

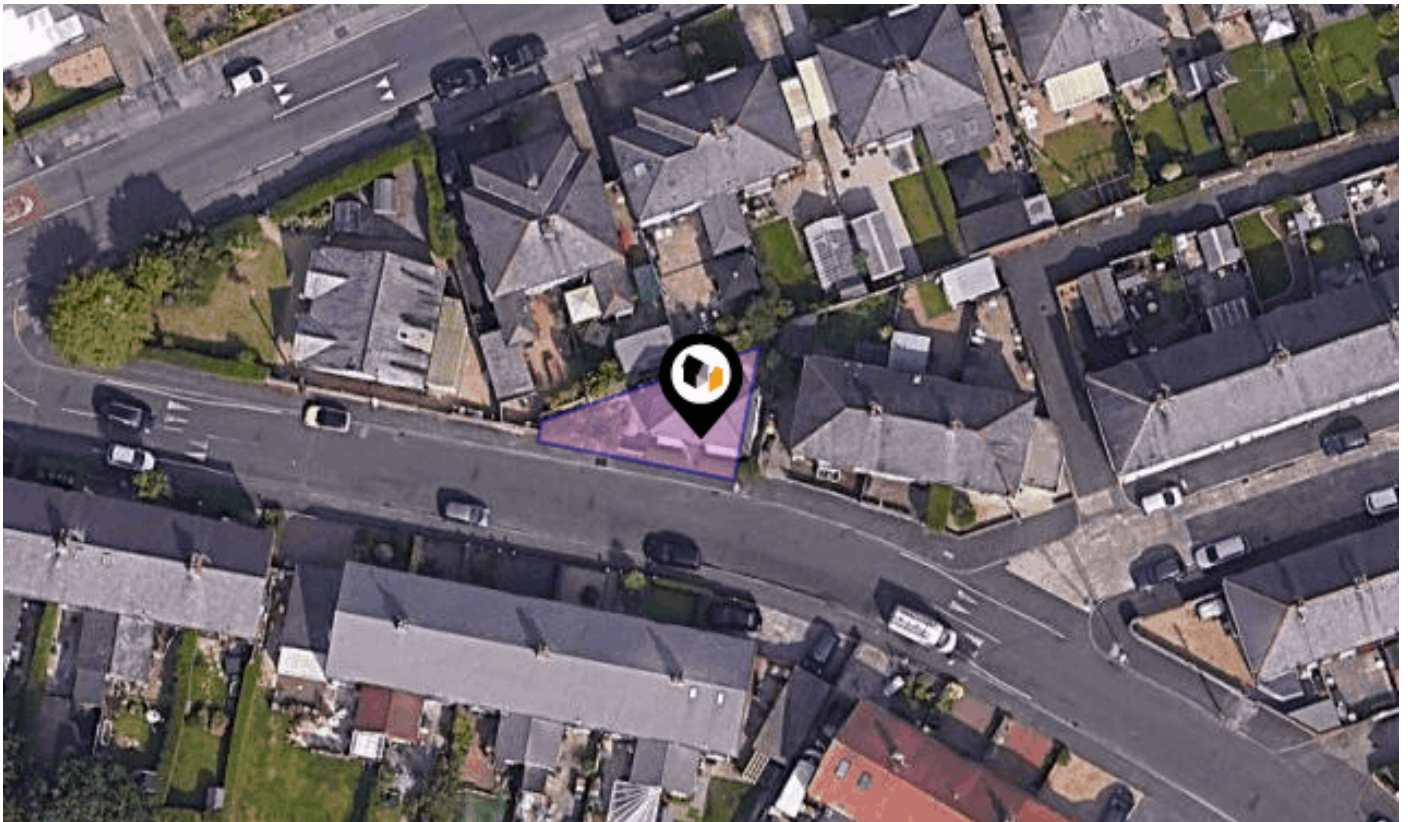


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th August 2024



SHELLEY ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

Property Overview

This delightful two-bedroom detached property is brimming with potential and charm.

