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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th April 2026



PROSPECT PLACE, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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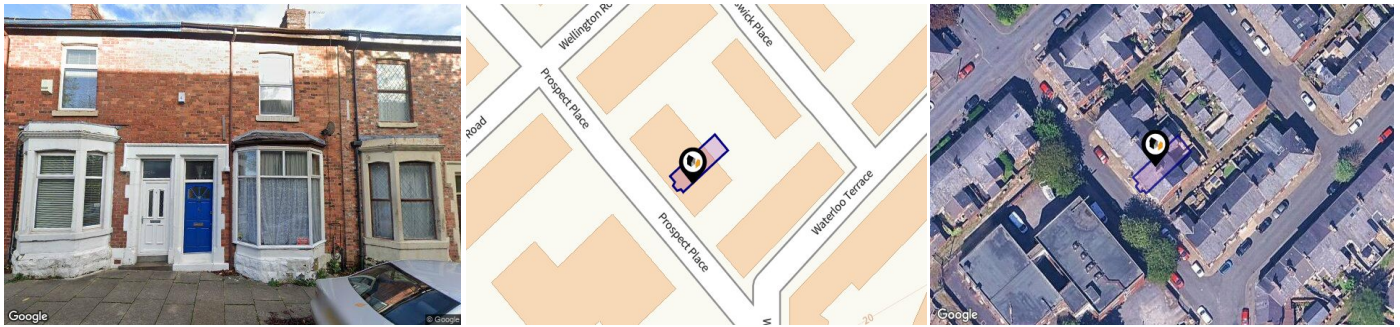


Introduction

Our Comments

* Ready TO Move Into * 2 Bed Mid Terrace Property * Great Location

This well-presented mid-terrace property offers spacious accommodation throughout, featuring two generously sized double bedrooms and a range of recent improvements that make it ready to move straight into. The home has been tastefully updated, benefitting from fresh décor, re-plastering, and new carpets throughout, creating a clean and modern feel from the moment you step inside. The property is entered via a vestibule which leads into a welcoming hallway, setting the tone for the rest of the home. To the ground floor, there are two versatile reception rooms, ideal for use as a lounge and dining area, providing ample space for both relaxing and entertaining. To the rear, the updated kitchen offers a practical and stylish space, complete with a selection of integrated appliances and useful under-stair storage. Upstairs, the property continues to impress with two double bedrooms. The principal bedroom is particularly spacious and features an attractive fireplace, adding character and charm. The second bedroom is also a comfortable double, making the property ideal for a range of buyers including first-time purchasers, small families, or those looking to downsize. The bathroom is notably generous in size and is fitted with a corner bathtub as well as a separate shower cubicle. The shower has recently been replaced, while the remaining fittings are in good condition and well maintained. Externally, the property benefits from a good-sized rear yard which is neatly presented and provides a pleasant outdoor space for seating or low-maintenance gardening. On-street parking is available to the front of the property.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,717		
Title Number:	LA119242		

Local Area

Local Authority:	Lancashire
Conservation Area:	Ashton Conservation Area

Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s

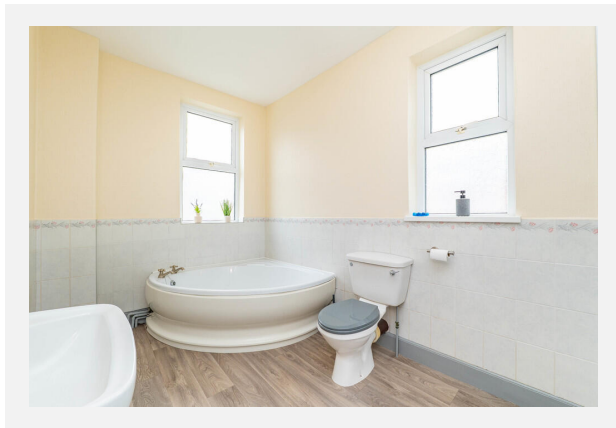
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Ashton-On-Ribble, PR2

