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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20<sup>th</sup> March 2025



**LYNDHURST DRIVE, ASHTON-ON-RIBBLE, PRESTON, PR2**

## Roberts & Co

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www.roberts-estates.co.uk



### Property Overview

#### 3 Bedroom Mid-Terrace Property

#### Ideal Investment | Sought-After Location

This well-presented three-bedroom mid-terrace property is an ideal investment opportunity, located in a popular residential area close to schools, local amenities, and excellent transport links.

On the ground floor, the property features a hallway leading to a spacious dual-aspect living room, which allows for plenty of natural light. The modern breakfast kitchen is fitted with units and includes a bar area, perfect for casual dining. A separate utility room provides additional storage and convenience.

The first floor offers three generously sized bedrooms, making it ideal for families or tenants. The contemporary four-piece bathroom is well-appointed with a bathtub, a corner shower cubicle, a hand basin, and a WC.

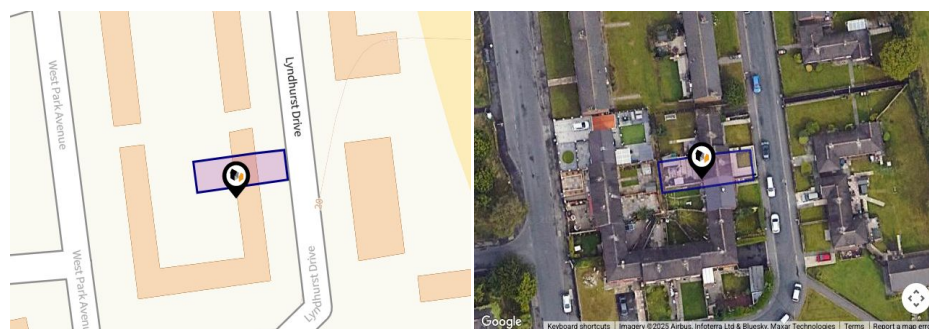
Externally, the property benefits from a garden-fronted entrance, adding to its curb appeal. The enclosed rear garden is designed for low maintenance, featuring a flagged patio area that is perfect for outdoor relaxation.

What we love about this property is its prime location, making it an attractive choice for both homeowners and investors. It is currently tenanted at £600 pcm, providing a steady rental income. Whether you're looking for a new home or a hassle-free investment, this property is a fantastic opportunity.

Tenure: Freehold

Council Tax Band: B

street-view-image



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	03/09/1972
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>	<b>End Date:</b>	04/09/2971
<b>Plot Area:</b>	0.04 acres	<b>Lease Term:</b>	999 years from 4 September 1972
<b>Year Built :</b>	1950-1966	<b>Term Remaining:</b>	947 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,840		
<b>Title Number:</b>	LA325448		

## 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>8</b> mb/s	<b>285</b> mb/s	<b>1800</b> mb/s

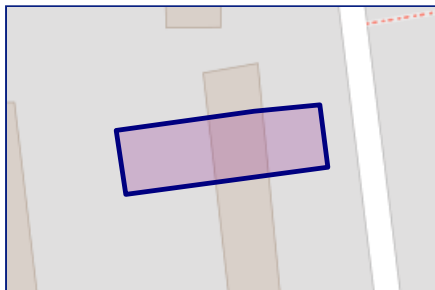
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

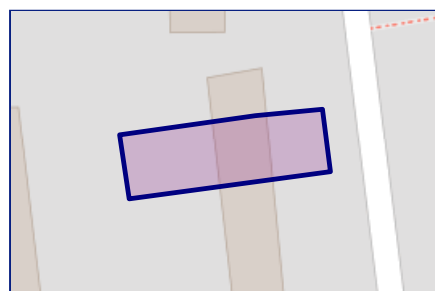


### Freehold Title Plan



**LA438886**

### Leasehold Title Plan



**LA325448**

Start Date: 03/09/1972  
End Date: 04/09/2971  
Lease Term: 999 years from 4 September 1972  
Term Remaining: 947 years

