

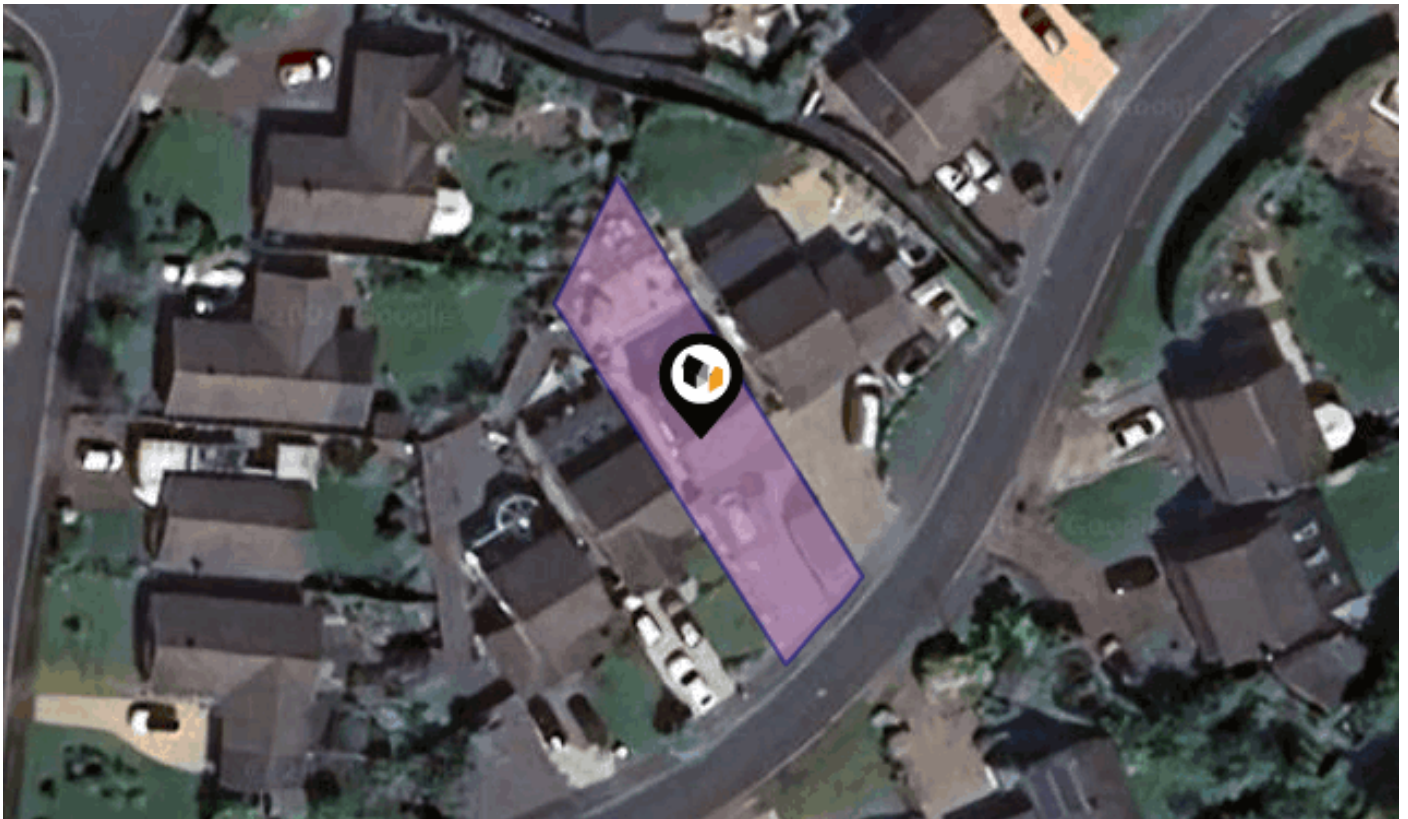


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th March 2024



WYRESDALE DRIVE, LEYLAND, PR25

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

Delighted to introduce to the market this charming three-bedroom detached property, conveniently offered with no chain, situated in the sought-after area of Leyland. This residence presents an ideal family home, boasting generous proportions throughout and offering great potential for expansion.

