

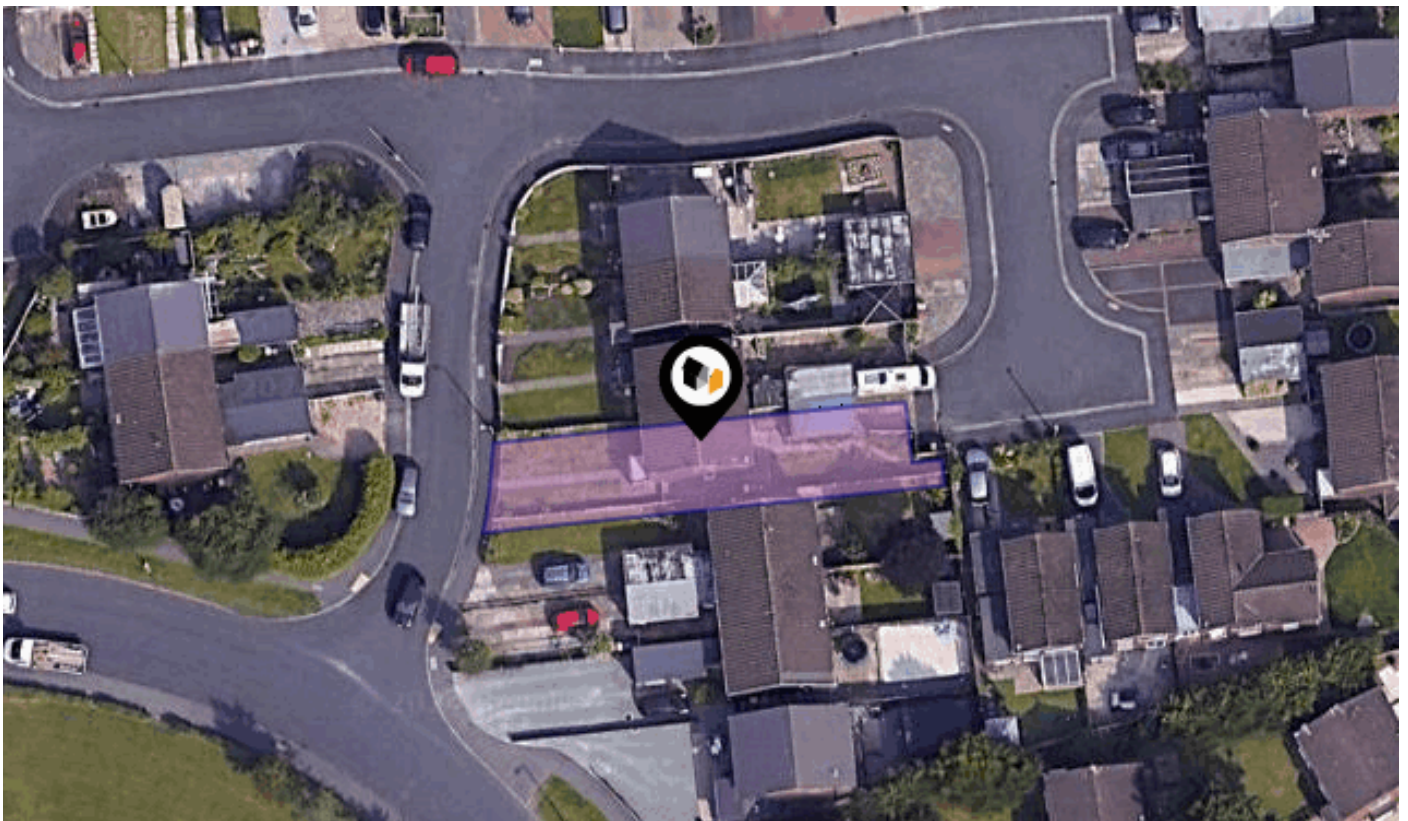


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



EASTBOURNE CLOSE, INGOL, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

Property Overview

A beautifully presented three-bedroom semi-detached house offering generous and surprisingly spacious accommodation throughout. This modern property, is thoughtfully designed to cater to both comfort and convenience.

The heart of the home is the dining kitchen, just 12 months old, complete with modern appliances including an integrated fridge freezer, an electric hob, and an oven. It also includes plumbing for a washing machine, ensuring practicality in everyday living.

The living room is exceptionally spacious and perfect for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms. Bedrooms one and two both feature fitted wardrobes, offering excellent storage solutions while maximizing the usable space.

Completing the upper floor is a modern bathroom fitted with a three-piece suite, ensuring comfort and style.

