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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



STOCKS ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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The Property Ombudsman

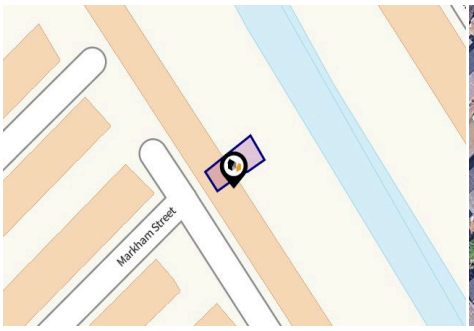
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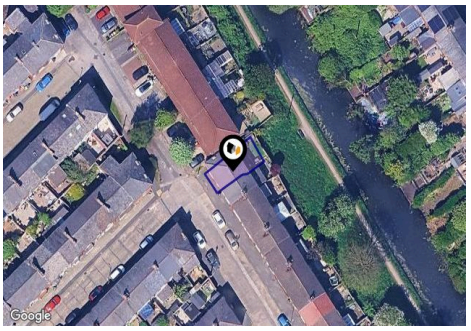
Introduction
Our Comments

* 3-Bedroom End-Terraced Home with Canal-Side Setting * On Street Parking | Enclosed Rear Garden | Popular Ashton-on-Ribble Location
Situated along Stocks Road in the ever-popular area of Ashton-on-Ribble, this appealing three-bedroom end-terraced property enjoys a particularly attractive position backing directly onto the canal towpath. Offering comfortable accommodation, a well-equipped dining kitchen and a lovely outdoor space, the property combines everyday practicality with a setting that is a little bit special.The accommodation begins with an entrance hallway leading through to the main living areas. The living room provides a welcoming place to relax, with a feature wood-burning stove creating an attractive focal point and adding a cosy feel to the space.To the rear, the fitted dining kitchen offers plenty of room for both cooking and dining. There is a good range of wall and base units, complemented by practical work surfaces, along with space for an American-style fridge freezer and plumbing for both a washing machine and dishwasher. Integrated appliances include a double electric oven and gas hob. An under-stairs storage cupboard provides additional useful space, with room for a tumble dryer.Upstairs, the property continues to impress with three well-proportioned bedrooms, served by a family bathroom fitted with a three-piece suite comprising a bath with shower over, WC and pedestal wash basin.Outside, the rear garden is a real highlight. Backing directly onto the canal towpath, it enjoys a lovely outlook and offers a wonderful opportunity to make the most of the surrounding waterside setting. The garden has been designed for ease of maintenance, featuring a raised decked seating area and artificial lawn, making it a pleasant spot to sit out and enjoy the surroundings.The property also benefits from off-road parking to the front.An appealing home in a popular residential location, offering three bedrooms, practical living space and the added attraction of a canal-side garden. Ideally suited to first-time buyers, couples, families or investors, this is a property that deserves a closer look.

Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	839 ft^2 / 78 m^2		
Plot Area:	0.02 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,717		
Title Number:	LA81073		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

79 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

















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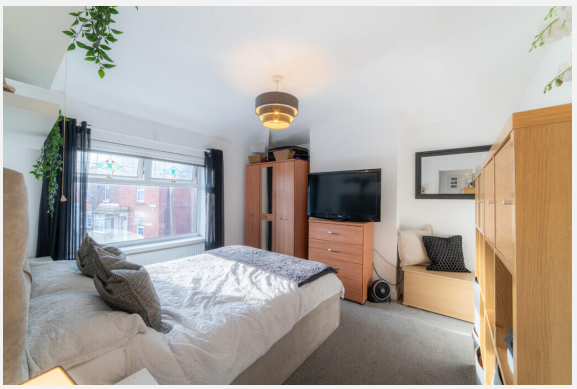














