

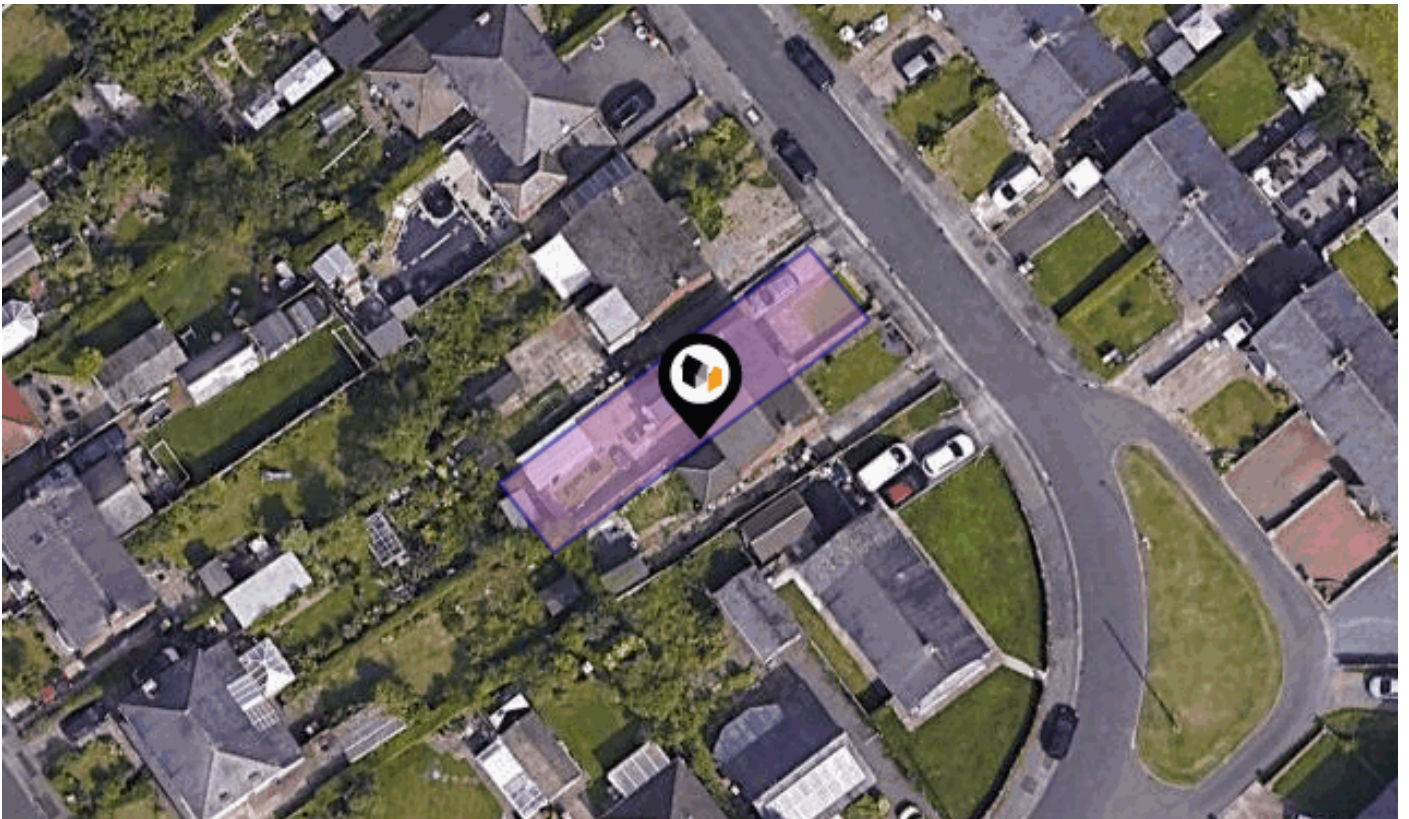


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



MAYFIELD AVENUE, INGOL, PRESTON, PR2

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

This spacious and extended three-bedroom semi-detached home is offered with no chain, making it an excellent opportunity for buyers.