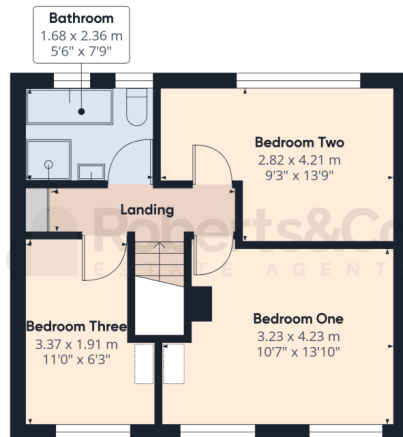




## LYNDHURST DRIVE, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
74.94 m<sup>2</sup>  
806.66 ft<sup>2</sup>

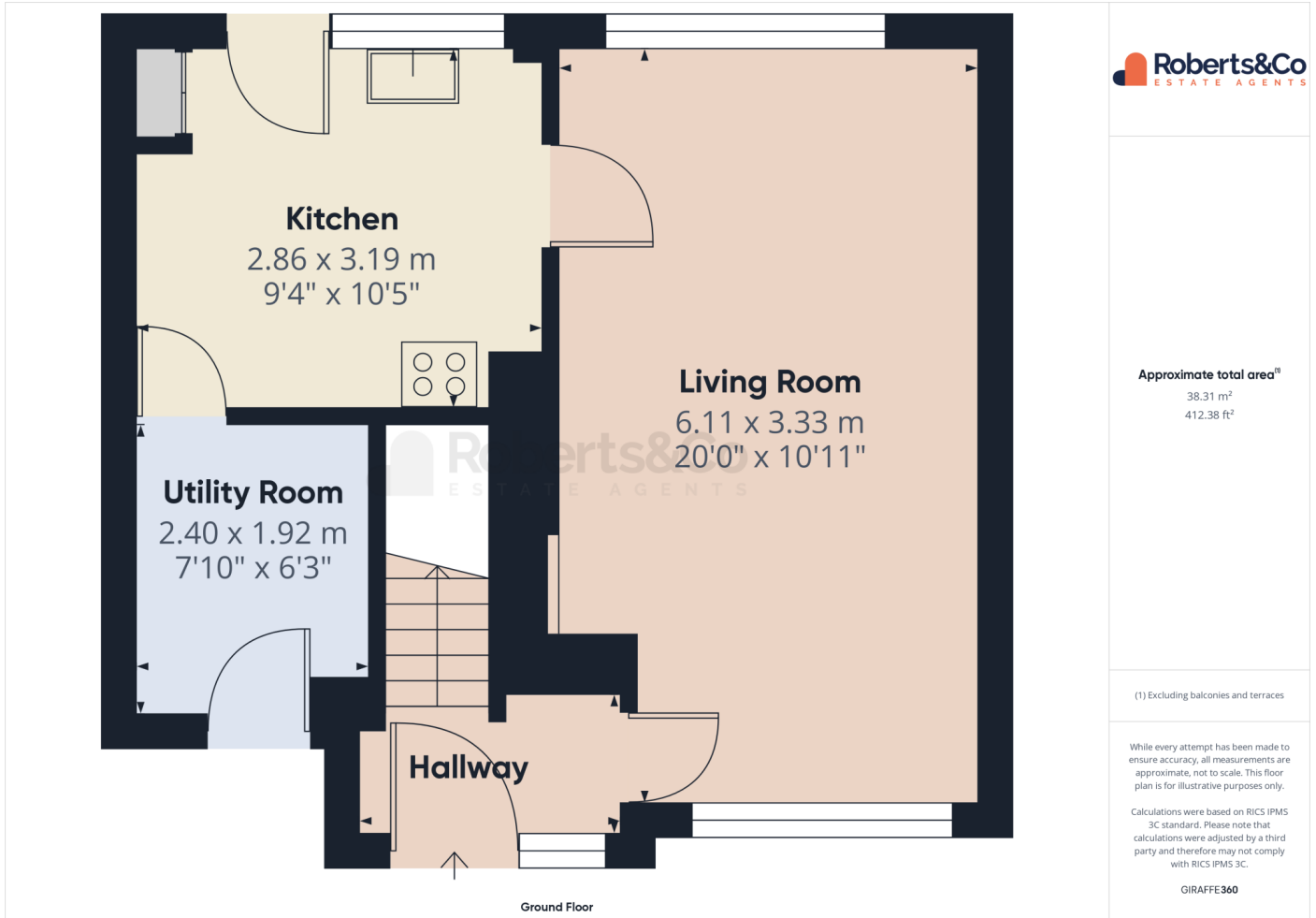
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

