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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



DRAKES CROFT, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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

01772 746100

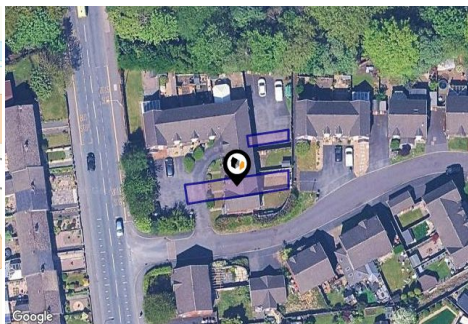
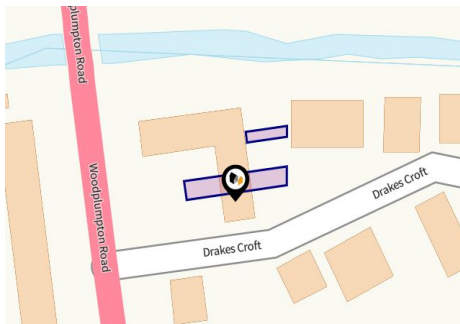
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www.roberts-estates.co.uk



* Quiet Cul-de-Sac Location * Ideal First-Time Buy or Investment Opportunity * 2 Bedrooms

Situated in a peaceful cul-de-sac setting, this attractive garden-fronted mid-terrace property offers well-presented accommodation, a pleasant rear garden, and off-road parking, making it an excellent choice for first-time buyers, investors, or those looking to downsize. A pathway leads through the front garden to the entrance door. Upon entering, you are welcomed into a hallway and then to a compact yet practical fitted kitchen positioned at the front of the property. The kitchen is equipped with an electric oven and gas hob, together with space and plumbing for a washing machine and room for a tall freestanding fridge freezer, providing everything needed for day-to-day convenience. To the rear is a spacious living and dining room, offering a comfortable and versatile living space. Featuring a charming gas fire as its focal point, the room provides ample space for both lounge furniture and a dining table and chairs. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to flow through and creating an excellent connection between the indoor and outdoor spaces. The first floor comprises two well-proportioned bedrooms, including a generous double bedroom and a good-sized single bedroom, ideal as a child's room, guest room, or home office. The accommodation is completed by a three-piece bathroom suite. Externally, the property benefits from a pleasant rear garden, mainly laid to lawn with a raised planted border, providing an attractive outdoor space for relaxing, gardening, or entertaining during the warmer months. The property also benefits from off-road parking, a valuable feature in this popular residential location. Conveniently positioned close to Haslam Park, the property enjoys easy access to local amenities, schools, transport links, and Preston city centre, making it ideal for commuters and families alike. This well-located home combines comfortable living accommodation, outdoor space, and excellent convenience, representing a fantastic opportunity for both owner-occupiers and investors.



Property

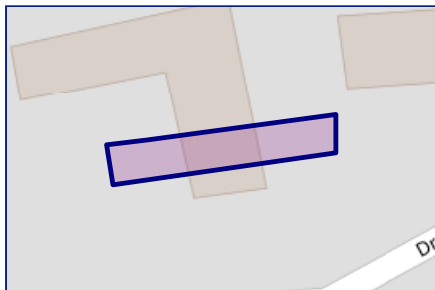
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.04 acres		
Year Built :	1997		
Council Tax :	Band B		
Annual Estimate:	£2,003		
Title Number:	LA829440		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Low	13 mb/s	70 mb/s	10000 mb/s
• Surface Water	Low			

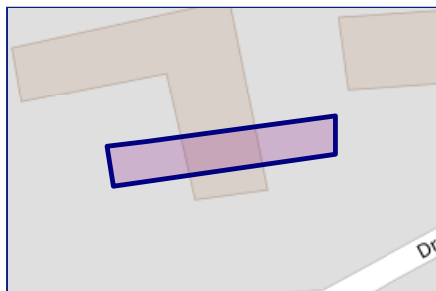
Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media

Freehold Title Plan



LA829440

Leasehold Title Plan



LA804961

Start Date:	31/07/1997
End Date:	01/01/2996
Lease Term:	999 years from 1 January 1997
Term Remaining:	970 years