Located just a short drive from Leyland town centre, this home enjoys easy access to superb local schools, including Balshaw's High School, and is within walking distance of Runshaw College. The proximity to shops, amenities, and excellent travel links via Leyland train station, as well as the M6 and M61 motorways, ensures convenience for daily commuting. Additionally, the beautiful Worden Park nearby offers a serene retreat amidst nature.

Upon entering, you are welcomed by a charming entrance porch leading directly into the spacious living room. The living room, positioned at the front of the property, features a large front-facing window, and a electric feature fireplace. The dining room, situated at the rear, offers ample space for family gatherings and seamlessly extends into the beautiful garden through bifold doors. Adjacent to the dining room, the well-appointed kitchen boasts modern wall and base units, along with integrated appliances including a fridge, freezer, oven, and hob, with additional space for freestanding appliances.

The current owners have converted the garage into a further reception room, offering versatility as an office or playroom.

Upstairs, the property features three well-proportioned bedrooms, a modern three-piece shower room, and a separate WC, ensuring comfort and convenience for the entire family.

Externally, the property impresses with a sizable driveway at the front, accommodating off-road parking for up to five vehicles. The rear garden is a delightful retreat, boasting two large decking areas and a beautifully landscaped stone garden, perfect for relaxation and outdoor entertaining with abundant sunshine throughout the day.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LA394749		
UPRN:	100010654801		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

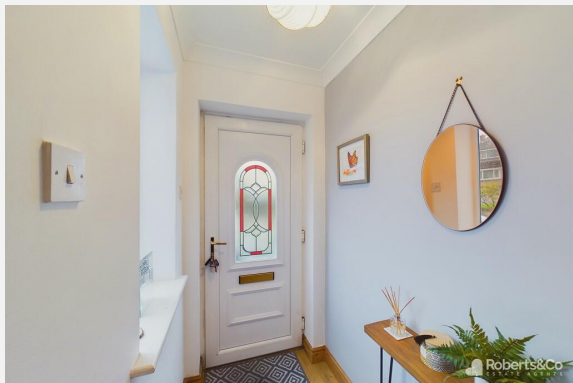
2 mb/s	41 mb/s	1000 mb/s

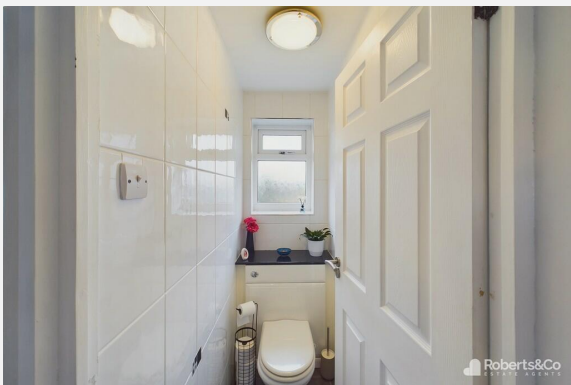
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