The welcoming living room features a cozy wood-burning stove, perfect for relaxing evenings. The fitted kitchen includes a free standing gas cooker, space for a washing machine, and room for a tall fridge freezer. A bright and airy dining room opens onto the garden, creating a seamless indoor-outdoor flow.

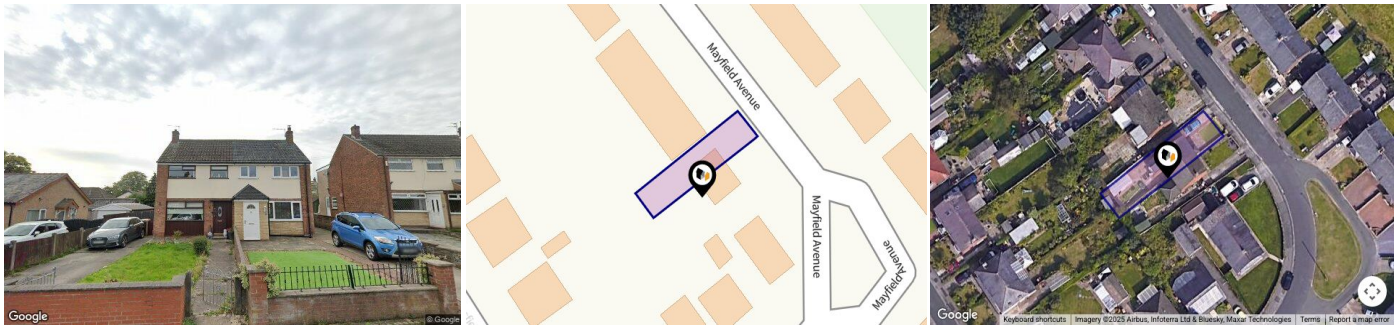
Upstairs, there are three bedrooms-two generous doubles and a well-proportioned single-ideal for a family or home office. The modern three-piece bathroom is stylish and practical.

Outside, the property boasts a private garden, providing a lovely outdoor space for entertaining or unwinding. A garage and driveway offer ample off-road parking and additional storage.

This fantastic home is ready for its next owners to move in and make it their own!

Tenure: Freehold

Council Tax: C



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,203
Title Number:	LA247066

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	74 mb/s	1800 mb/s

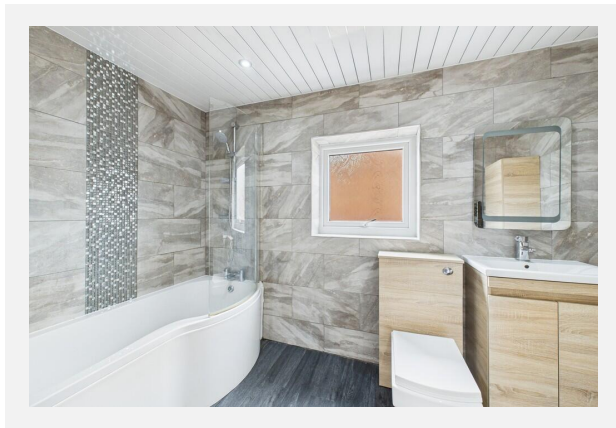
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







MAYFIELD AVENUE, INGOL, PRESTON, PR2



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MAYFIELD AVENUE, INGOL, PRESTON, PR2