The exterior is equally appealing, with landscaped front and rear gardens providing pleasant outdoor spaces for relaxation or entertaining. The detached garage and driveway add further practicality and value.

With no chain delay, this property is ready for its new owners to move in and enjoy immediately. It is an ideal choice for families, professionals, or anyone seeking a stylish and functional home in a desirable location.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.06 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,840
Title Number:	LA387235

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	41 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Ingol, PR2

Energy rating
C

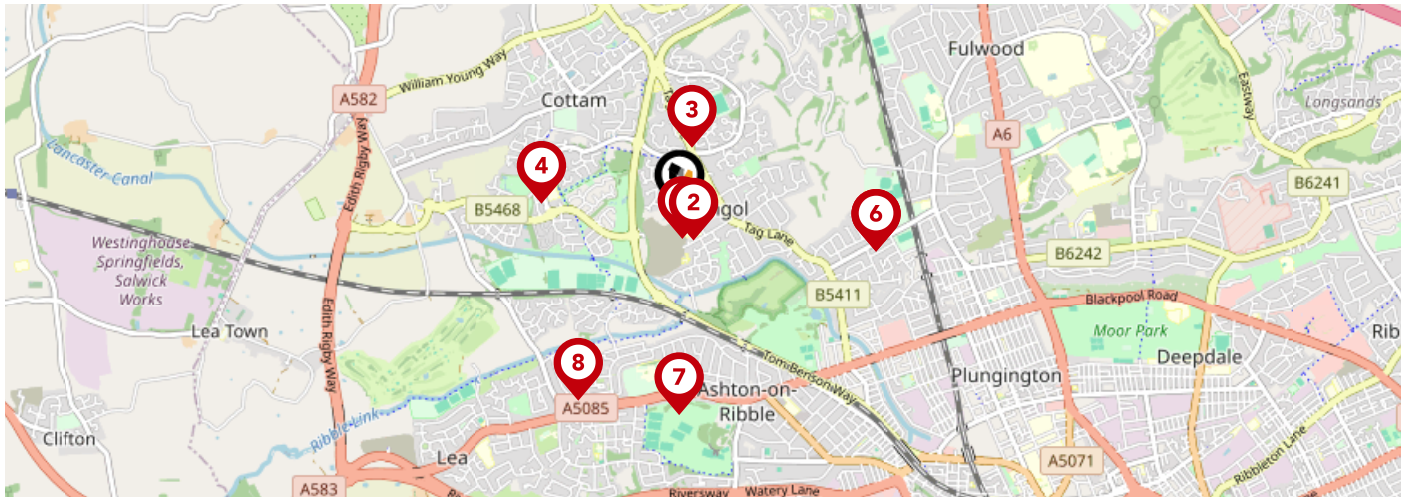
Valid until 26.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

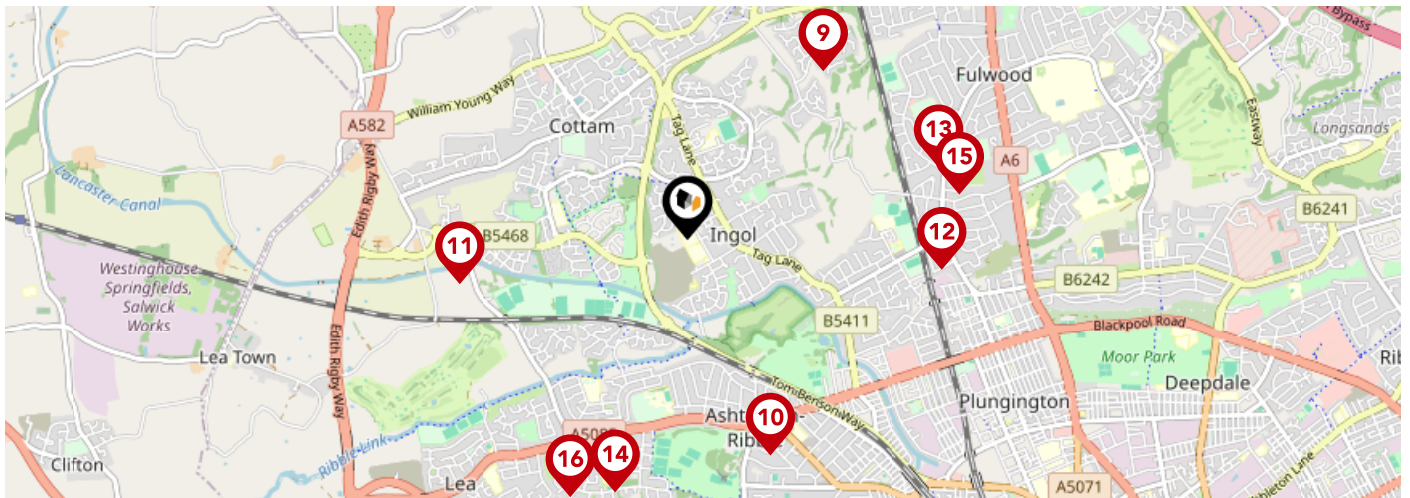
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 270 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:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