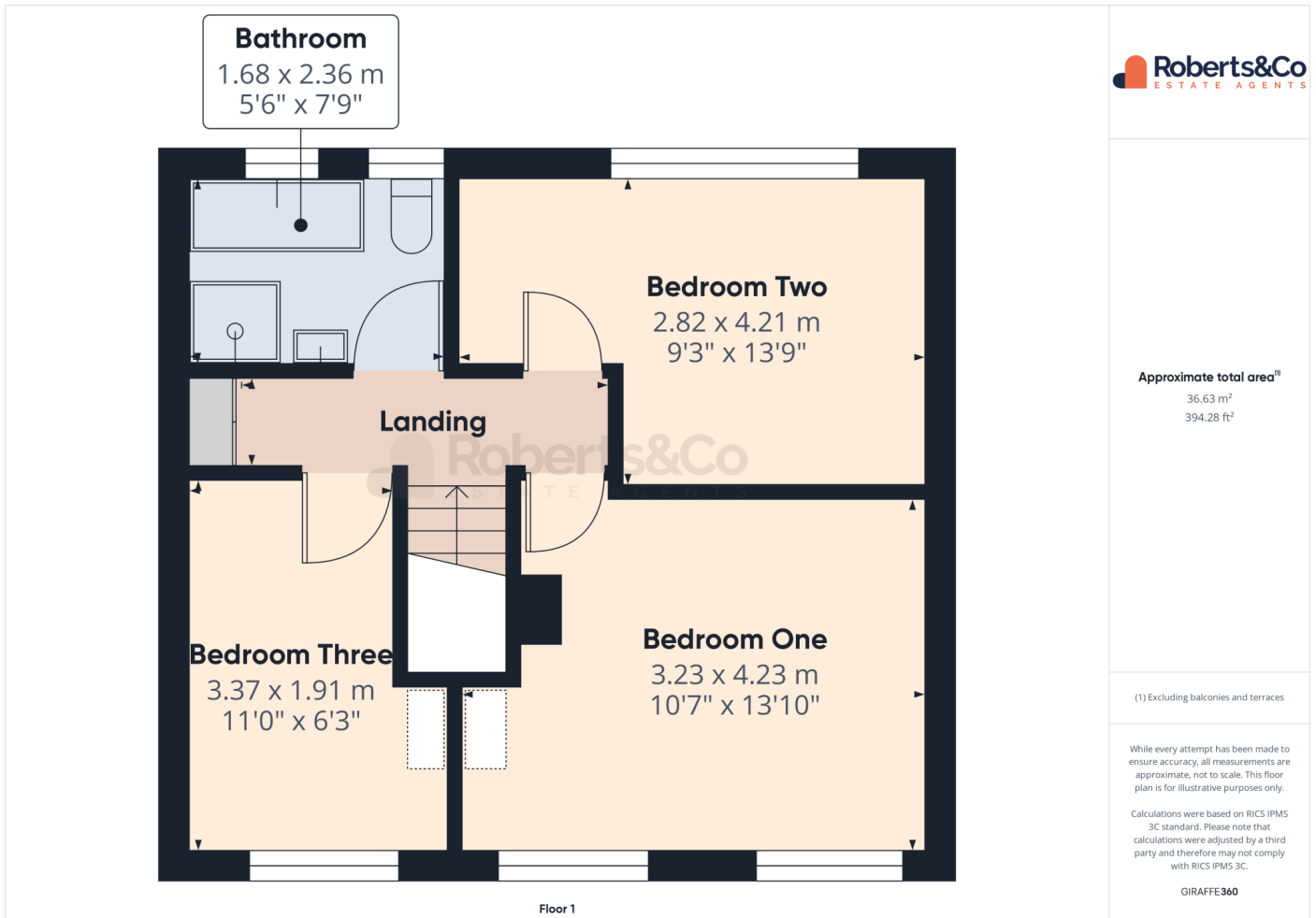
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## LYNDHURST DRIVE, ASHTON-ON-RIBBLE, PRESTON, PR2