The spacious living room, enhanced by dual-aspect windows, features a traditional log burner, creating a cosy and inviting atmosphere.

The fitted kitchen includes a handy space under the stairs, perfect for accommodating both a washing machine and a dryer.

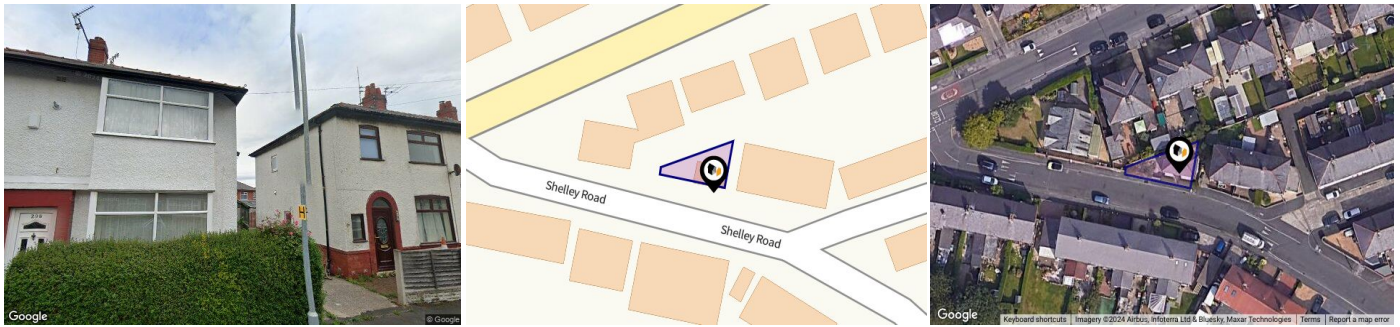
Upstairs, you'll find two generously-sized double bedrooms, along with a well-appointed three-piece bathroom.

The property occupies a good-sized plot, complete with a rear garden ideal for outdoor relaxation and off-road parking for added convenience.

While the house would benefit from light to moderate modernization, it has already had some key updates, including a new boiler installed just three years ago.

With no onward chain, the purchase process can be swift and straightforward.

Conveniently located close to local amenities and excellent transport links, this home is a fantastic opportunity for those looking to add their personal touch.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band A		
Annual Estimate:	£1,577		
Title Number:	LA790811		

Local Area

Local Authority:	Preston
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

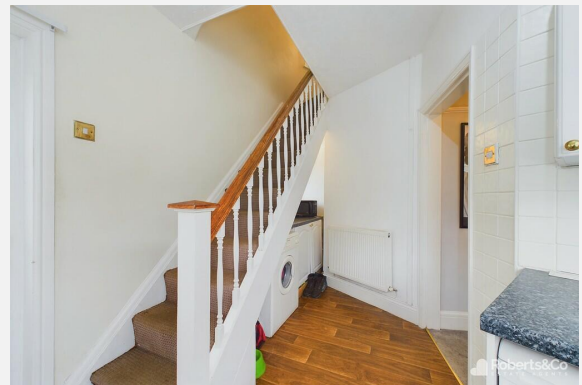
27 mb/s	64 mb/s	1000 mb/s

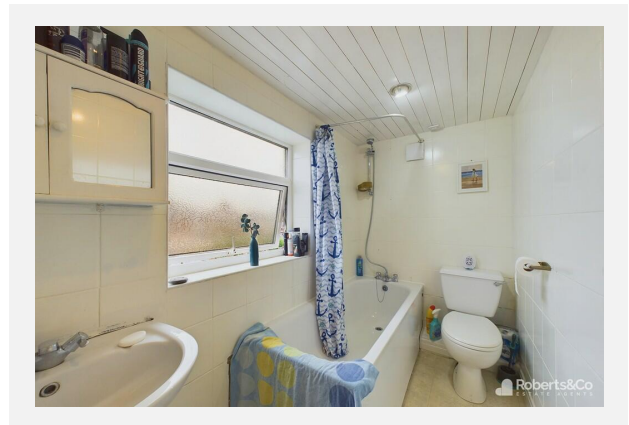
Mobile Coverage: (based on calls indoors)



