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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03<sup>rd</sup> December 2024



## ENDEAVOUR CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2

### Roberts & Co

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### Property Overview

Attractive 3-Bedroom Semi-Detached Home in a Tranquil Cul-De-Sac Near Preston Docks.

Nestled in a peaceful cul-de-sac, this well-presented 3-bedroom semi-detached property offers a combination of comfort, convenience, and modern living. Located adjacent to Preston Docks, the property benefits from a serene setting with minimal passing traffic while being within easy reach of local amenities, Preston city centre, and excellent road connections to Warton, Lytham, and the motorway network.

The property benefits from a gas central heating system for year-round comfort and a fitted security alarm system, enhancing peace of mind for residents.

The inviting living room at the front of the house flows seamlessly into the dining area, creating a spacious open-plan feel. Patio doors in the dining room lead directly to the rear garden, making it ideal for entertaining or enjoying quiet evenings outdoors.

The kitchen is fitted with wooden cabinets, complemented by stylish worktops. It includes integrated appliances such as a fridge and freezer, with additional space for a washing machine, offering both functionality and style.

A downstairs WC adds to the practicality of this home, providing additional convenience for guests and family alike.

The property boasts three well-proportioned bedrooms. The two larger rooms are equipped with built-in wardrobes, offering ample storage solutions, while the third bedroom provides a versatile space suitable for a child's room, home office, or guest bedroom.

The family bathroom features a three-piece suite designed for comfort and convenience.

The rear courtyard is fully enclosed for privacy and designed for low maintenance, making it a perfect space for relaxation or casual outdoor activities.

A generous driveway accommodates off-road parking for 2-3 vehicles, with additional access to a spacious garage that includes an electric charging point.

This home is ideally positioned for easy access to a range of amenities, including shops, schools, and recreational facilities. Its proximity to Preston Docks offers scenic walks and leisure opportunities, while excellent transport links make it perfect for commuting to nearby areas such as Warton and Lytham.

This charming property is perfect for families, professionals, or anyone seeking a quiet yet well-connected location. Viewing is highly recommended to fully appreciate all it has to offer.



## Property

|                         |                                         |                        |                               |
|-------------------------|-----------------------------------------|------------------------|-------------------------------|
| <b>Type:</b>            | Terraced                                | <b>Tenure:</b>         | Leasehold                     |
| <b>Bedrooms:</b>        | 3                                       | <b>Start Date:</b>     | 10/07/2005                    |
| <b>Floor Area:</b>      | 721 ft <sup>2</sup> / 67 m <sup>2</sup> | <b>End Date:</b>       | 01/01/2996                    |
| <b>Plot Area:</b>       | 6.89 acres                              | <b>Lease Term:</b>     | 999 years from 1 January 1997 |
| <b>Year Built :</b>     | 1999                                    | <b>Term Remaining:</b> | 971 years                     |
| <b>Council Tax :</b>    | Band C                                  |                        |                               |
| <b>Annual Estimate:</b> | £2,103                                  |                        |                               |
| <b>Title Number:</b>    | LAN18385                                |                        |                               |

## Local Area

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

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>11</b><br>mb/s | <b>79</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

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

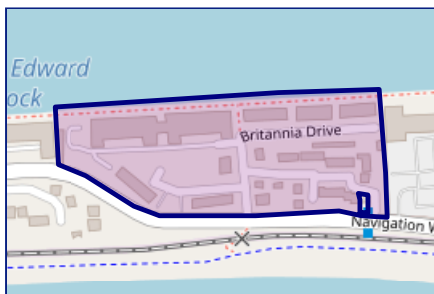


### Satellite/Fibre TV Availability:



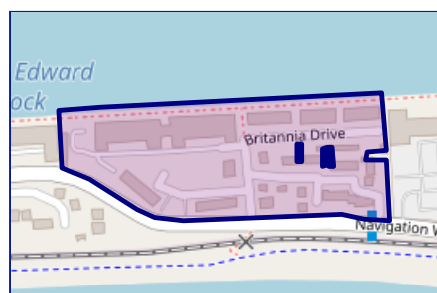
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