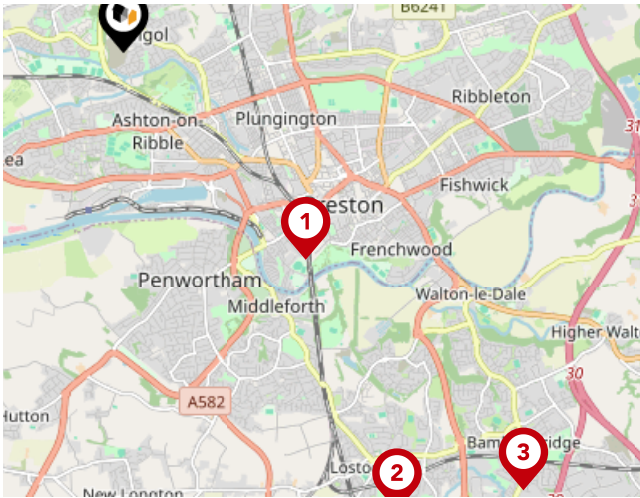
Area Schools



		Nursery	Primary	Secondary	College	Private
	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.01	<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: 141 Distance:1.02	<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: 315 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.16	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

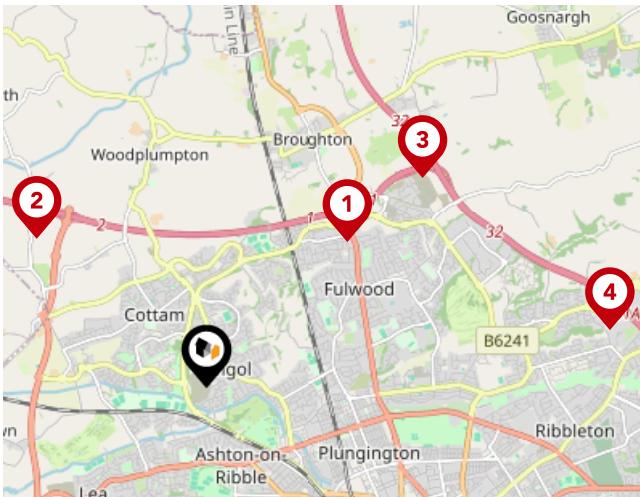
Area

Transport (National)



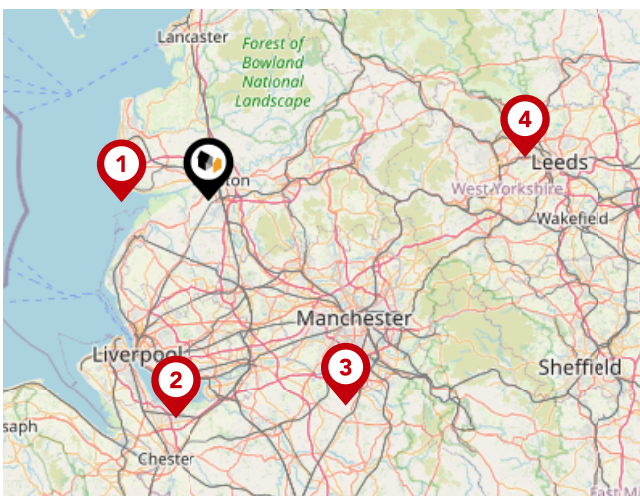
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.42 miles
2	Lostock Hall Rail Station	4.68 miles
3	Bamber Bridge Rail Station	5.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.78 miles
2	M55 J2	1.97 miles
3	M6 J32	2.63 miles
4	M6 J31A	3.57 miles
5	M65 J1A	5.52 miles