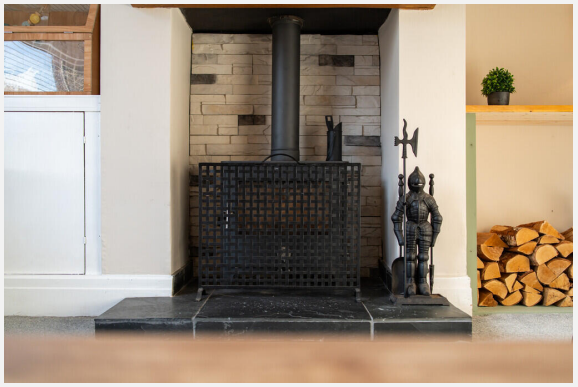


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Gallery
Photos









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Floor 1

Approximate total area(1)
32.9 m²
354 ft²

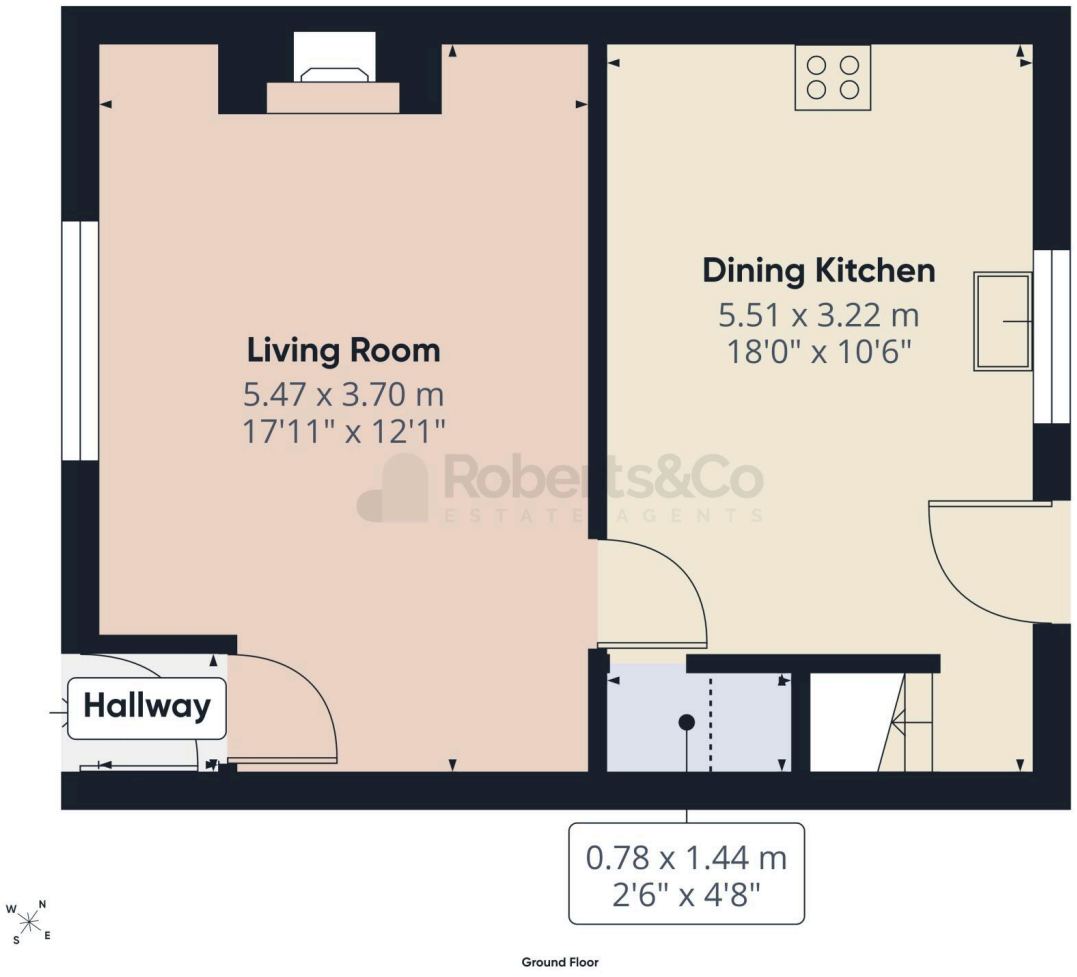
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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STOCKS ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2