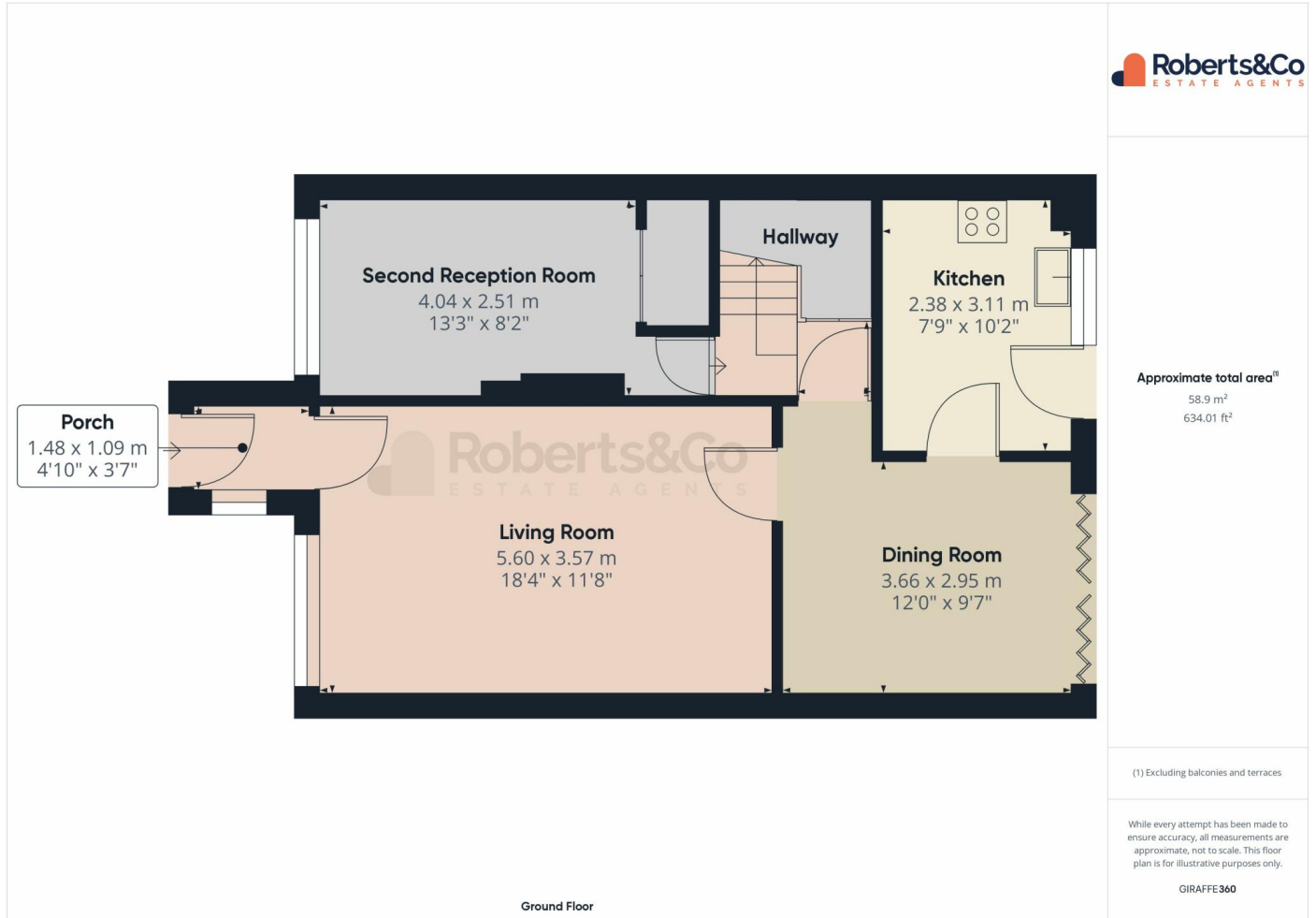




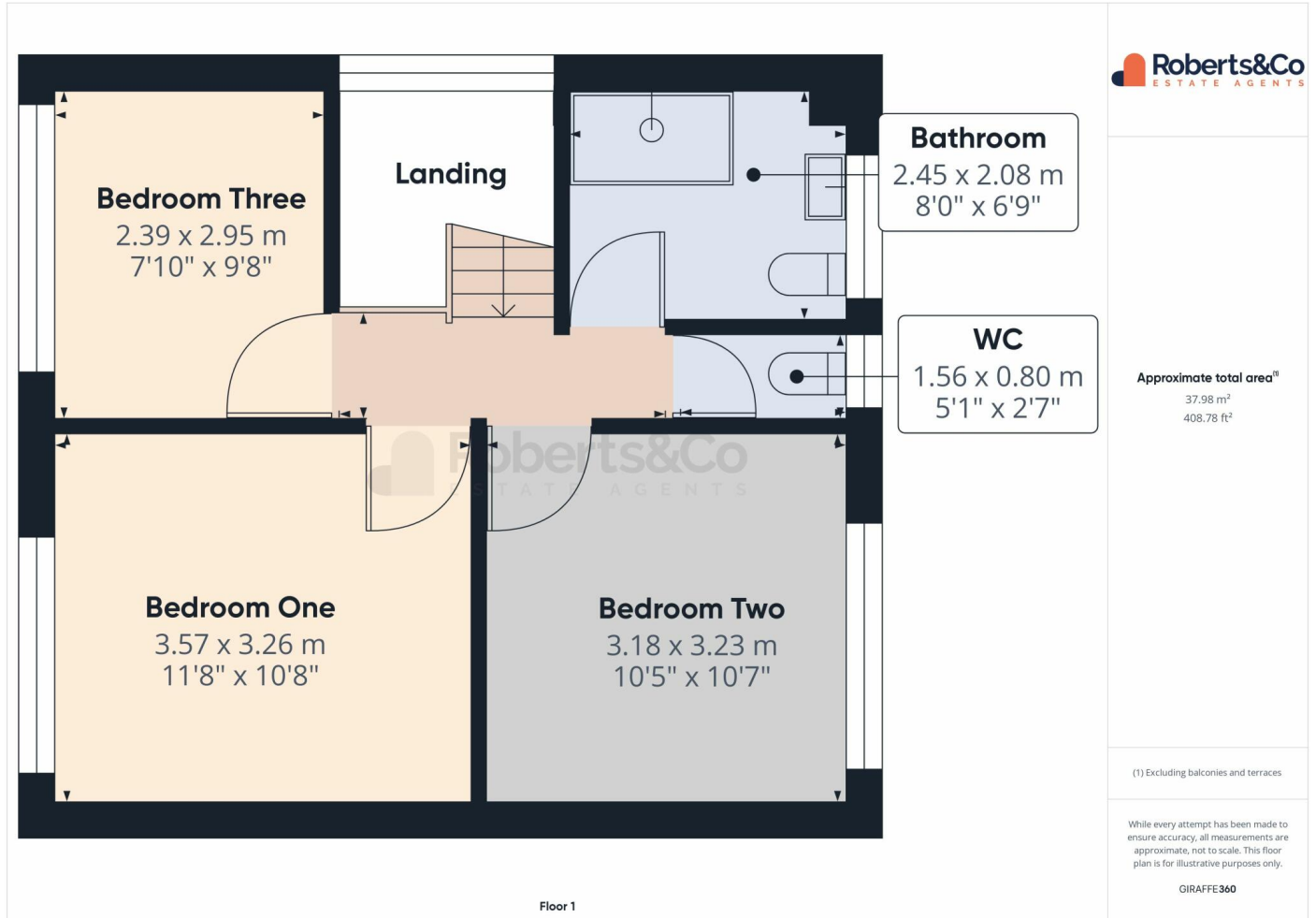
WYRESDALE DRIVE, LEYLAND, PR25



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PR25

Energy rating

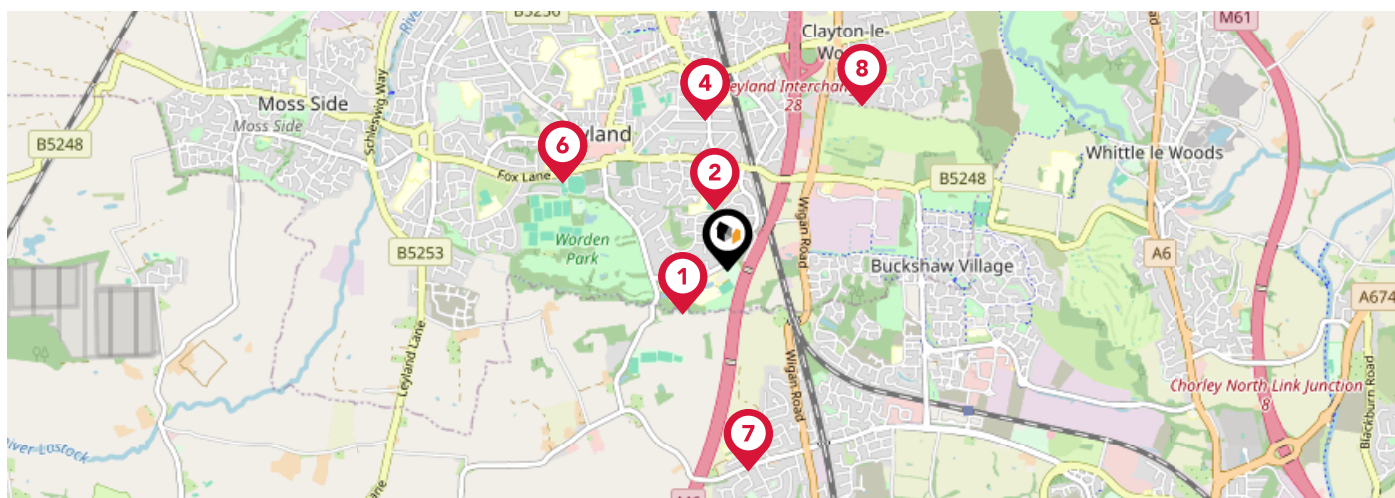
D

Valid until 03.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

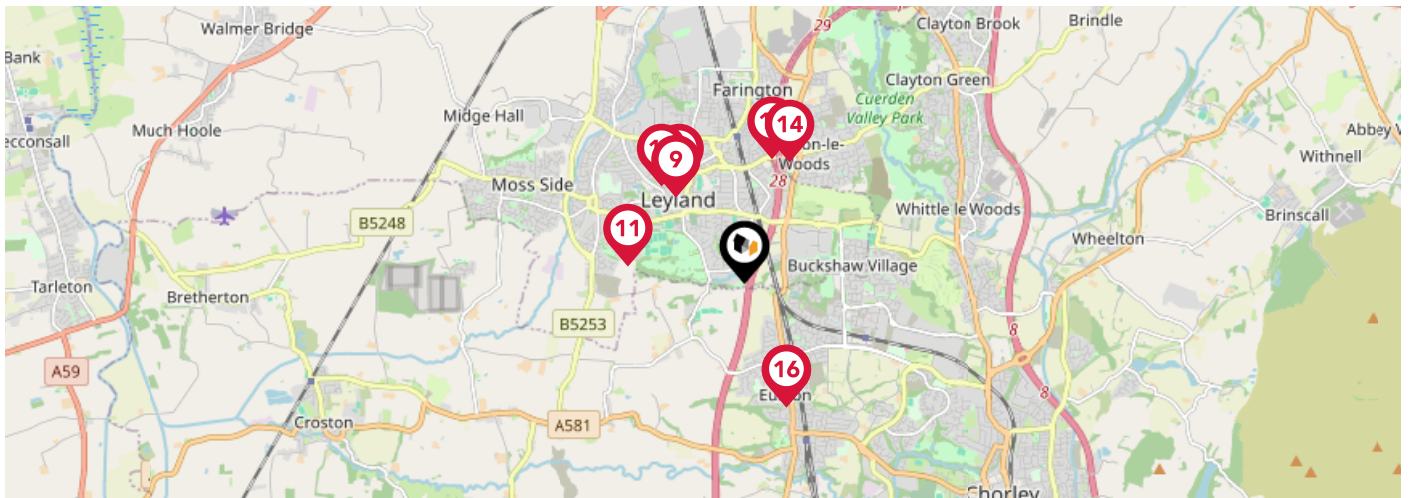
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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 57% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	101 m ²



		Nursery	Primary	Secondary	College	Private
	Runshaw College Ofsted Rating: Outstanding Pupils:0 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balshaw's