DRAKES CROFT, ASHTON-ON-RIBBLE, PRESTON, PR2

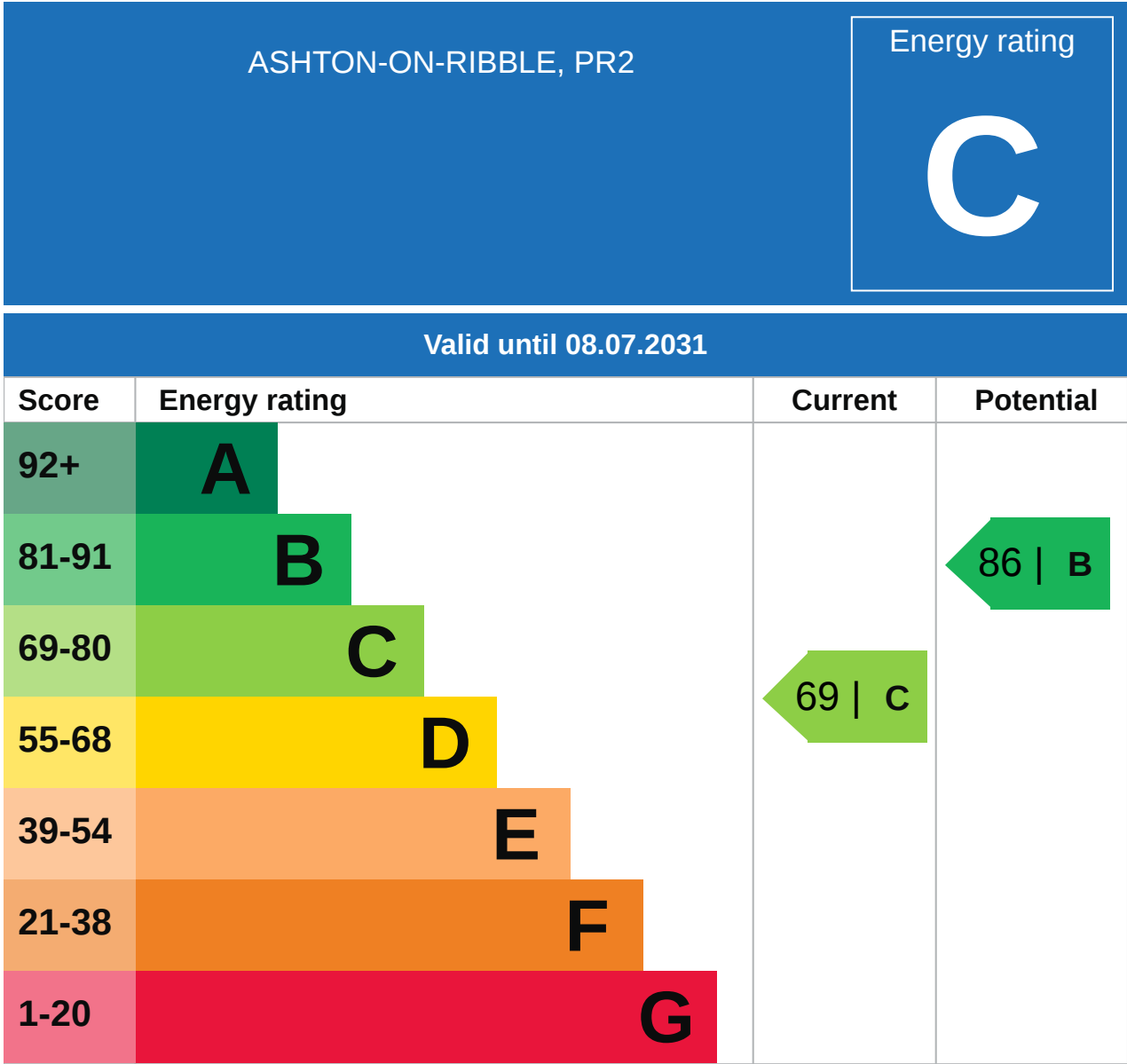


DRAKES CROFT, ASHTON-ON-RIBBLE, PRESTON, PR2



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