Approximate total area(1)
35.9 m²
387 ft²

Reduced headroom
0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

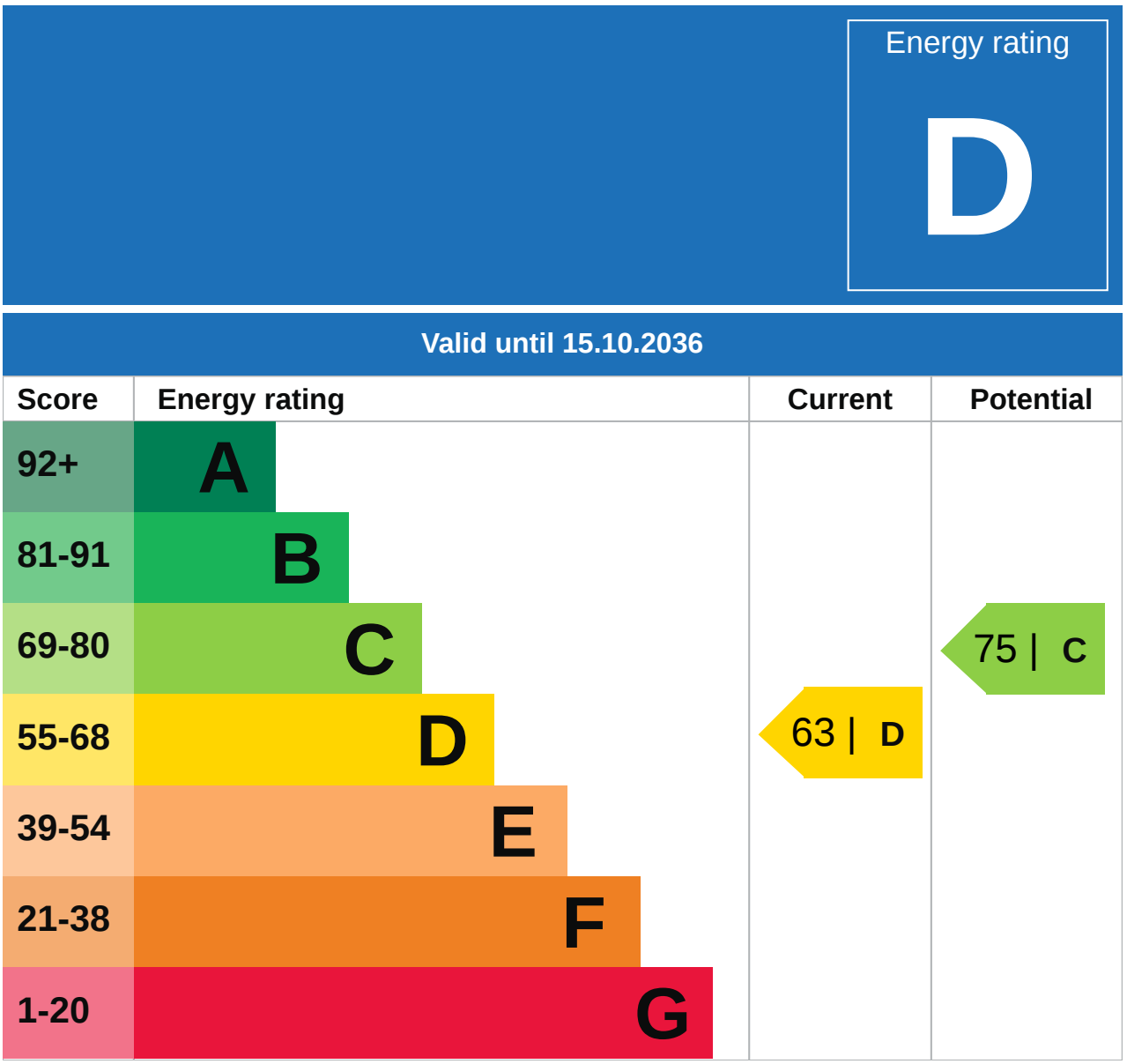
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Gallery
Floorplan