## LYNDHURST DRIVE, ASHTON-ON-RIBBLE, PRESTON, PR2



Lyndhurst Drive, Ashton-on-Ribble, PR2

Energy rating

# C

Valid until 18.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

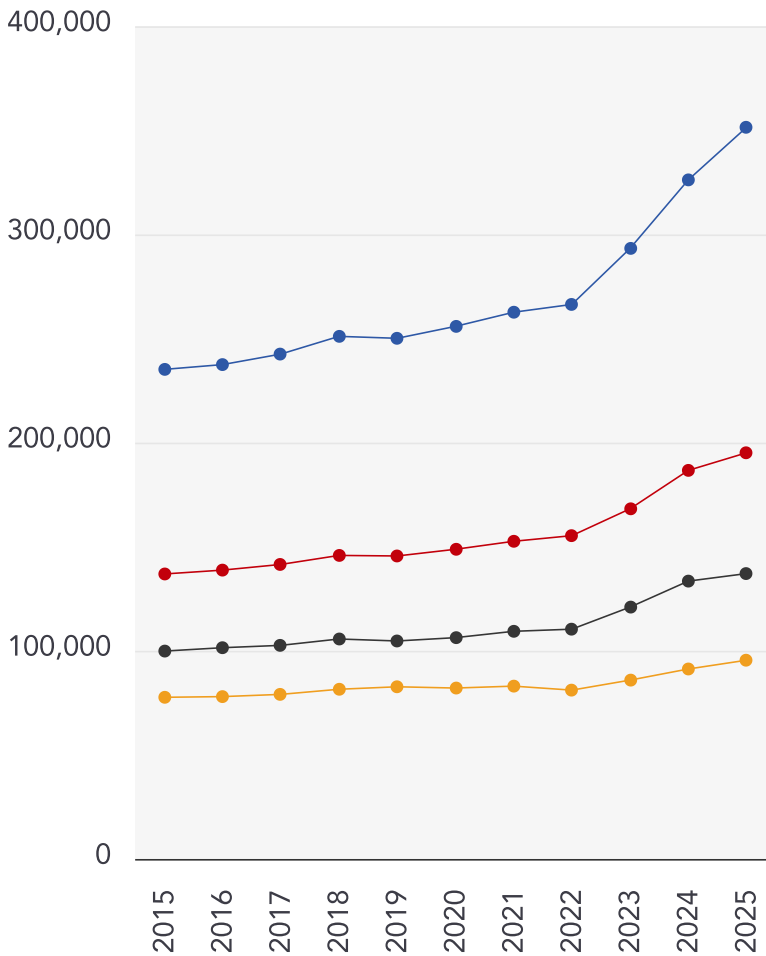
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<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 91% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