Energy rating
D

Valid until 20.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

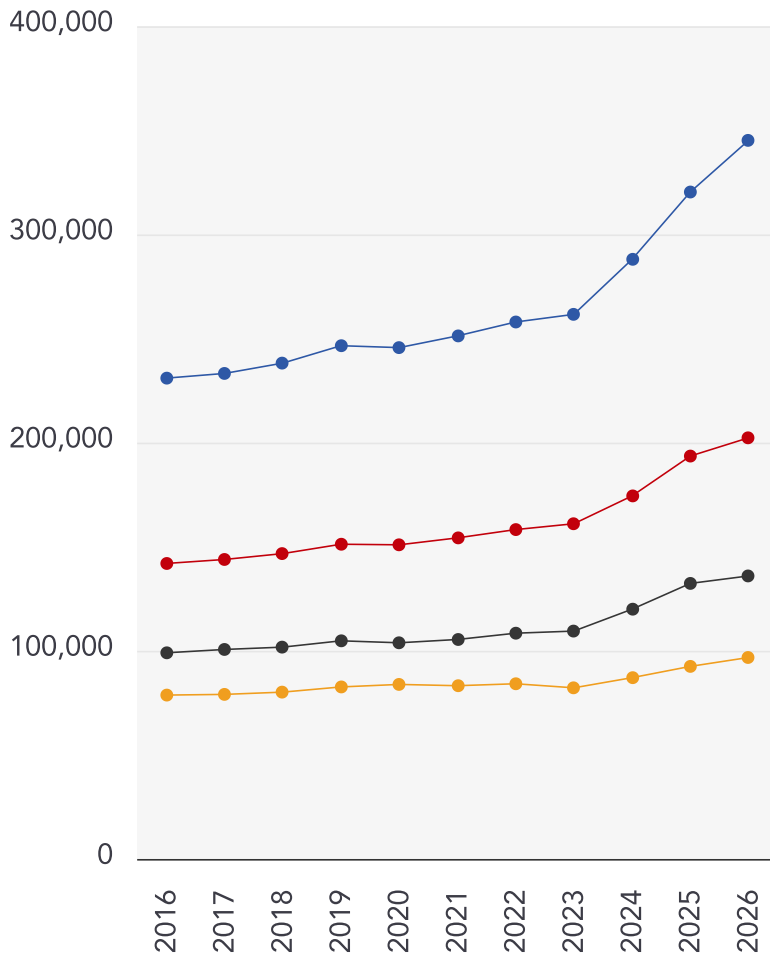
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 45% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