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EPC - Additional Data

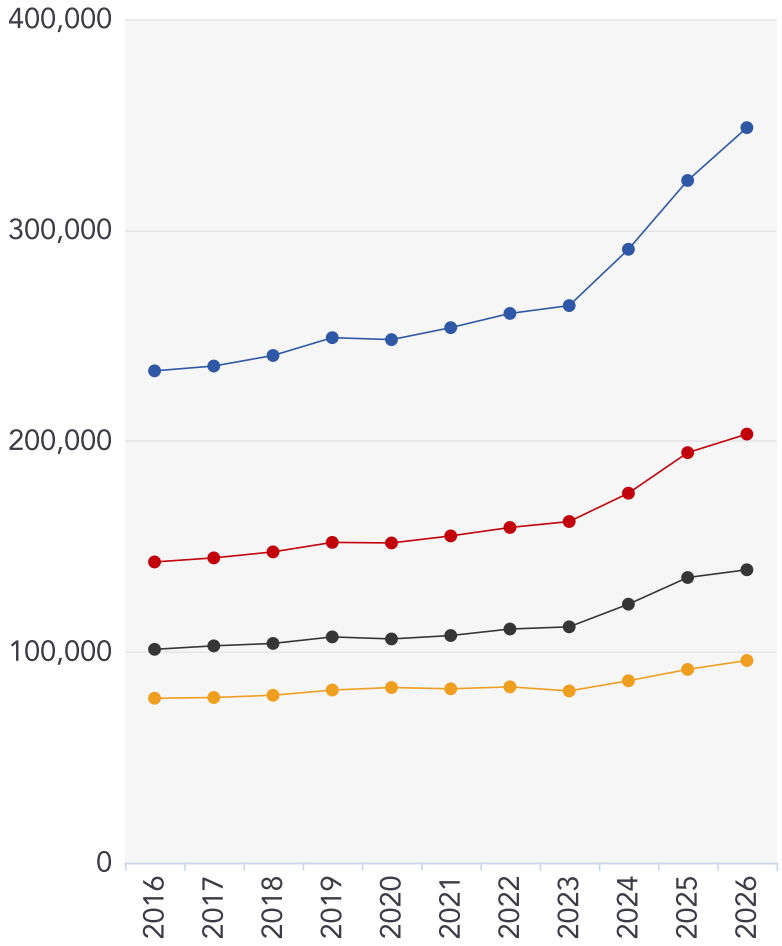
Additional EPC Data

Property Type:	End-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m^2

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Market
House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