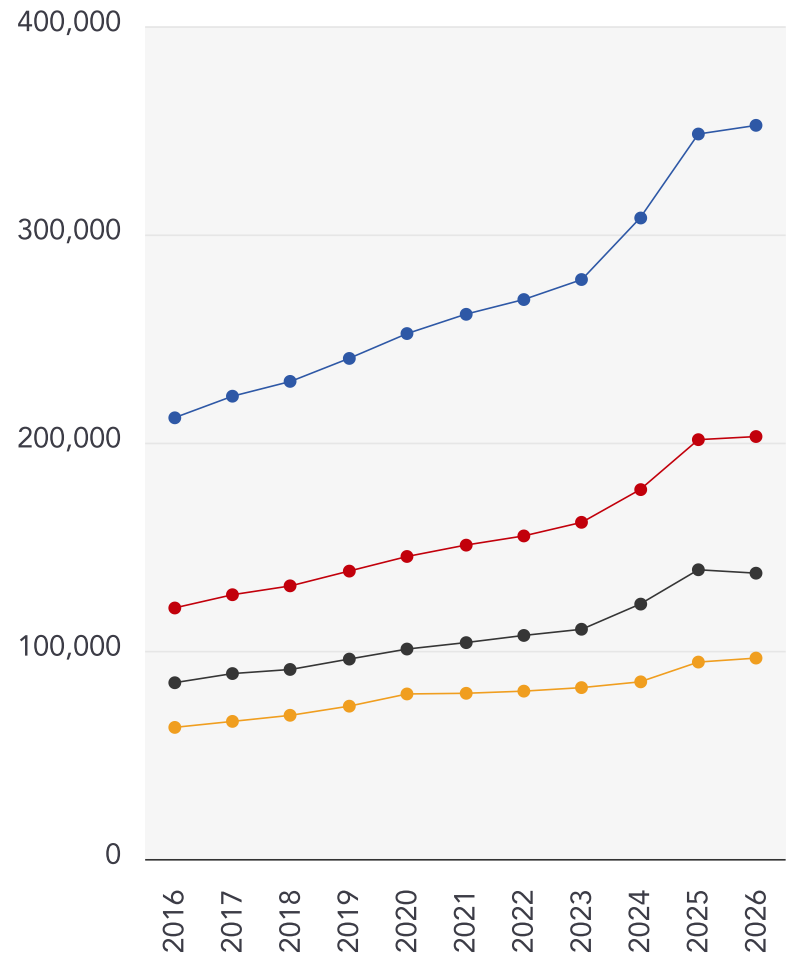
Additional EPC Data

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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