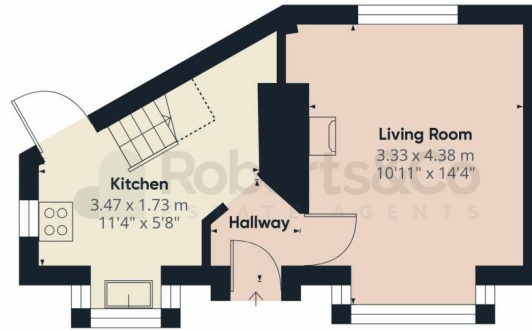
Satellite/Fibre TV Availability:



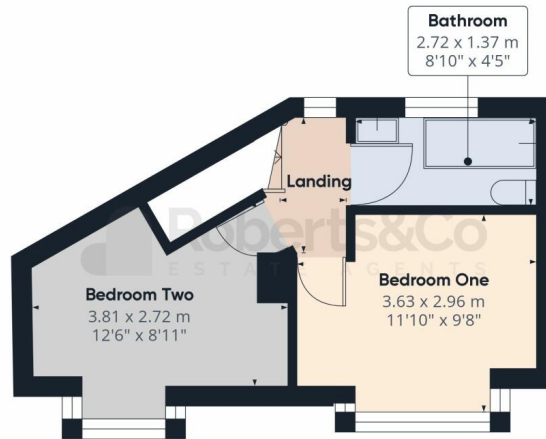




SHELLEY ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾
52 m²
559.72 ft²

Reduced headroom
0.74 m²
7.97 ft²

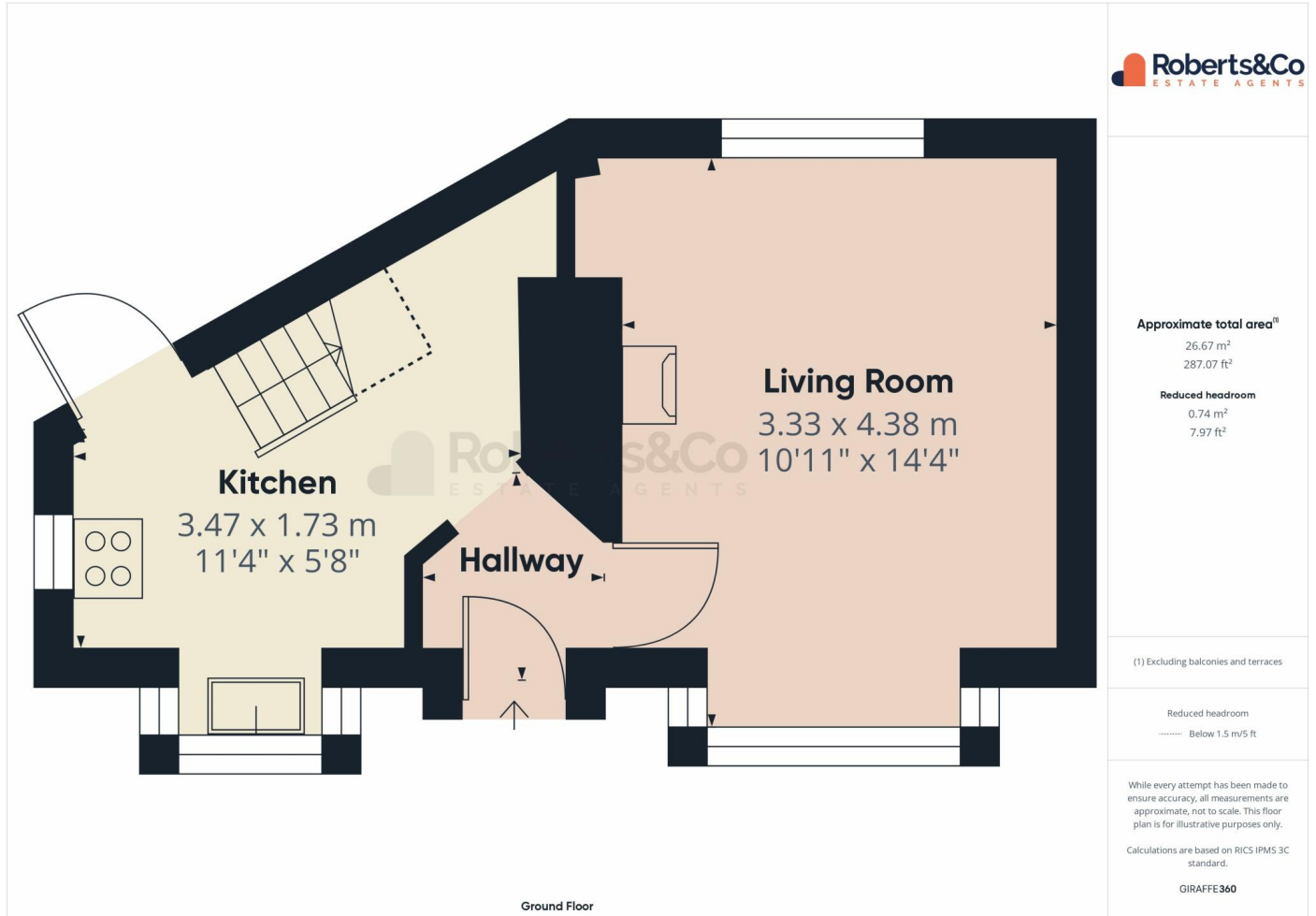
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