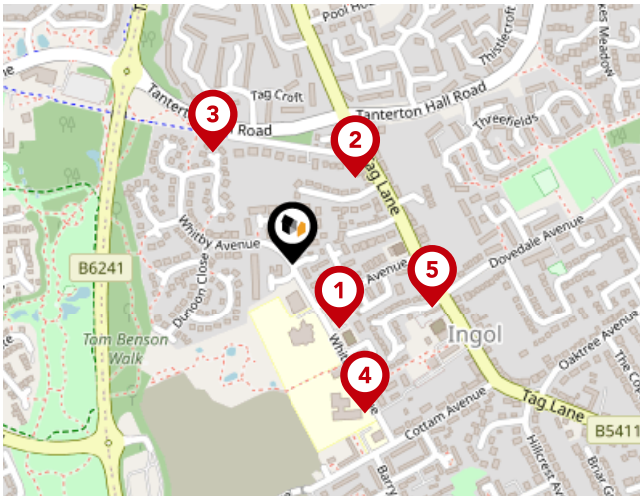


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.07 miles
2	Speke	31.09 miles
3	Manchester Airport	34.96 miles
4	Leeds Bradford Airport	44.76 miles

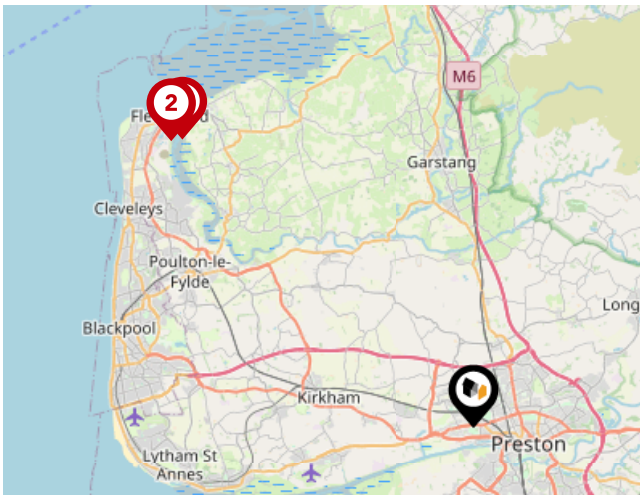
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Redcar Avenue	0.09 miles
2	Cottam Hall Lane	0.12 miles
3	Tag Croft	0.15 miles
4	Whitby Ave	0.18 miles
5	Dovedale Avenue	0.16 miles



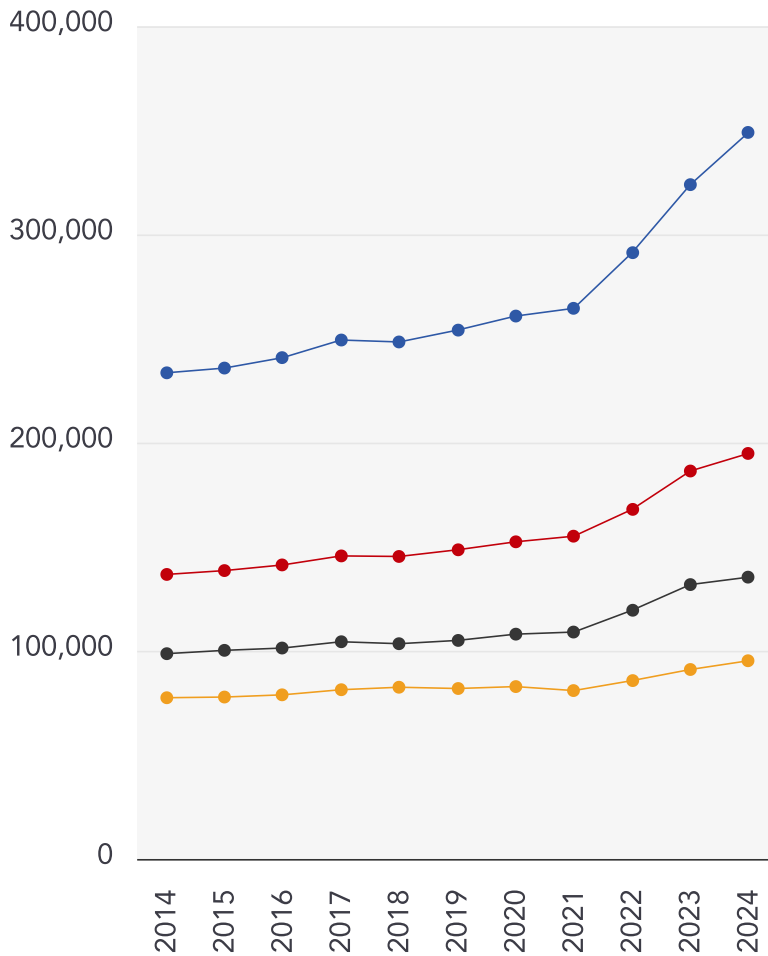
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.36 miles
2	Fleetwood for Knott End Ferry Landing	14.59 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



/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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