Church of England High School Ofsted Rating: Outstanding Pupils: 915 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils: 207 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Junior School Ofsted Rating: Good Pupils: 279 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlea Junior School Ofsted Rating: Good Pupils: 237 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 177 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Euxton Primrose Hill Primary School Ofsted Rating: Outstanding Pupils: 364 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Lane Community Primary School Ofsted Rating: Good Pupils: 210 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

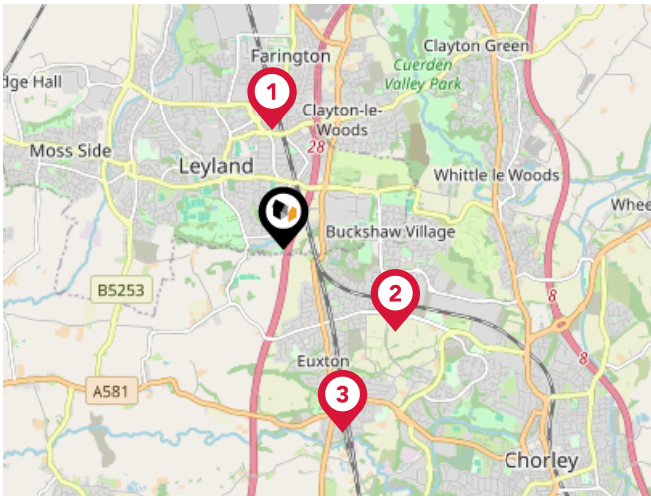
Area Schools



		Nursery	Primary	Secondary	College	Private
	Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 300 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic High School Ofsted Rating: Good Pupils: 688 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 225 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roselyn House School Ofsted Rating: Good Pupils: 45 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Mary's Catholic Primary School Euxton Ofsted Rating: Outstanding Pupils: 206 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Euxton Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