SHELLEY ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2



SHELLEY ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2



Ashton-On-Ribble, PR2

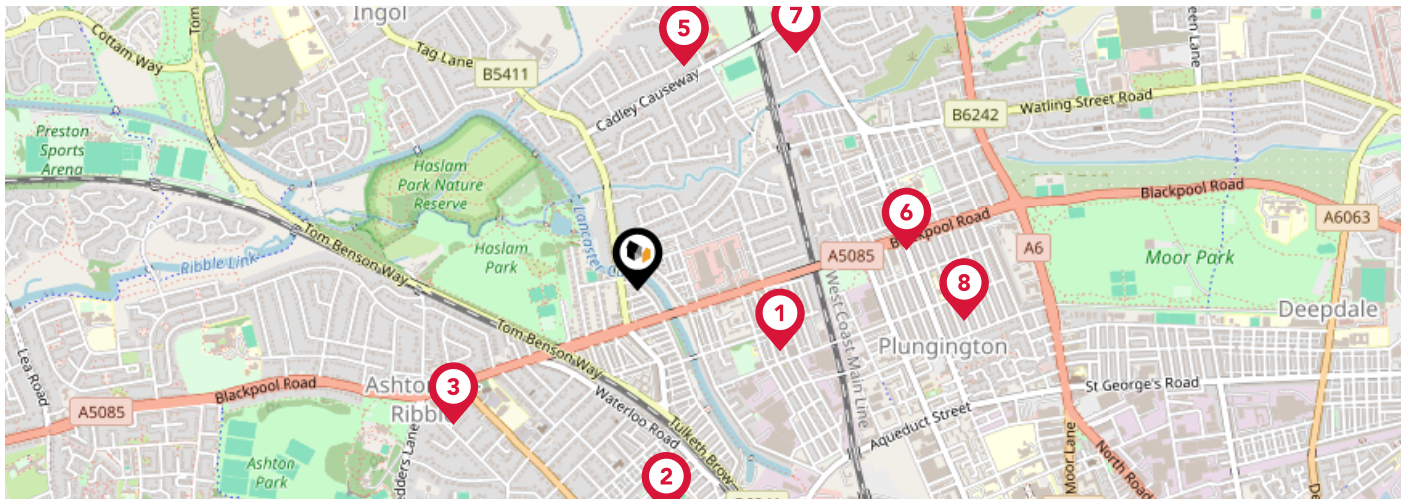
Energy rating
D

Valid until 28.02.2033

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

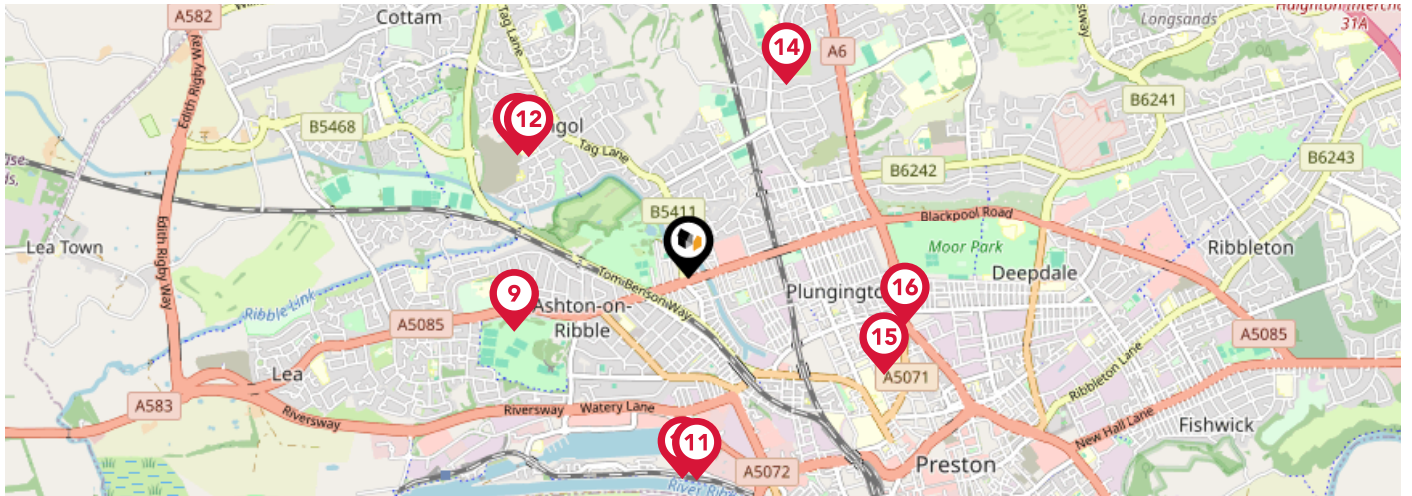
Additional EPC Data

Property Type:	House
Build Form:	Detached
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, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
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:	60 m ²



		Nursery	Primary	Secondary	College	Private
1	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

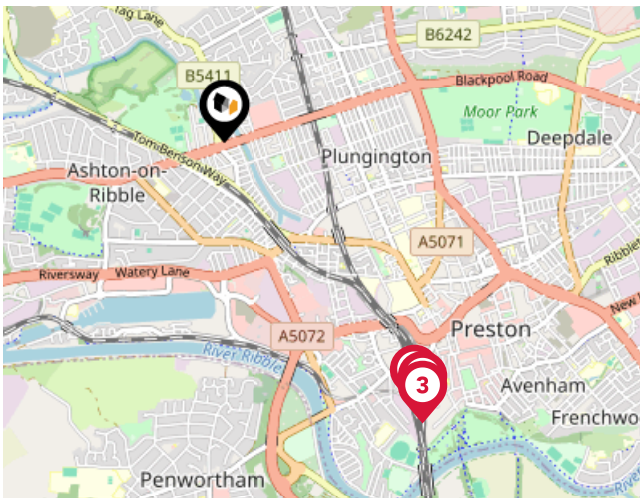
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