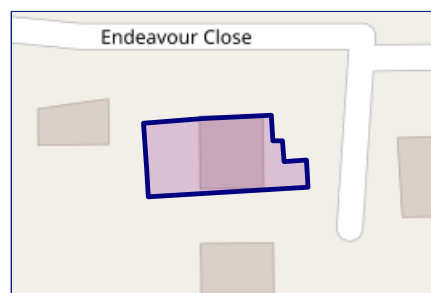
**LA816902**

### Leasehold Title Plans



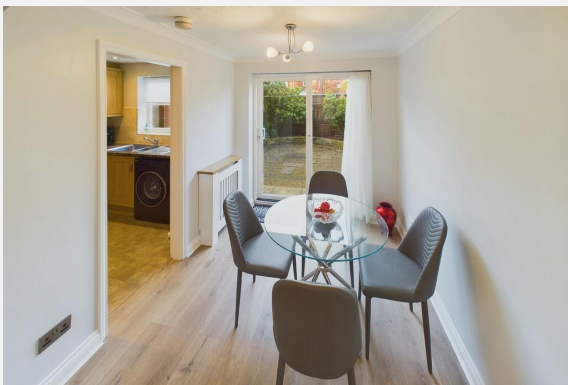
**LAN18385**

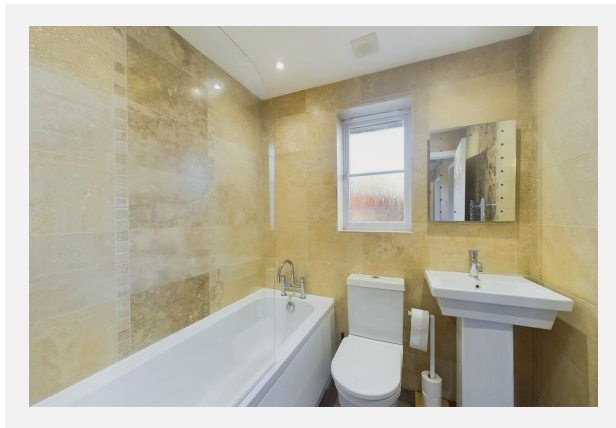
Start Date: 24/02/1999  
End Date: 01/01/2996  
Lease Term: 999 years (less 10 days)  
from 1 January 1997  
Term Remaining: 971 years



**LA839239**

Start Date: 10/07/2005  
End Date: 01/01/2996  
Lease Term: 999 years from 1  
January 1997  
Term Remaining: 971 years