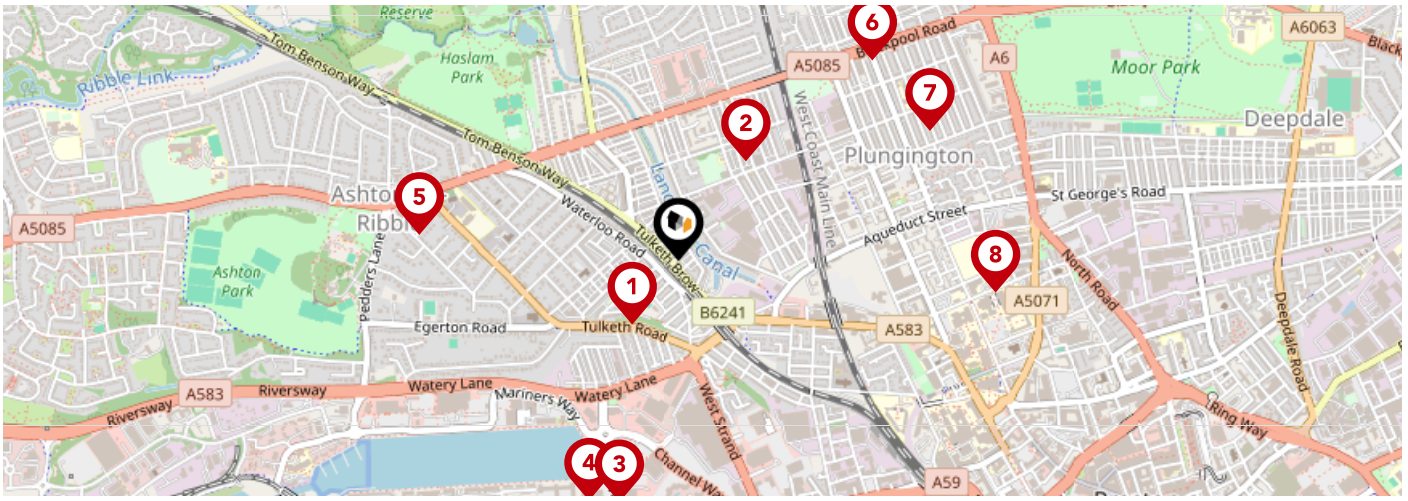
+37.28%

Flat

+22.94%

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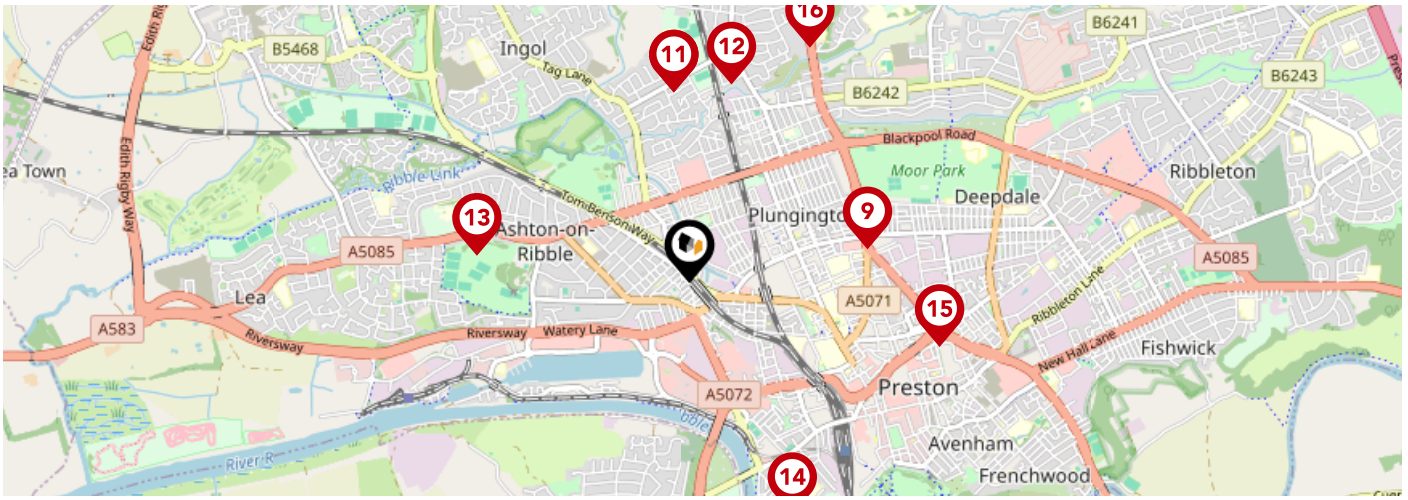
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:0.17	☐	☑	☐	☐	☐
2	The Roebuck School Ofsted Rating: Good | Pupils: 334 | Distance:0.26	☐	☑	☐	☐	☐
3	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.55	☐	☐	☑	☐	☐
4	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.56	☐	☐	☑	☐	☐
5	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 425 | Distance:0.57	☐	☑	☐	☐	☐
6	Moorbrook School Ofsted Rating: Good | Pupils: 57 | Distance:0.61	☐	☐	☑	☐	☐
7	Eldon Primary School Ofsted Rating: Outstanding | Pupils: 257 | Distance:0.62	☐	☑	☐	☐	☐
8	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good | Pupils: 237 | Distance:0.7	☐	☑	☐	☐	☐