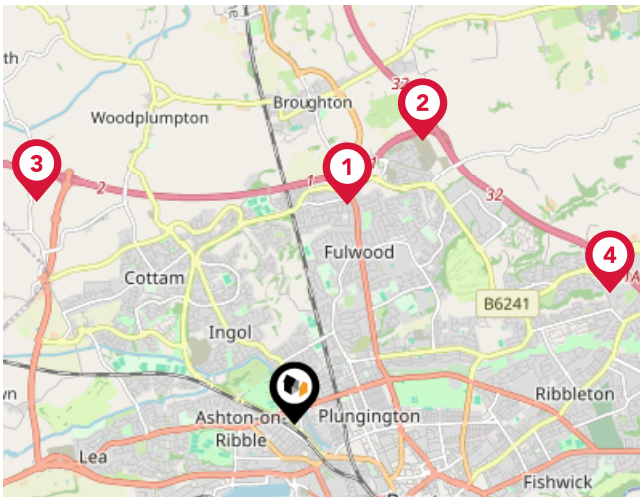
Area

Transport (National)



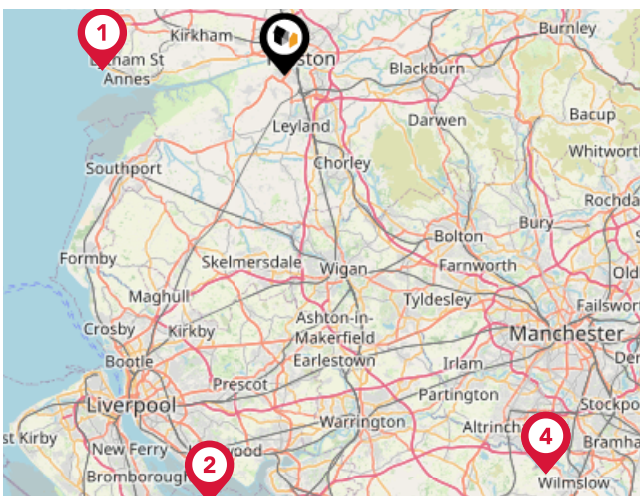
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.43 miles
2	Railway Station	1.47 miles
3	Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.99 miles
2	M6 J32	2.72 miles
3	M55 J2	2.98 miles
4	M6 J31A	3 miles
5	M65 J1A	4.55 miles

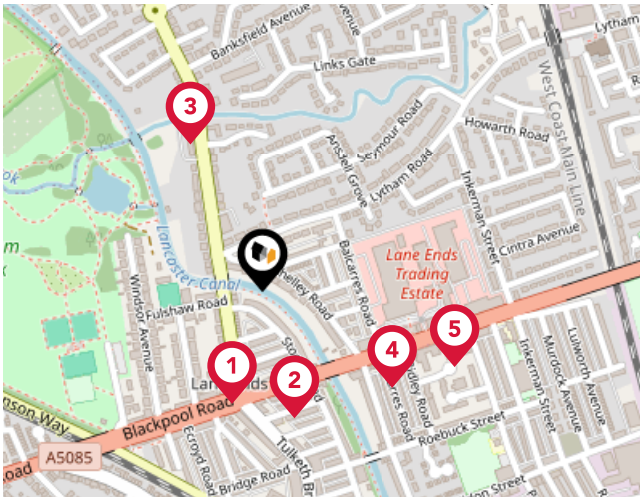


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	12.84 miles
2	Liverpool John Lennon Airport	30.56 miles
3	Manchester Airport Terminal 2	33.58 miles
4	Terminal Two Access	33.58 miles