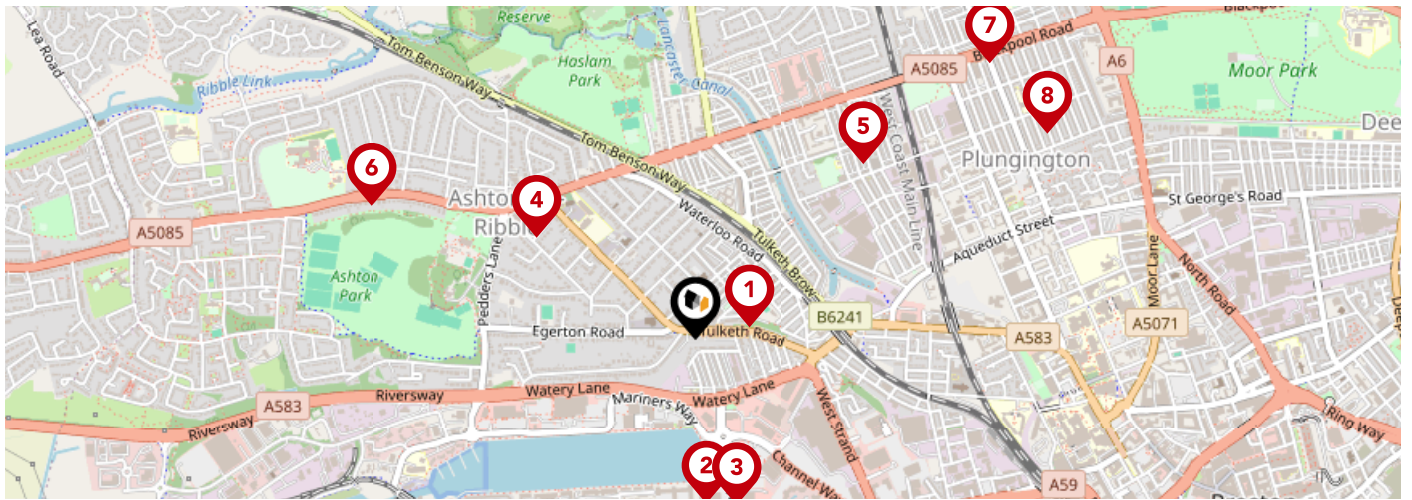
Terraced

+37.28%

Flat

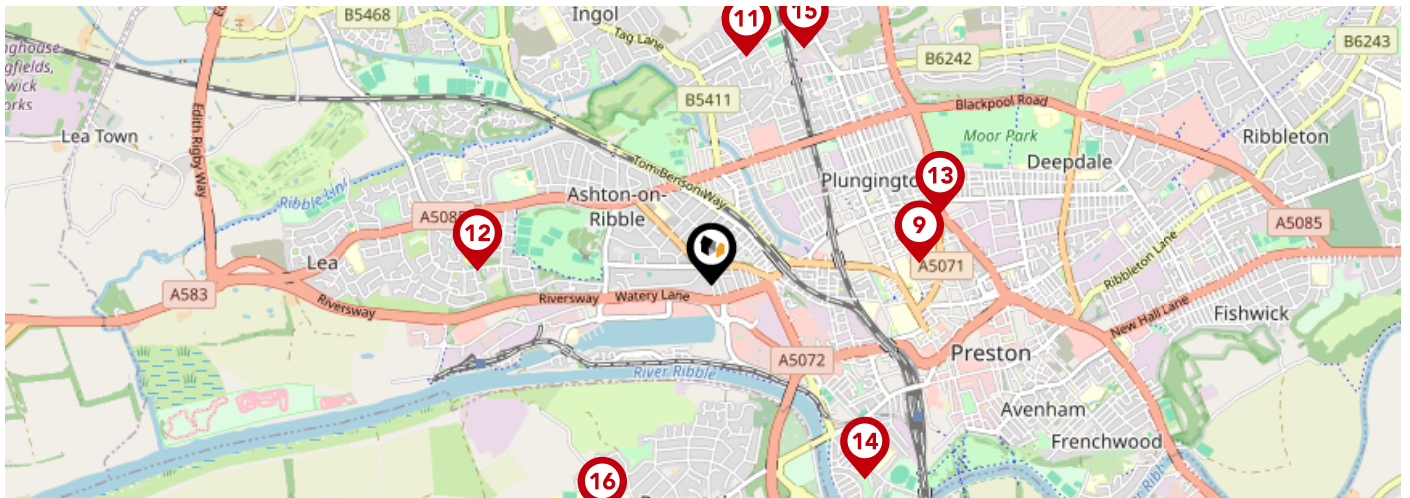
+22.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.92	<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:1.02	<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:1.02	<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:1.03	<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:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.08	<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"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

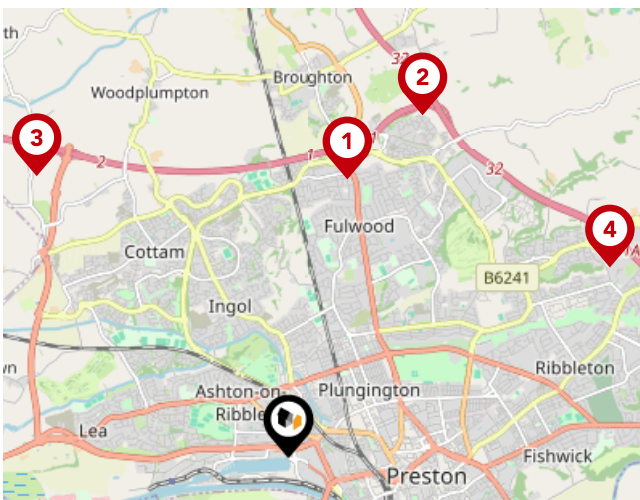
Area

Transport (National)