## ENDEAVOUR CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2

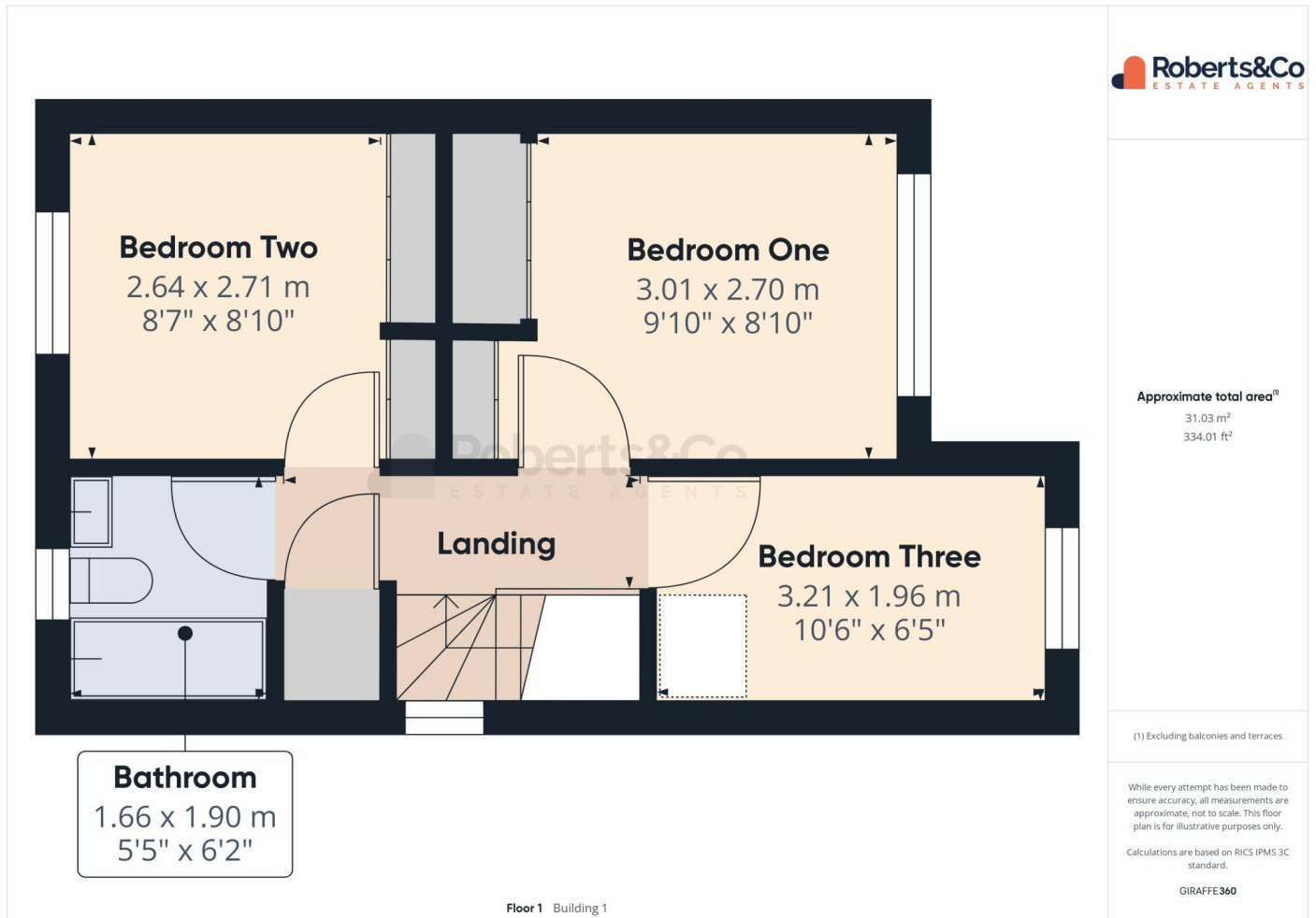


## ENDEAVOUR CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2

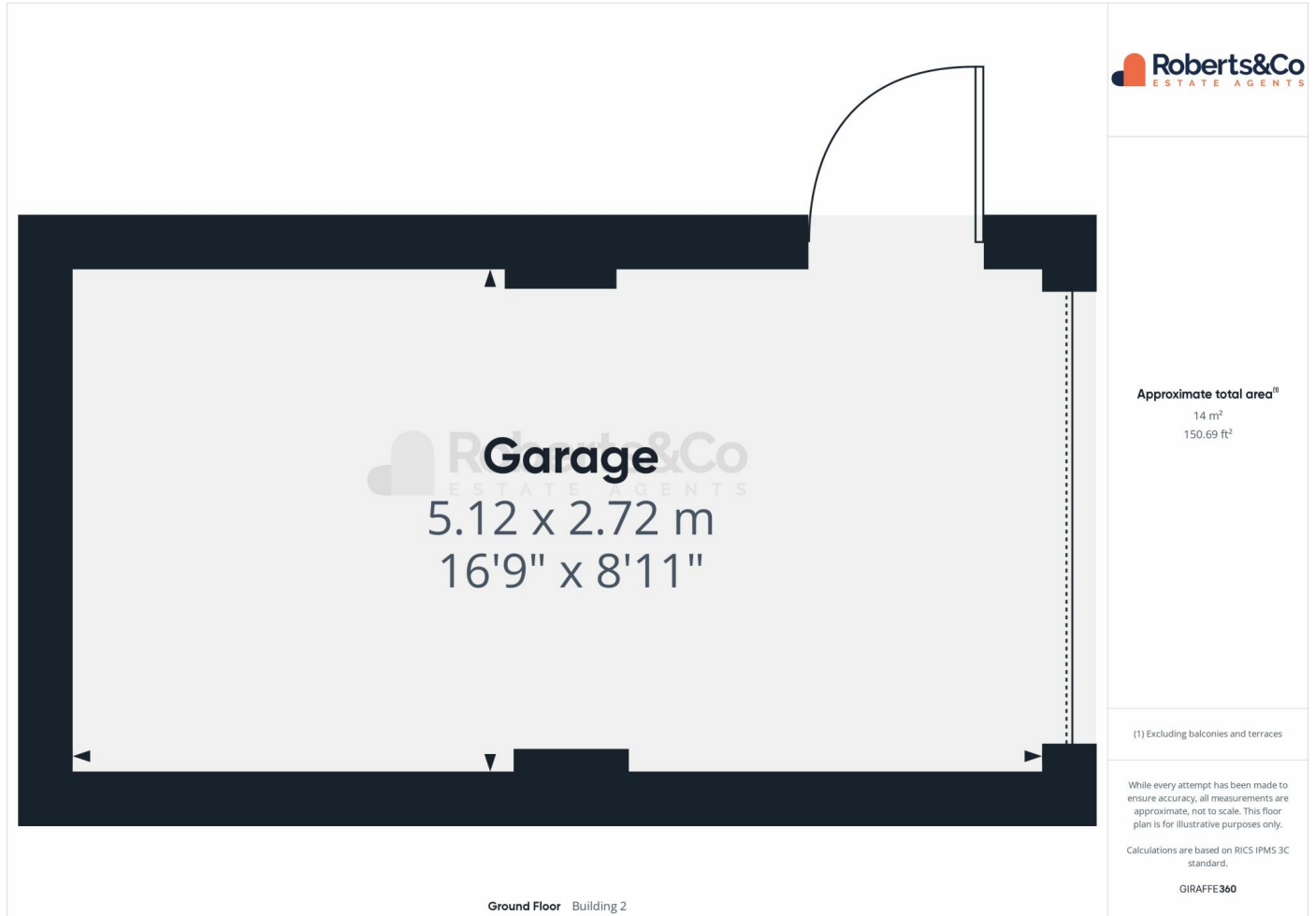




## ENDEAVOUR CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2



## ENDEAVOUR CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2



Ashton-On-Ribble, PRESTON, PR2

Energy rating

**C**

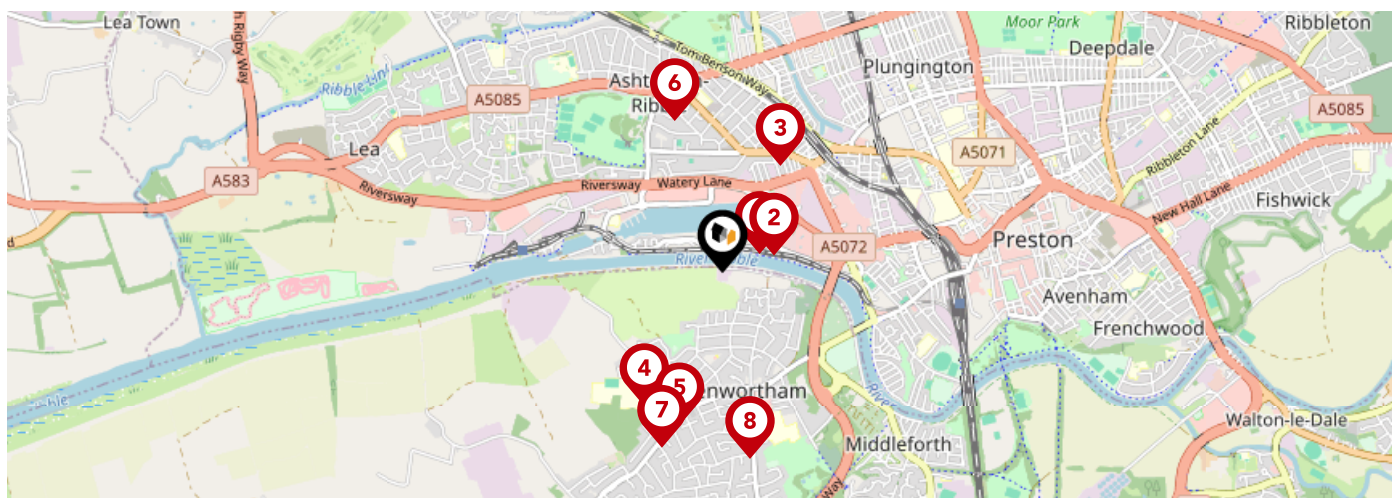
Valid until 20.11.2034

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 87   <b>B</b> |
| 69-80 | <b>C</b>      | 73   <b>C</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