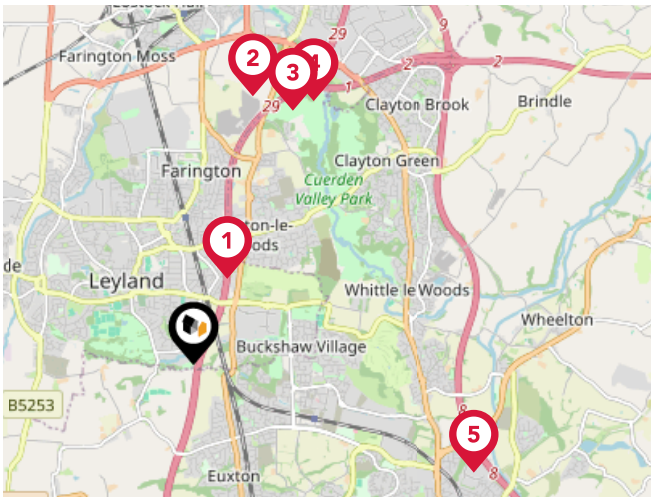
Area

Transport (National)



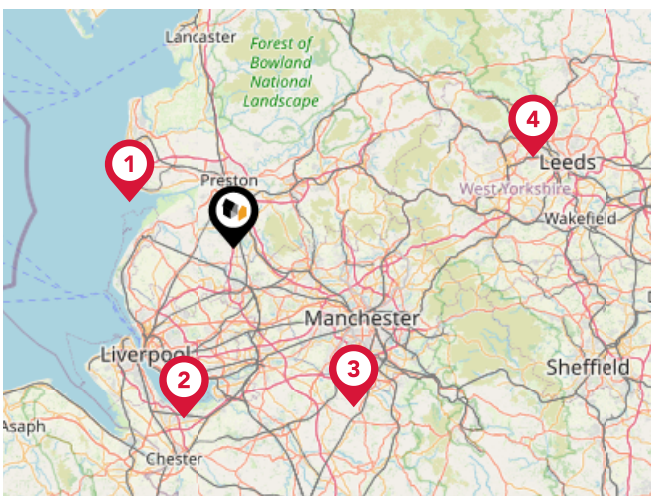
National Rail Stations

Pin	Name	Distance
	Leyland Rail Station	1.05 miles
	Buckshaw Parkway Rail Station	1.22 miles
	Euxton Balshaw Lane Rail Station	1.69 miles



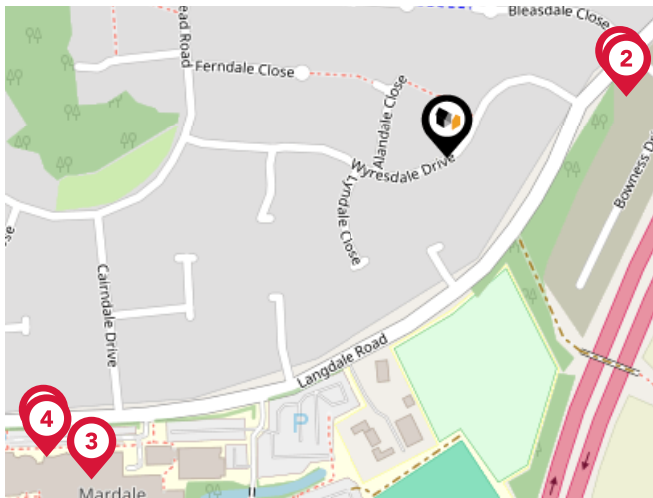
Trunk Roads/Motorways

Pin	Name	Distance
	M6 J28	0.82 miles
	M65 J1A	2.42 miles
	M65 J1	2.41 miles
	M6 J29	2.56 miles
	M61 J8	2.63 miles