Mayfield Avenue, Ingol, PR2

Energy rating

D

Valid until 07.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

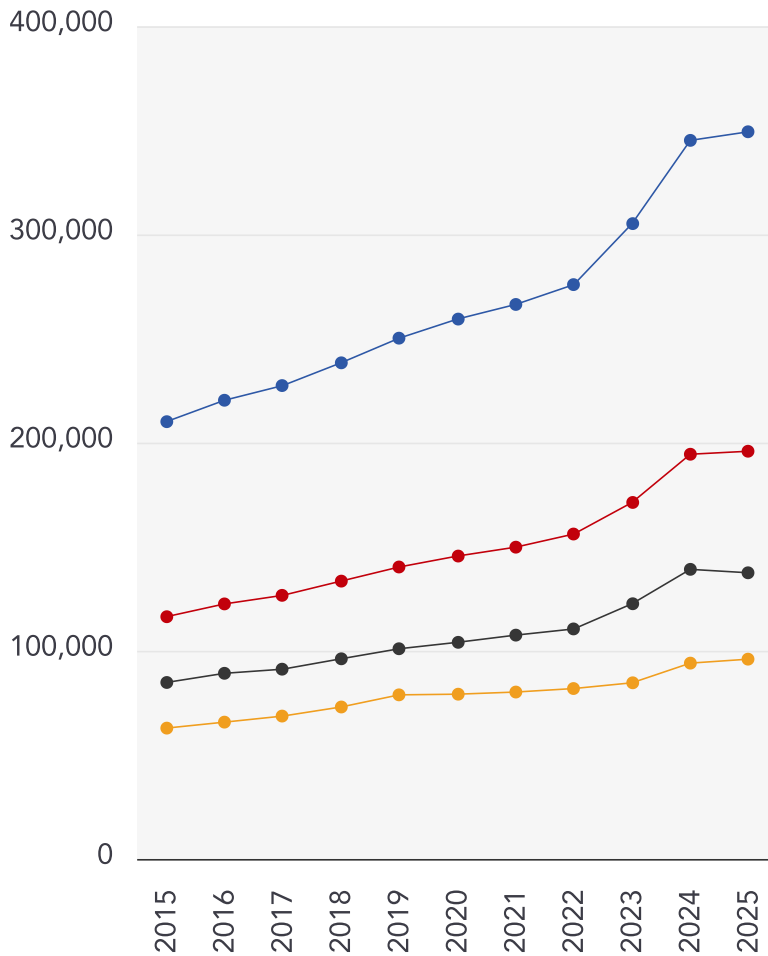
Additional EPC Data

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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