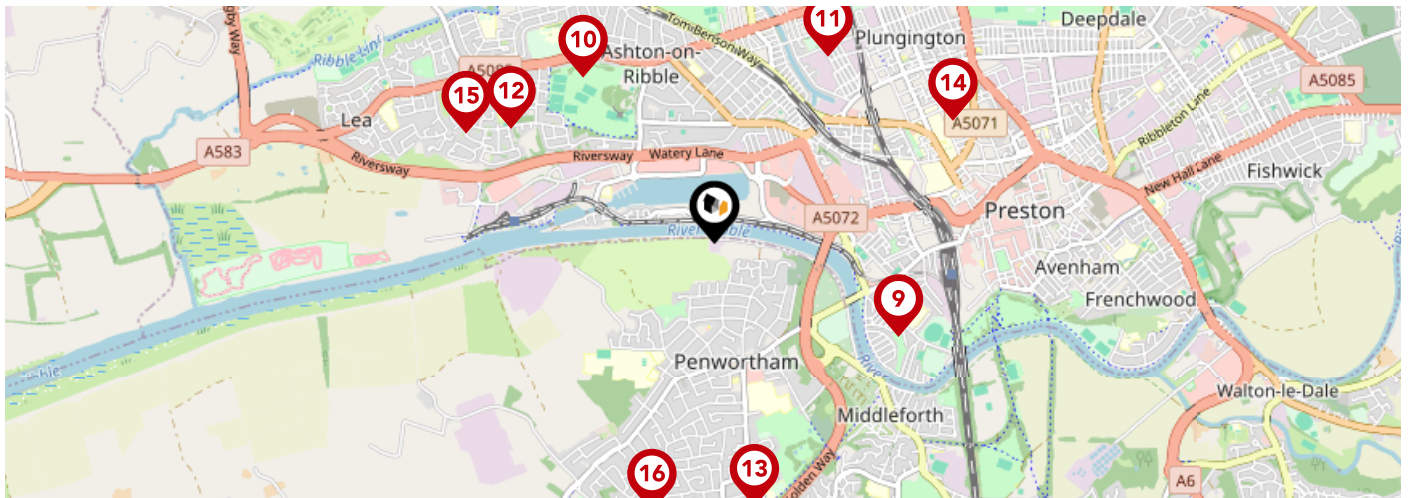
### Additional EPC Data

|                                      |                                            |
|--------------------------------------|--------------------------------------------|
| <b>Property Type:</b>                | End-terrace house                          |
| <b>Walls:</b>                        | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                 | Good                                       |
| <b>Roof:</b>                         | Pitched, 150 mm loft insulation            |
| <b>Roof Energy:</b>                  | Good                                       |
| <b>Window:</b>                       | Fully double glazed                        |
| <b>Window Energy:</b>                | Average                                    |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas            |
| <b>Main Heating Energy:</b>          | Good                                       |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs       |
| <b>Main Heating Controls Energy:</b> | Good                                       |
| <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>Lighting Energy:</b>              | Very good                                  |
| <b>Floors:</b>                       | Solid, limited insulation (assumed)        |
| <b>Secondary Heating:</b>            | None                                       |
| <b>Total Floor Area:</b>             | 67 m <sup>2</sup>                          |

# Area Schools



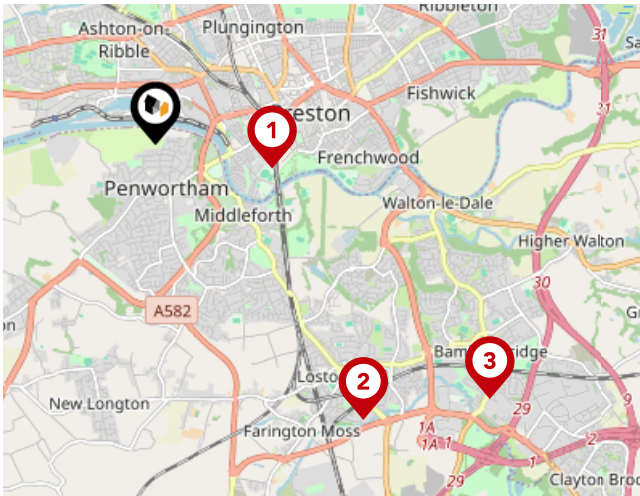
|  |                                                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>The Limes School</b><br>Ofsted Rating: Good   Pupils: 5   Distance:0.18                                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cedar Lodge School</b><br>Ofsted Rating: Outstanding   Pupils: 2   Distance:0.24                                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sacred Heart Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.53                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Priory Academy</b><br>Ofsted Rating: Good   Pupils: 762   Distance:0.68                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:0.69                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashton-on-Ribble St Andrew's Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 425   Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:0.81                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 801   Distance:0.82                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  |                                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>St Stephen's CofE School</b><br>Ofsted Rating: Good   Pupils: 351   Distance:0.91                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashton Community Science College</b><br>Ofsted Rating: Good   Pupils: 854   Distance:0.93                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Roebuck School</b><br>Ofsted Rating: Good   Pupils: 334   Distance:0.96                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Royal Cross Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 26   Distance:1.02                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 208   Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>English Martyrs Catholic Primary School, Preston</b><br>Ofsted Rating: Good   Pupils: 237   Distance:1.18             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lea Community Primary School</b><br>Ofsted Rating: Good   Pupils: 253   Distance:1.19                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 370   Distance:1.21                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

