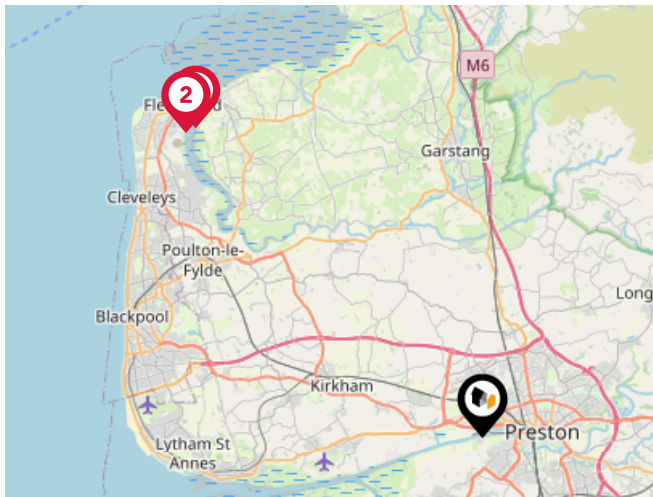
Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Blackpool International Airport | 11.9 miles |
| 2 | Liverpool John Lennon Airport | 30.33 miles |
| 3 | Manchester Airport | 34.54 miles |
| 4 | Leeds Bradford International Airport | 45.04 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Lichfield Road | 0.02 miles |
| 2 | Lichfield Drive | 0.05 miles |
| 3 | Queensway | 0.08 miles |
| 4 | Queensway | 0.08 miles |
| 5 | Greendale Mews | 0.14 miles |



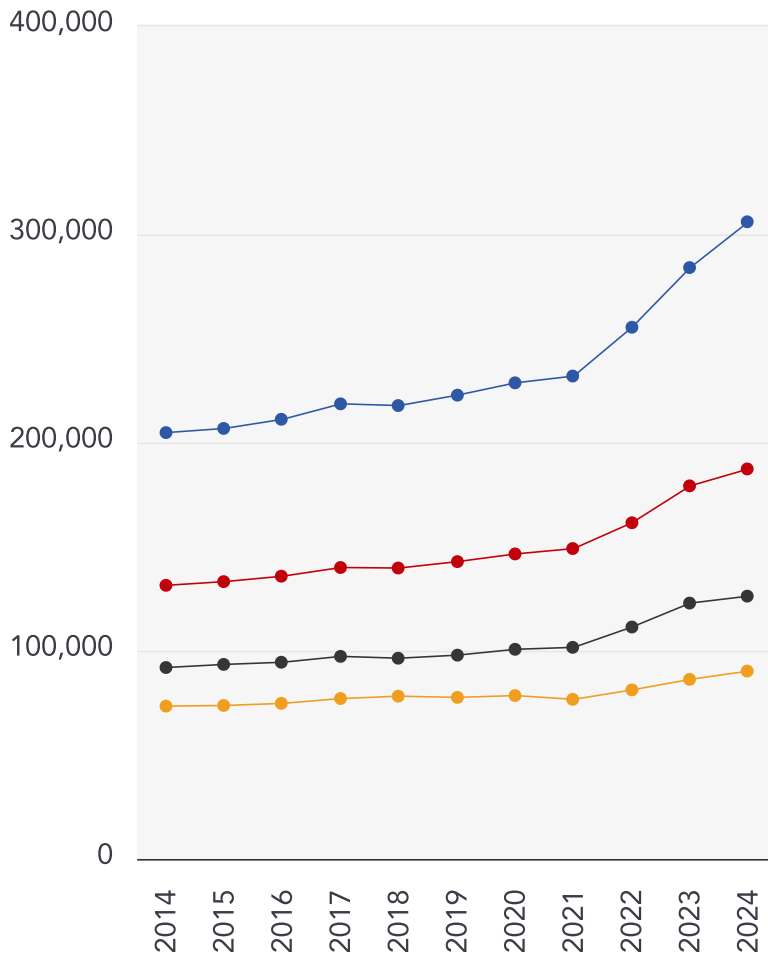
Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 14.77 miles |
| 2 | Fleetwood for Ireland Ferry Terminal | 14.85 miles |

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%



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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