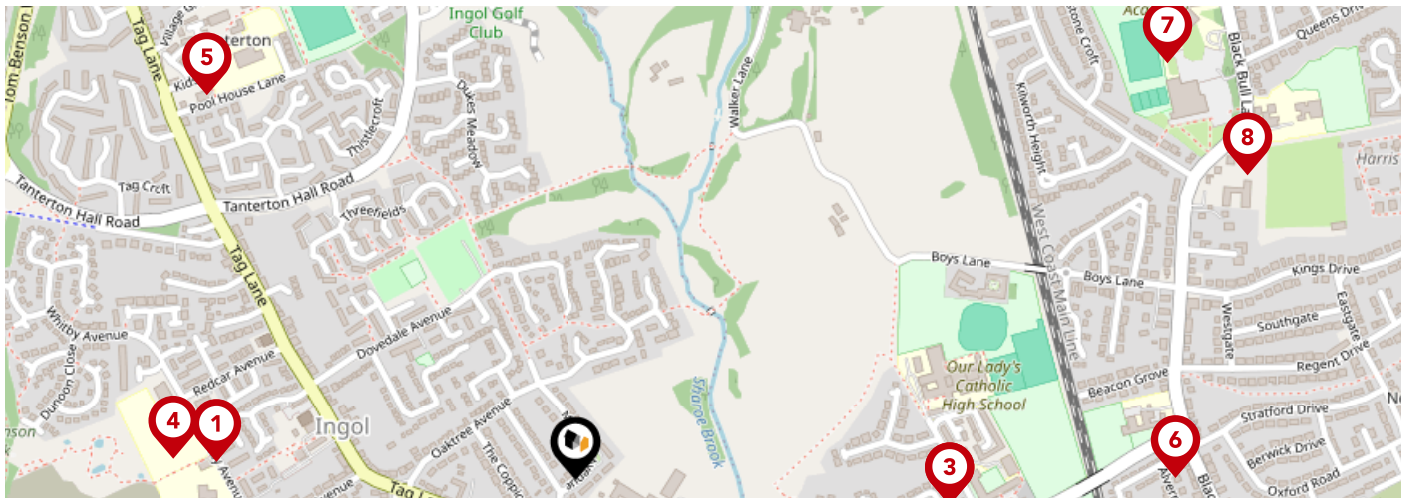
Terraced

+62.15%

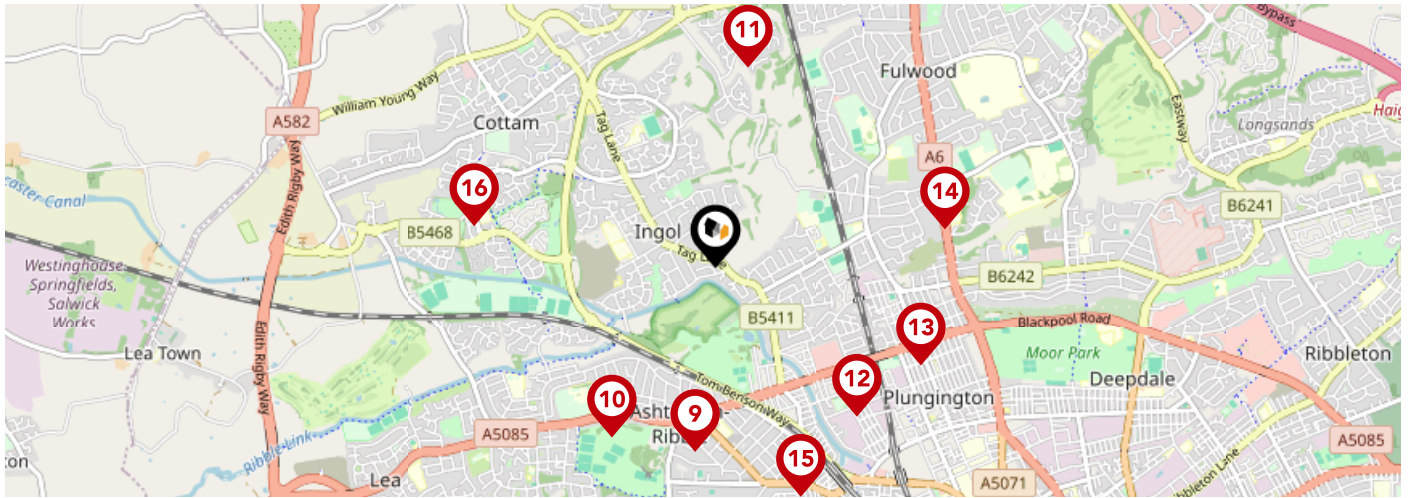
Flat








+52.7%

Area Schools



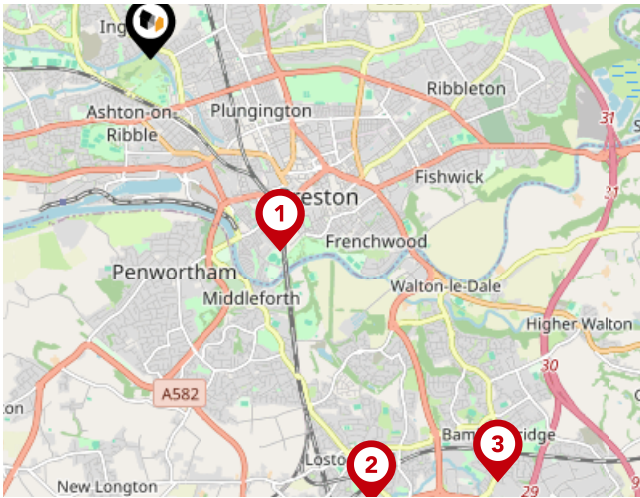
	Nursery	Primary	Secondary	College	Private
Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.44	<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: 179 Distance:0.58	<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:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

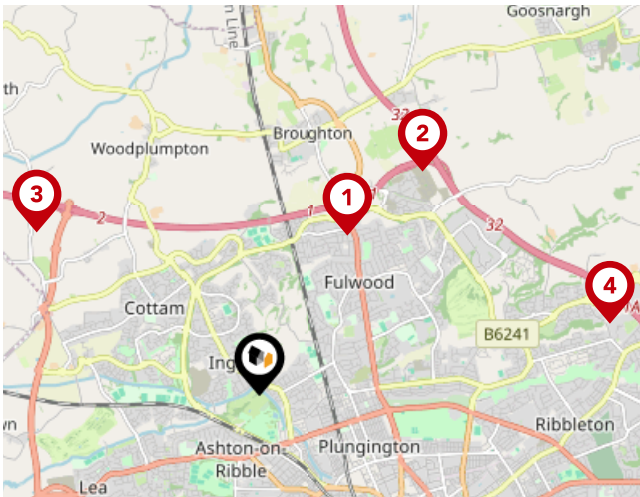
Area

Transport (National)