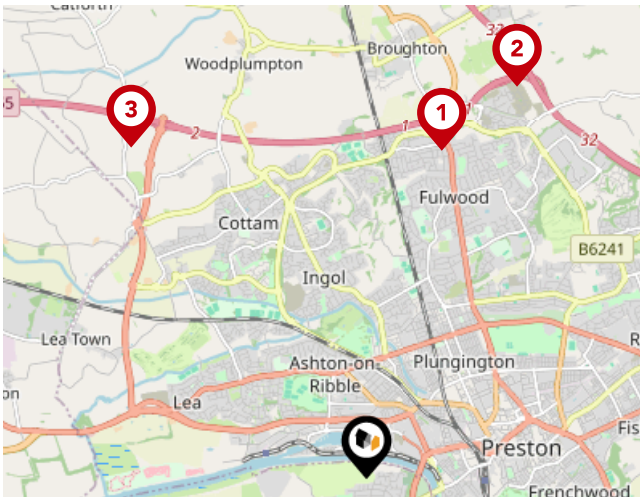
# Area

## Transport (National)



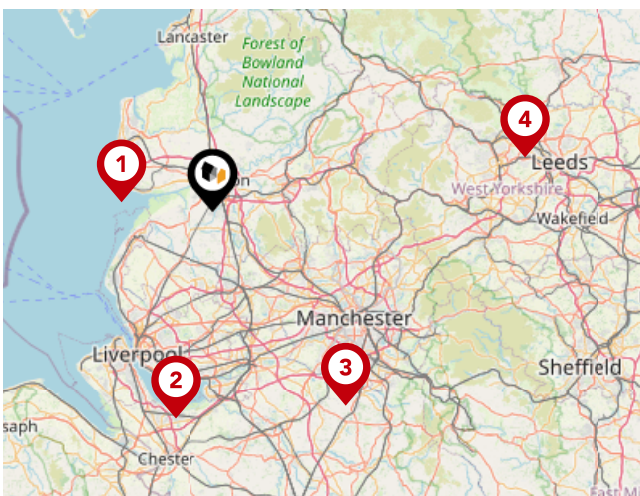
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Preston Rail Station       | 1.05 miles |
| 2   | Lostock Hall Rail Station  | 3.03 miles |
| 3   | Bamber Bridge Rail Station | 3.7 miles  |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M55 J1  | 2.96 miles |
| 2   | M6 J32  | 3.68 miles |
| 3   | M55 J2  | 3.56 miles |
| 4   | M65 J1A | 3.9 miles  |
| 5   | M6 J31A | 3.64 miles |

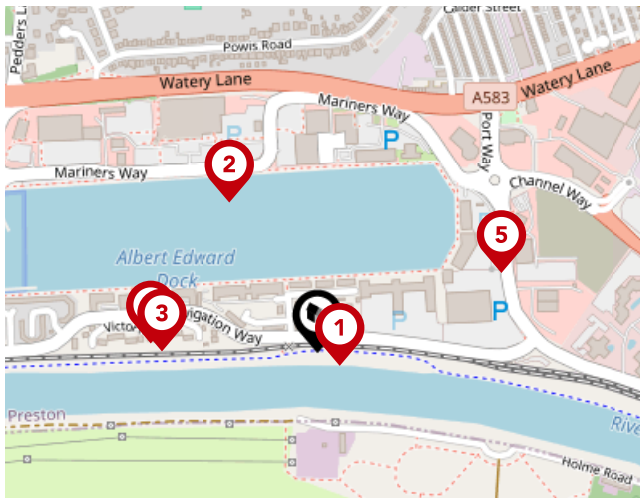


### Airports/HELIPADS

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Highfield              | 12.71 miles |
| 2   | Speke                  | 29.59 miles |
| 3   | Manchester Airport     | 33.3 miles  |
| 4   | Leeds Bradford Airport | 44.45 miles |