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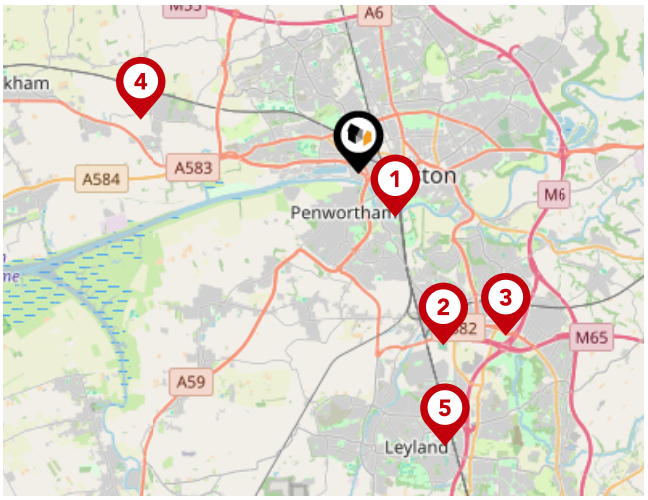
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Abrar Academy Ofsted Rating: Not Rated | Pupils: 83 | Distance:0.8	☐	☐	☑	☐	☐
10 St Anthony's Catholic Primary School Ofsted Rating: Good | Pupils: 319 | Distance:0.84	☐	☑	☐	☐	☐
11 Our Lady's Catholic High School Ofsted Rating: Good | Pupils: 895 | Distance:0.84	☐	☐	☑	☐	☐
12 Fulwood and Cadley Primary School Ofsted Rating: Good | Pupils: 315 | Distance:0.89	☐	☑	☐	☐	☐
13 Ashton Community Science College Ofsted Rating: Good | Pupils: 854 | Distance:0.94	☐	☐	☑	☐	☐
14 St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.11	☐	☑	☐	☐	☐
15 St Ignatius' Catholic Primary School Ofsted Rating: Good | Pupils: 198 | Distance:1.13	☐	☑	☐	☐	☐
16 St Pius X Preparatory School Ofsted Rating: Not Rated | Pupils: 115 | Distance:1.16	☐	☑	☐	☐	☐

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Area
Transport (National)



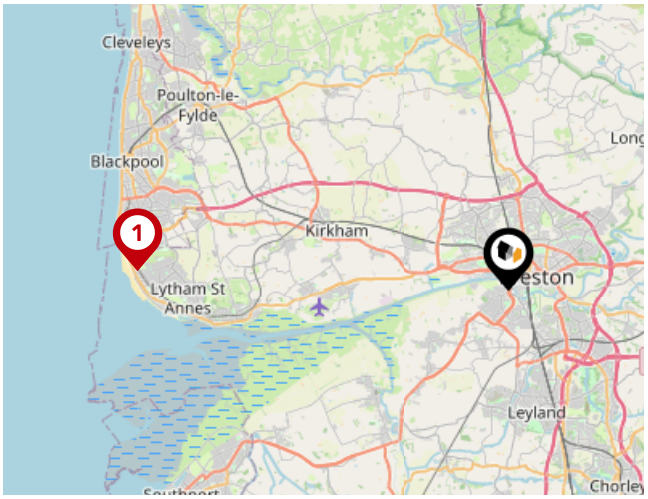
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.99 miles
2	Lostock Hall Rail Station	3.36 miles
3	Bamber Bridge Rail Station	3.83 miles
4	Salwick Rail Station	3.92 miles
5	Leyland Rail Station	5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.29 miles
2	M6 J32	2.98 miles
3	M6 J31A	3 miles
4	M6 J30	3.57 miles
5	M6 J31	3.59 miles