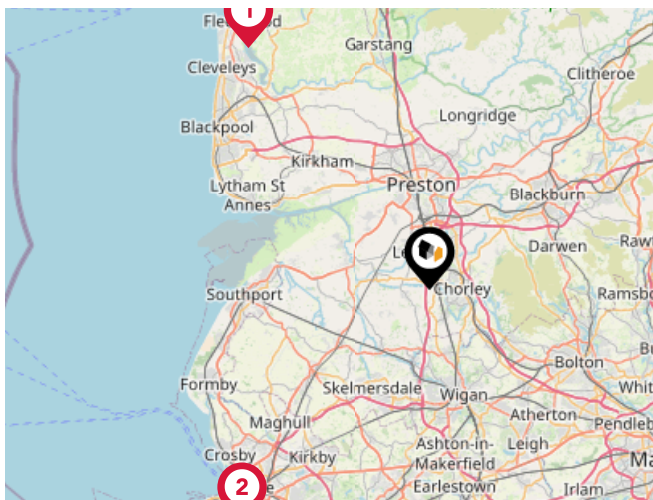
Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	15.99 miles
	Liverpool John Lennon Airport	24.93 miles
	Manchester Airport	28.02 miles
	Leeds Bradford International Airport	43.8 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bleasdale Close	0.1 miles
2	Bleasdale Close	0.1 miles
3	Runshaw College Grounds	0.26 miles
4	Runshaw College	0.27 miles
5	Runshaw College	0.27 miles



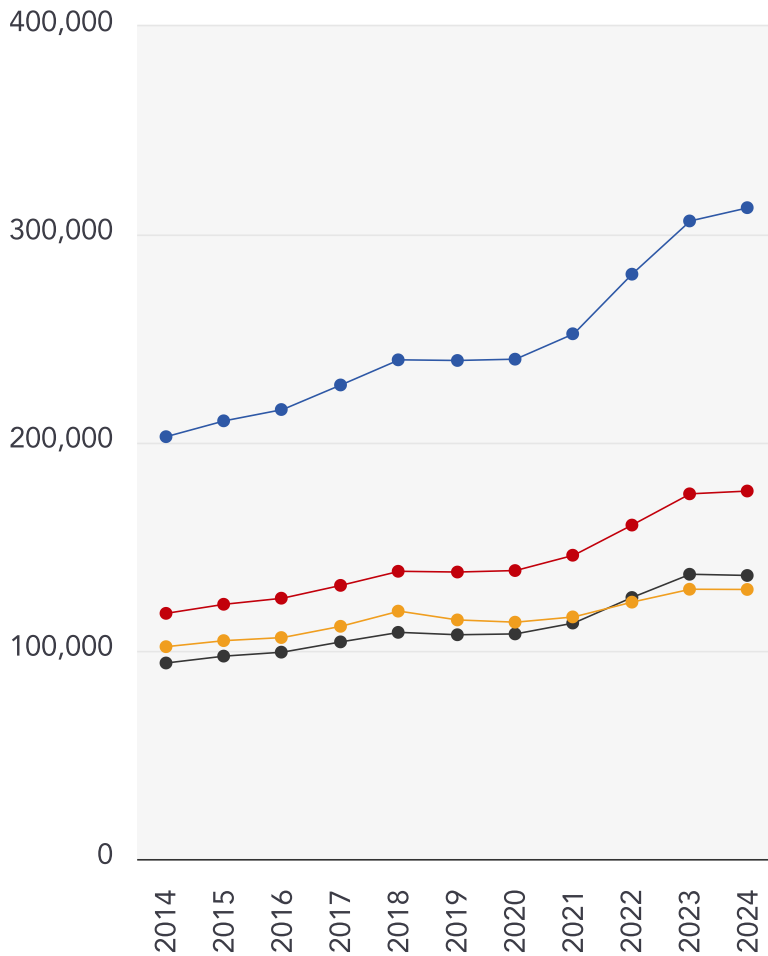
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.19 miles
2	Liverpool Belfast Ferry Terminal Bootle	21.22 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR25



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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



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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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