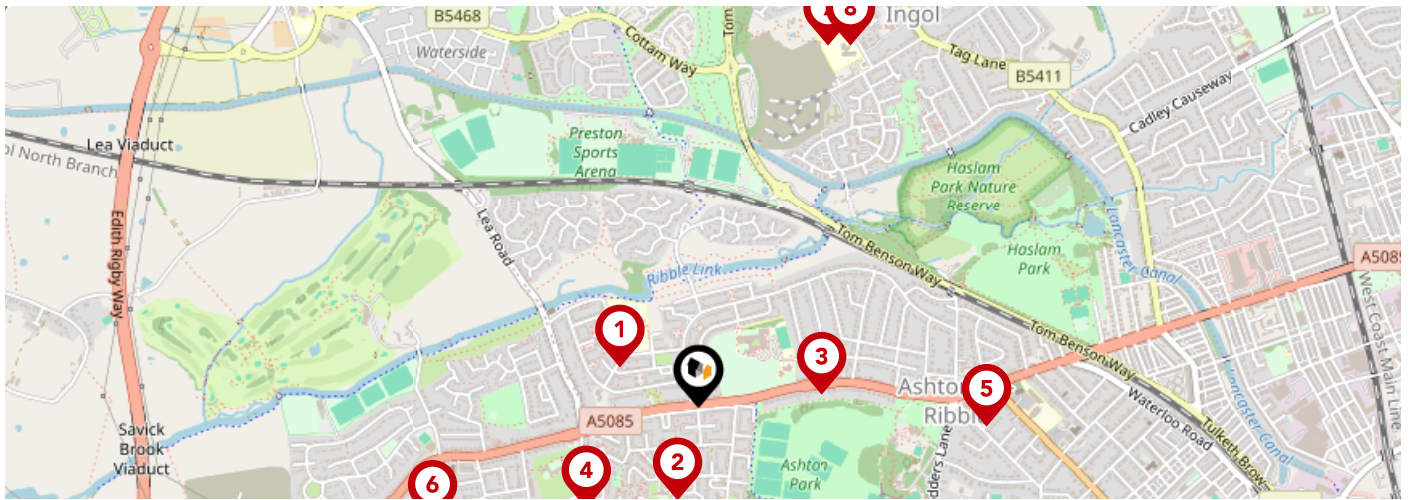
Terraced

**+37.28%**

Flat

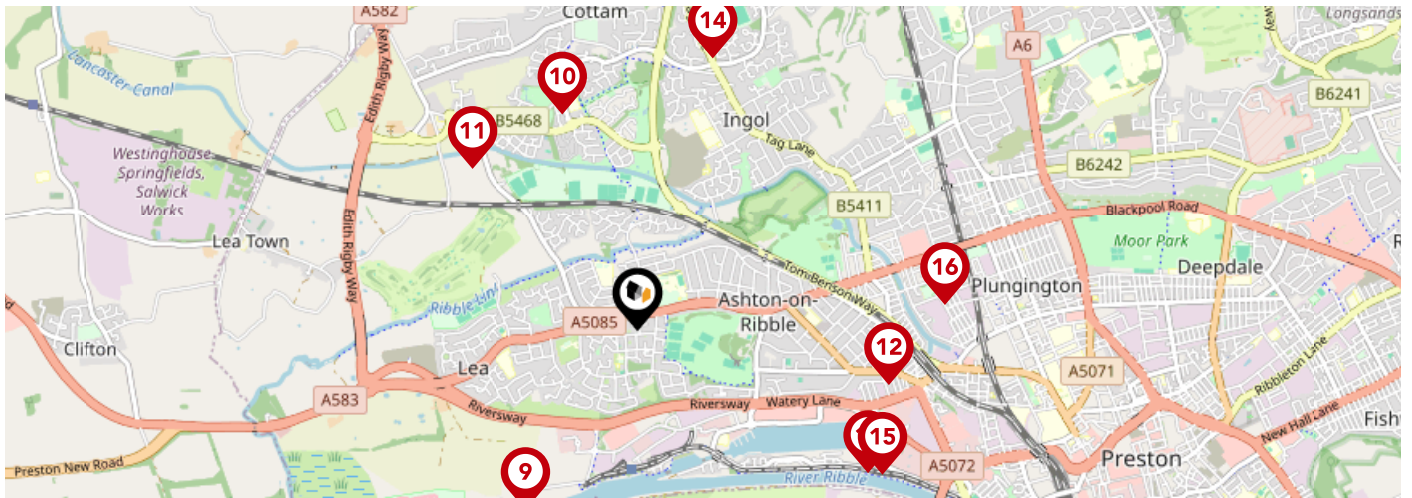
**+22.94%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 203   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

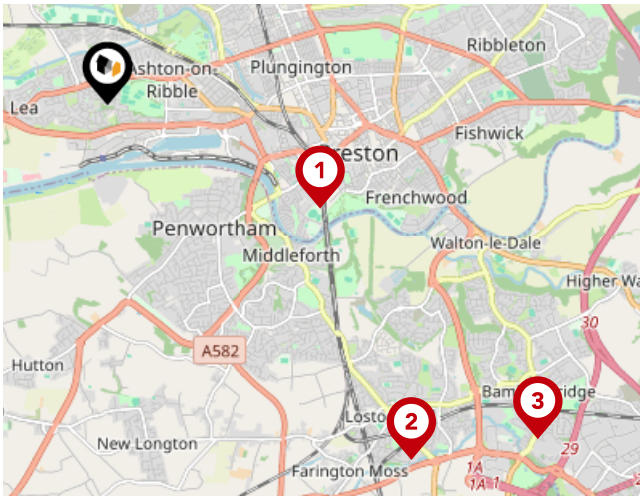
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pool House Community Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 334   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