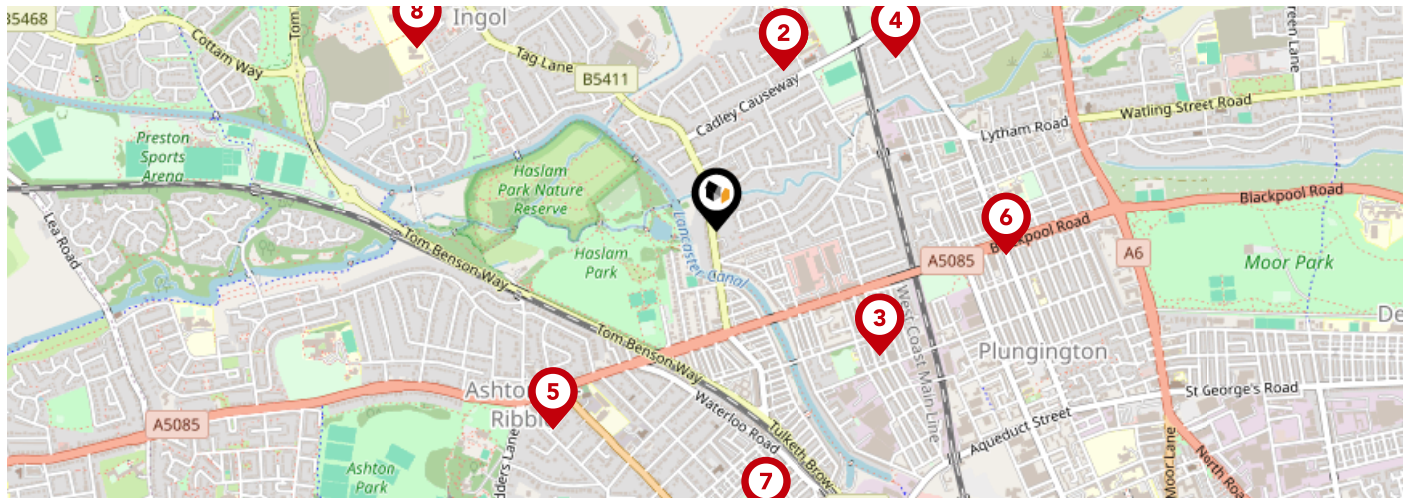
+68.31%

Terraced

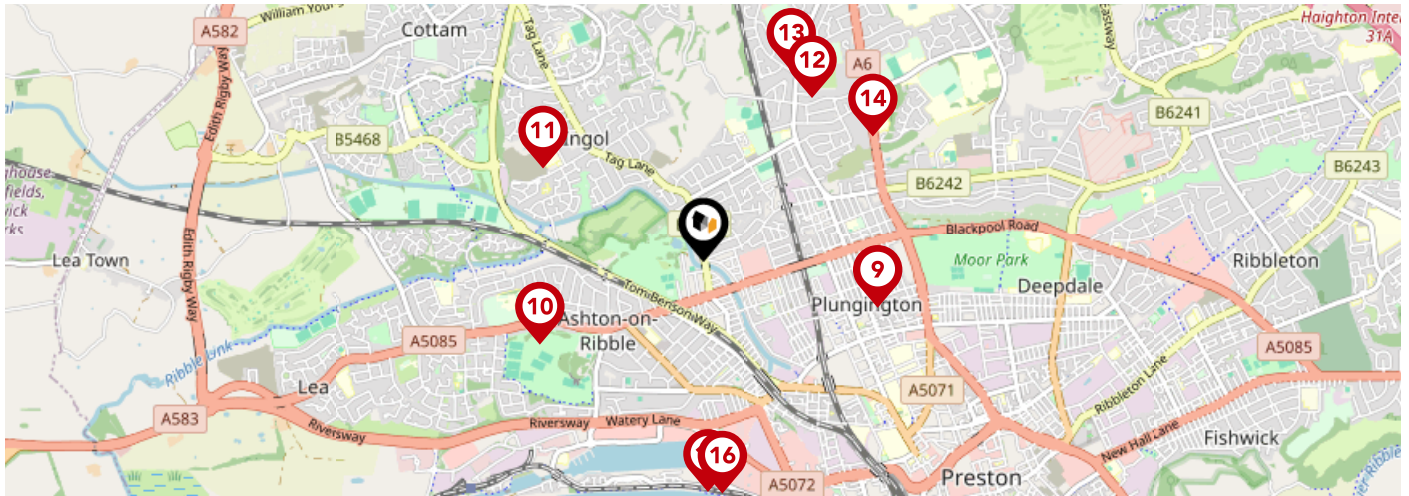
+62.15%

Flat

+52.7%



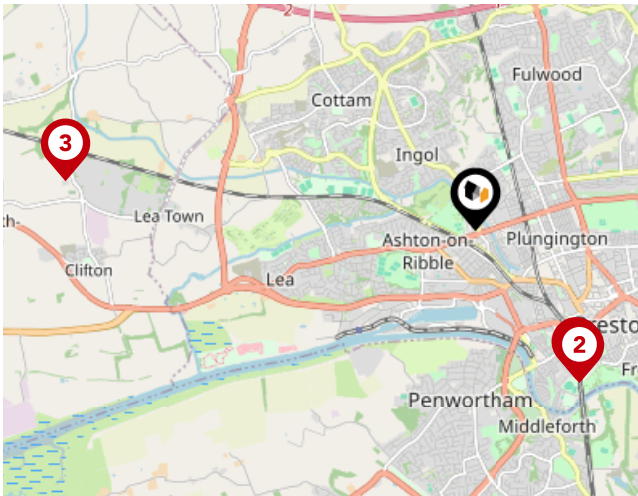
		Nursery	Primary	Secondary	College	Private
1	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.38	☐	☒	☐	☐	☐
2	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.38	☐	☐	☒	☐	☐
3	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.45	☐	☒	☐	☐	☐
4	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.55	☐	☒	☐	☐	☐
5	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.56	☐	☒	☐	☐	☐
6	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.64	☐	☐	☒	☐	☐
7	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.64	☐	☒	☐	☐	☐
8	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.77	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.79	☐	☒	☐	☐	☐
	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.81	☐	☐	☒	☐	☐
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.81	☐	☒	☐	☐	☐
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.86	☐	☒	☐	☐	☐
	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.92	☐	☐	☒	☐	☐
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.92	☐	☒	☐	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.02	☐	☐	☒	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.02	☐	☐	☒	☐	☐