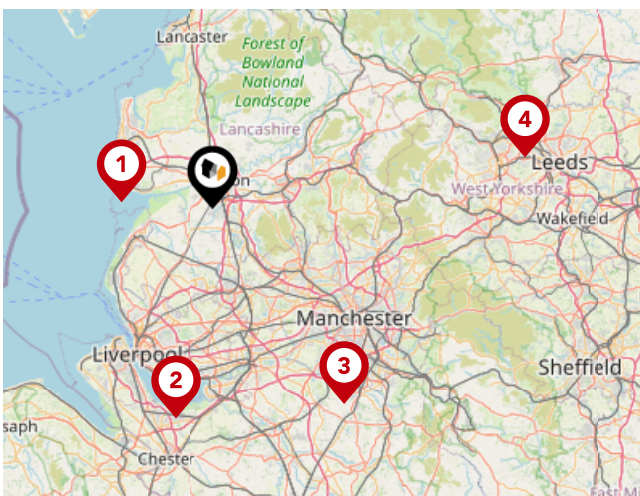
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.1 miles
2	Preston Rail Station	1.14 miles
3	Lostock Hall Rail Station	3.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.51 miles
2	M6 J32	3.22 miles
3	M55 J2	3.31 miles
4	M6 J31A	3.29 miles
5	M65 J1A	4.15 miles

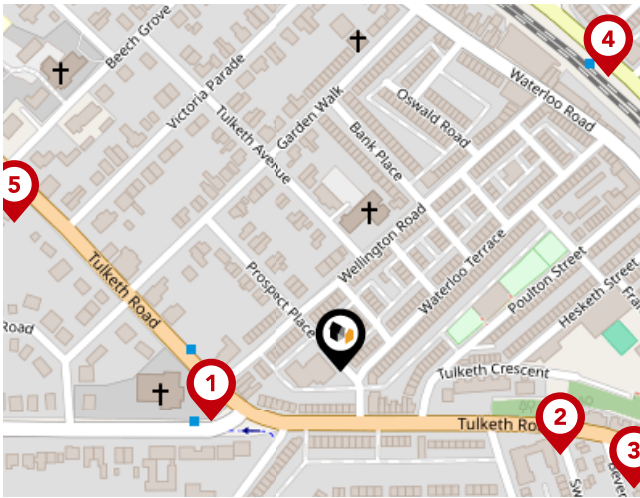


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.8 miles
2	Speke	30.04 miles
3	Manchester Airport	33.15 miles
4	Leeds Bradford Airport	44.24 miles

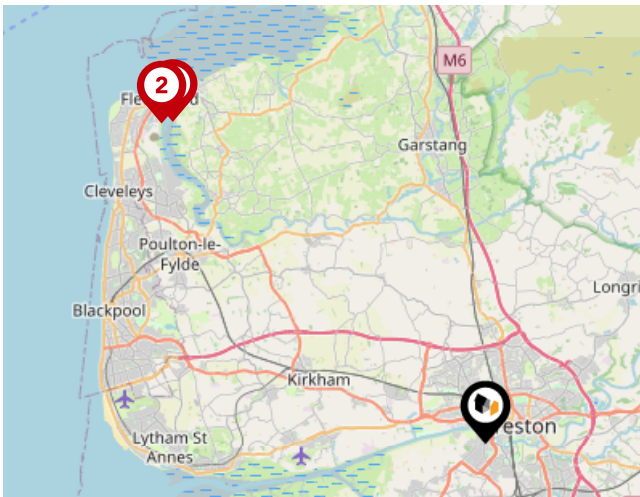
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Michaels Church	0.08 miles
2	Swansea Street	0.13 miles
3	Hull Street	0.17 miles
4	Fazackerley Street	0.22 miles
5	Winmarleigh Road	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.7 miles
2	Fleetwood for Knott End Ferry Landing	15.91 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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