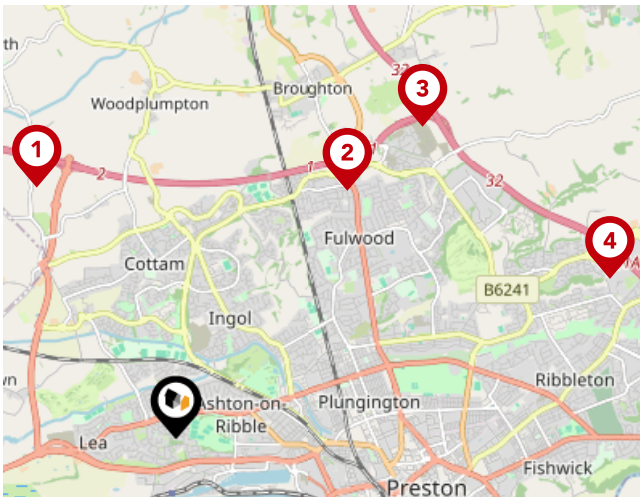
# Area

## Transport (National)



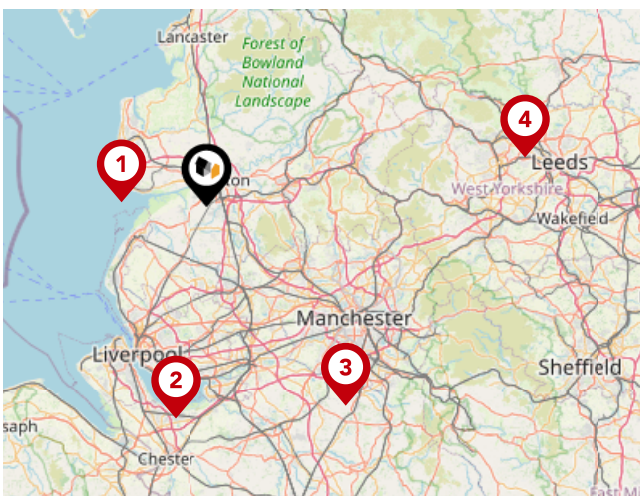
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.08 miles
2	Lostock Hall Rail Station	4.1 miles
3	Bamber Bridge Rail Station	4.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	2.52 miles
2	M55 J1	2.65 miles
3	M6 J32	3.48 miles
4	M6 J31A	4.06 miles
5	M65 J1A	4.99 miles

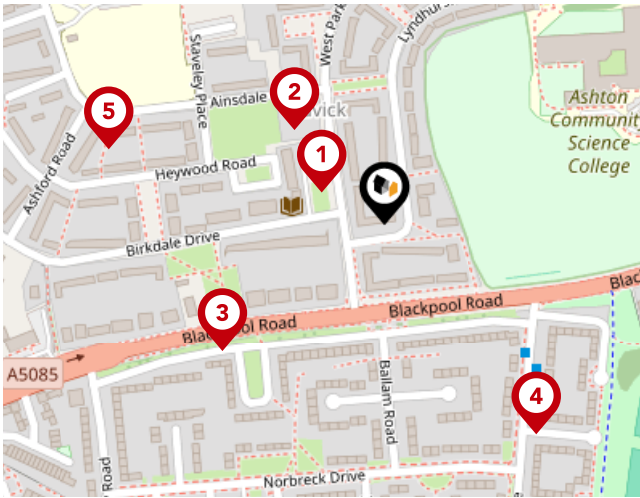


### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	11.81 miles
2	Speke	30.15 miles
3	Manchester Airport	34.36 miles
4	Leeds Bradford Airport	45.16 miles

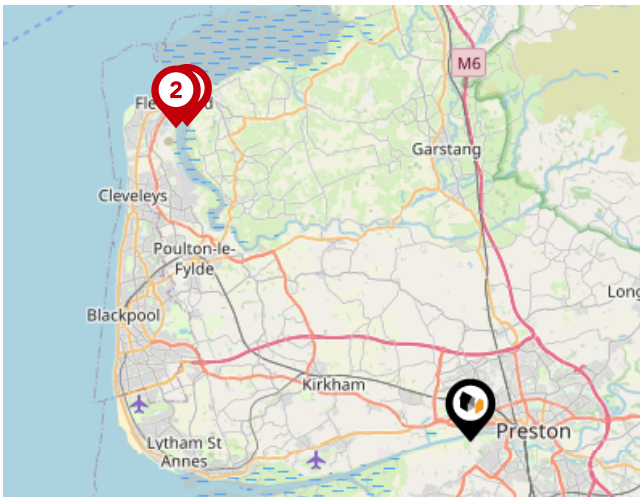
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ainsdale Drive	0.04 miles
2	Staveley Place	0.07 miles
3	Weeton Place	0.11 miles
4	Mythop Place	0.14 miles
5	Ashford Road	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.83 miles
2	Fleetwood for Knott End Ferry Landing	15.04 miles



### 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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