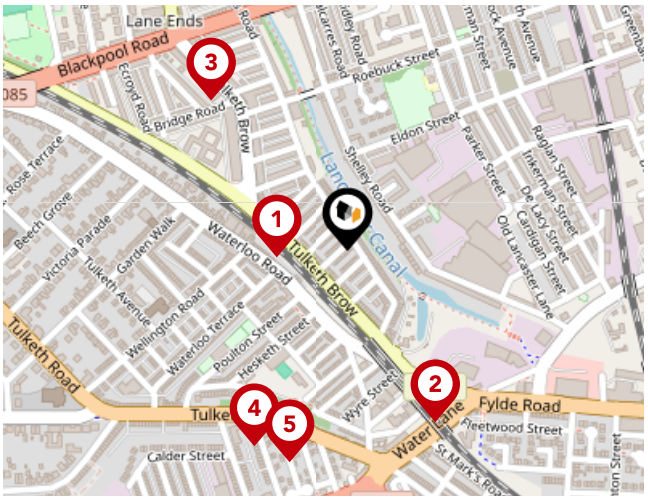


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.99 miles

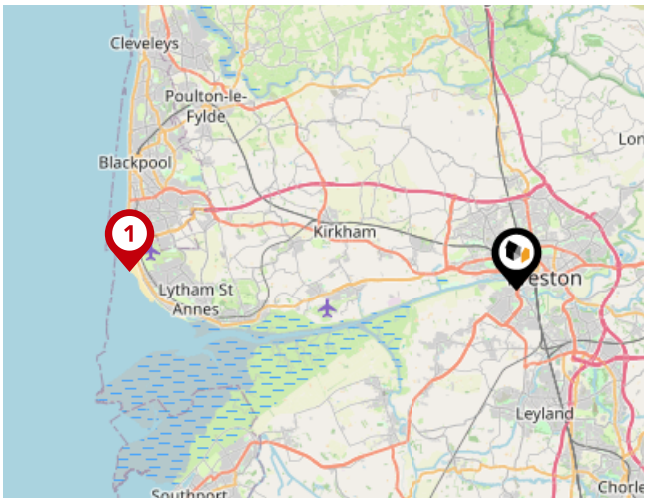
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Area
Transport (Local)



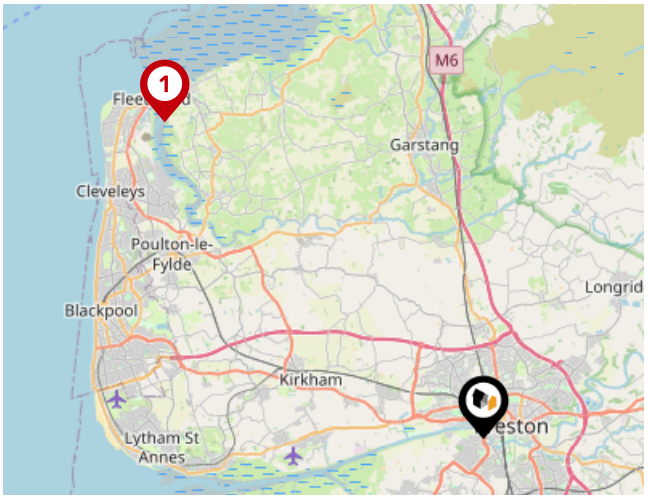
Bus Stops/Stations

Pin	Name	Distance
1	Fazackerley Street	0.07 miles
2	Water Lane	0.21 miles
3	Lane Ends	0.22 miles
4	Swansea Street	0.23 miles
5	Hull Street	0.24 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.58 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.71 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.

Roberts & Co
Testimonials

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

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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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