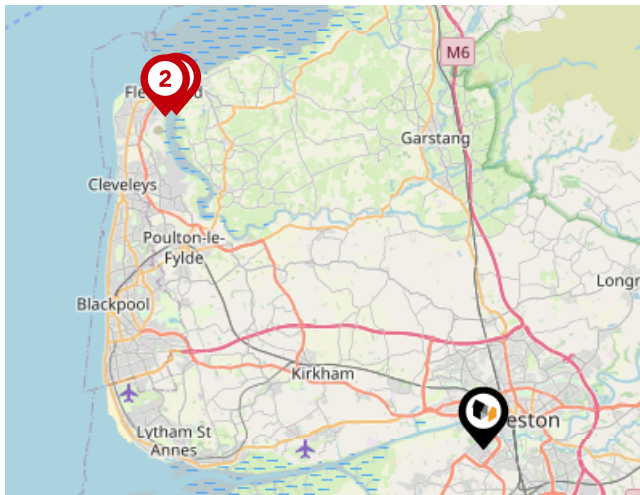
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Britannia Drive   | 0.03 miles |
| 2   | Morrisons         | 0.19 miles |
| 3   | Victoria Mansions | 0.17 miles |
| 4   | Victoria Mansions | 0.18 miles |
| 5   | Cinema            | 0.22 miles |



### Ferry Terminals

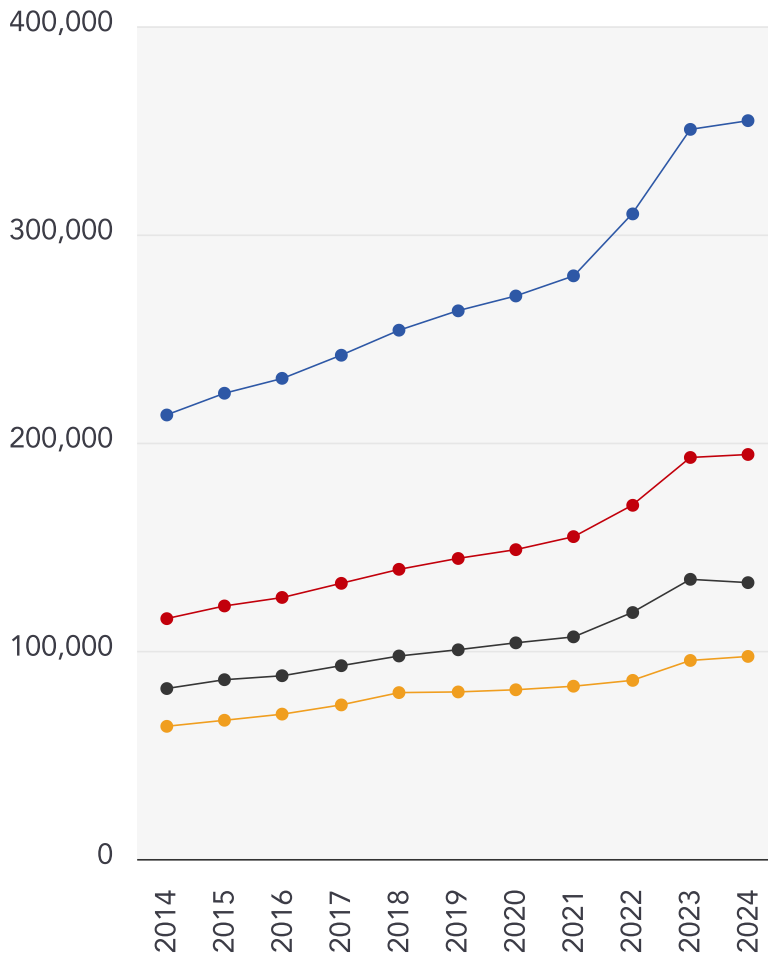
| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 15.92 miles |
| 2   | Fleetwood for Knott End Ferry Landing | 16.13 miles |



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**



### 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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