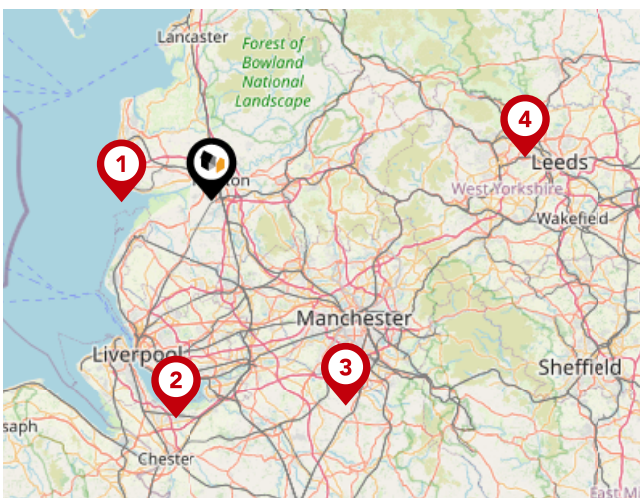
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.03 miles
2	Lostock Hall Rail Station	4.35 miles
3	Bamber Bridge Rail Station	4.81 miles



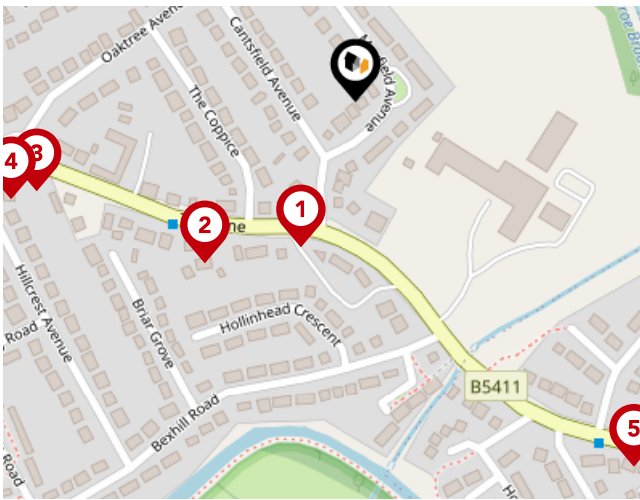
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.61 miles
2	M6 J32	2.43 miles
3	M55 J2	2.41 miles
4	M6 J31A	3.15 miles
5	M65 J1A	5.15 miles



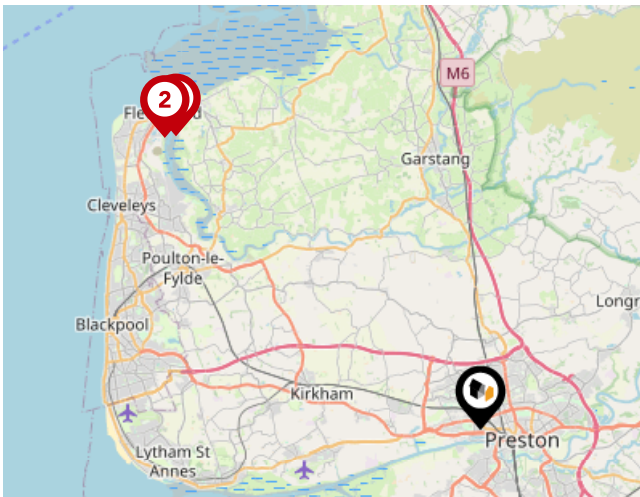
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.52 miles
2	Speke	31.02 miles
3	Manchester Airport	34.59 miles
4	Leeds Bradford Airport	44.33 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mayfield Ave	0.09 miles
2	The Coppice	0.12 miles
3	Oaktree Ave	0.18 miles
4	Hillcrest Avenue	0.2 miles
5	Cadley Causeway	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.78 miles
2	Fleetwood for Knott End Ferry Landing	15.01 miles



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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