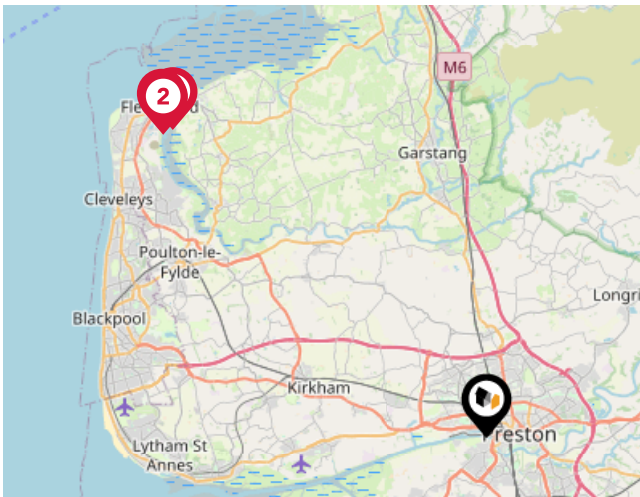
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lane Ends	0.13 miles
2	Stock Rd	0.14 miles
3	Drakes Croft	0.18 miles
4	Balcarres Road	0.18 miles
5	Parker Street	0.23 miles



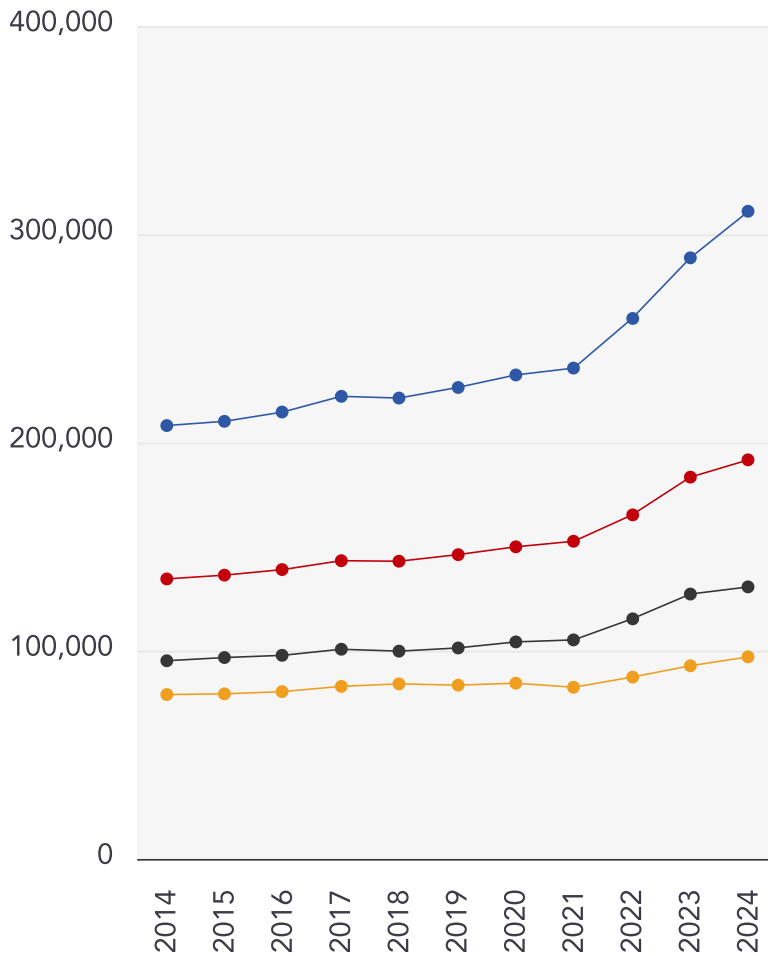
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.37 miles
2	Fleetwood for Ireland Ferry Terminal	15.47 miles
3	Fleetwood for Knott End Ferry Landing	15.59 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



@Roberts_and_Co



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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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