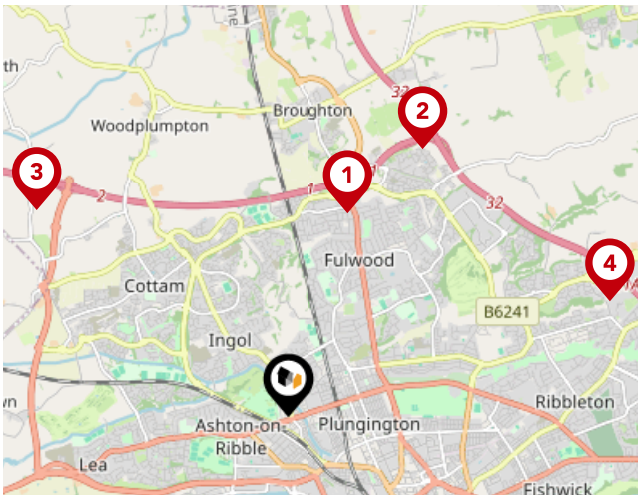
Area

Transport (National)



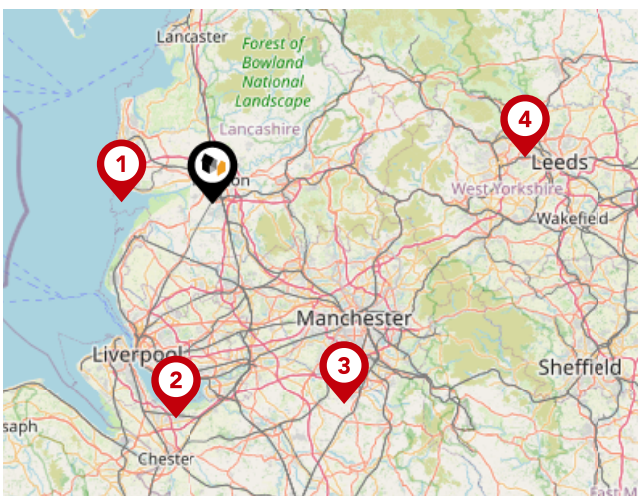
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.57 miles
2	Preston Rail Station	1.61 miles
3	Salwick Rail Station	3.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.86 miles
2	M6 J32	2.62 miles
3	M55 J2	2.85 miles
4	M6 J31A	3 miles
5	M65 J1A	4.69 miles

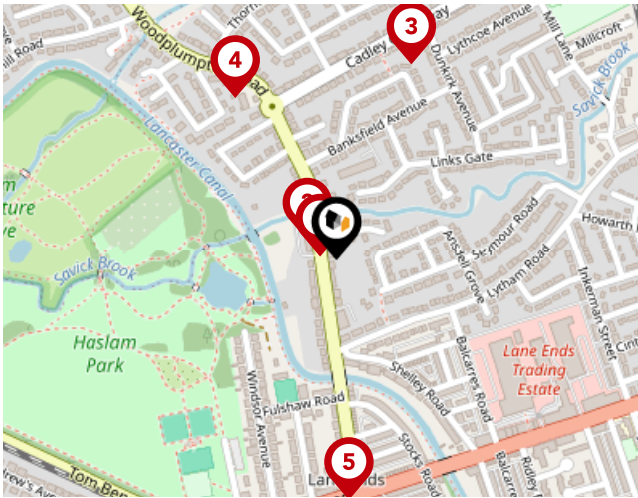


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.78 miles
2	Speke	30.69 miles
3	Manchester Airport	33.69 miles
4	Leeds Bradford Airport	44.12 miles

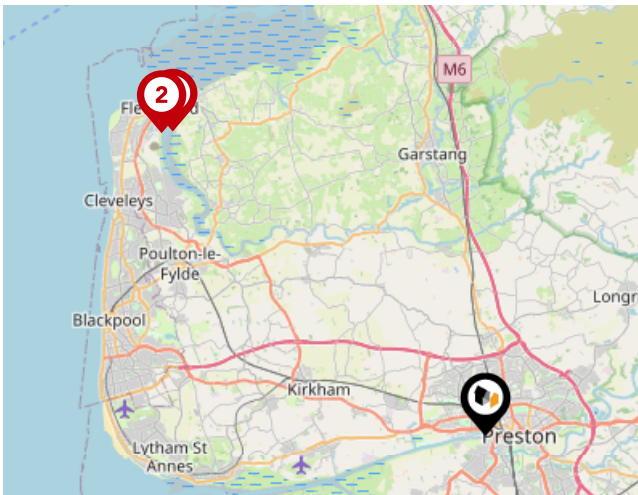
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Drakes Croft	0.02 miles
	Drakes Croft	0.04 miles
	Dunkirk Avenue	0.23 miles
	Cadley Causeway	0.21 miles
	Lane Ends	0.26 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.24 miles
	Fleetwood for Knott End Ferry Landing	15.46 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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