

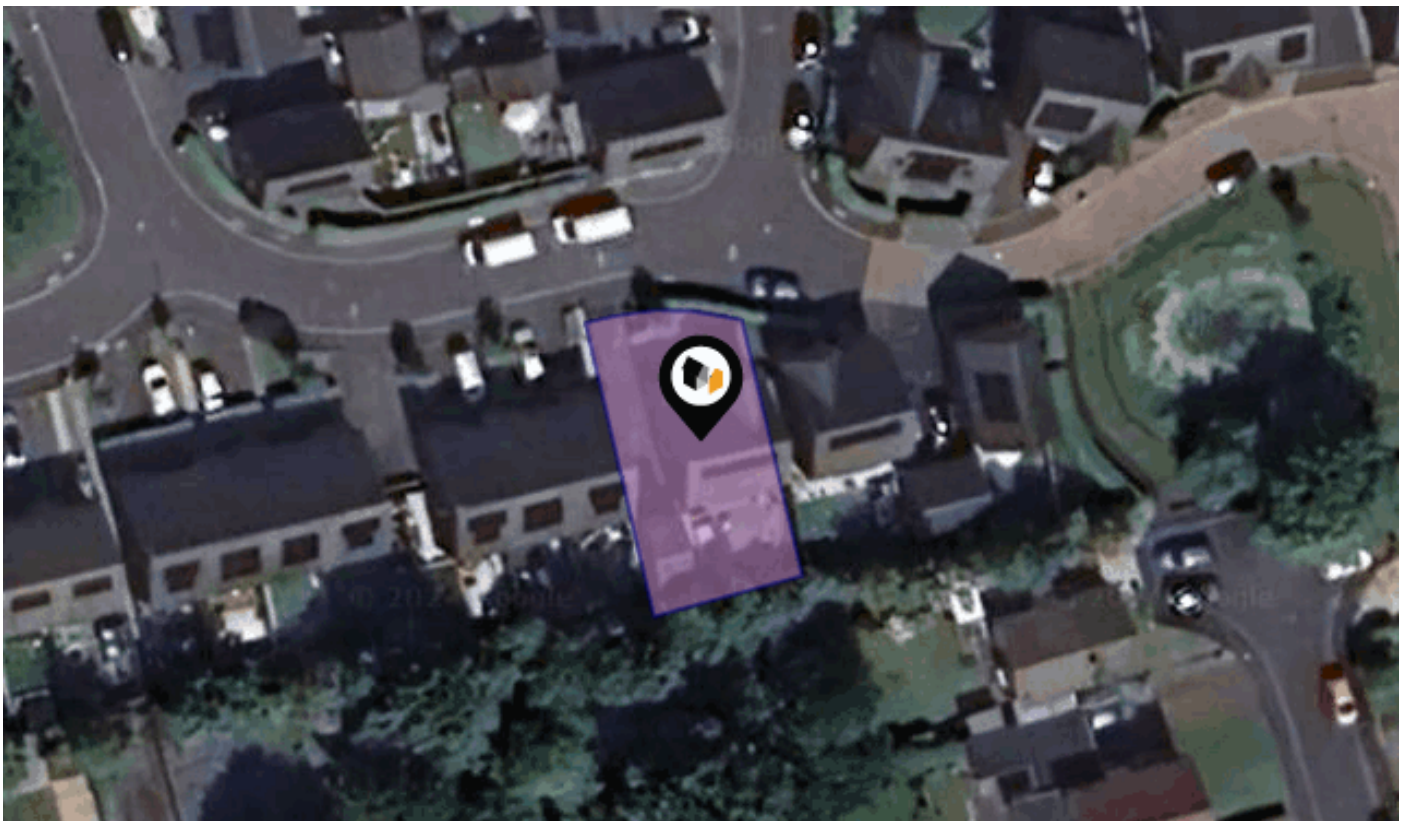


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 11<sup>th</sup> March 2024**



## DALLINGTON AVENUE, LEYLAND, PR25

### Roberts & Co

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### Property Overview

Nestled within a highly sought-after residential development, this expansive four-bedroom detached residence presents an inviting and adaptable living space. With four generously proportioned double bedrooms, including a private en-suite in the primary bedroom, this home caters perfectly to the needs of a growing family.

On the ground floor, you'll find a tastefully appointed living room, an ideal spot for relaxation, as well as a dedicated study area, perfect for remote work or quiet contemplation. Additionally, a conveniently situated downstairs WC adds to the practicality of this level.

The heart of the home is the spacious open-plan family dining kitchen, where gatherings both informal and formal can be effortlessly hosted. The kitchen boasts modern conveniences such as integrated appliances including a wine fridge, dishwasher, and fridge freezer. Granite worktops and a six-ring gas hob with an electric double oven add a touch of sophistication. The adjoining dining area seamlessly transitions to the garden, facilitating indoor-outdoor living and al fresco dining on sunlit days.

Completing the ground floor is a utility room, offering further convenience for household chores.

The entirety of the ground floor features Amtico flooring, with the exception of the living room.

Upstairs to the upper floor, where you'll discover four generously sized double bedrooms. The primary bedroom boasts the added luxury of an en-suite, while the remaining rooms share access to a bathroom.

Outside, a detached single garage and a generous three-car driveway ensure ample parking space for residents and guests alike.

Benefitting from solar panels for enhanced energy efficiency and reduced utility costs, this executive family home is situated on a tranquil private plot, enjoying a desirable south-facing aspect that floods the interior with natural light throughout the day. Its prime location provides easy access to motorway links and is within walking distance of local amenities, offering a perfect balance of convenience, privacy, and contemporary comfort for discerning buyers seeking an idyllic yet well-connected lifestyle.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£201
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,539 ft <sup>2</sup> / 143 m <sup>2</sup>	<b>Start Date:</b>	26/05/2016
<b>Plot Area:</b>	0.07 acres	<b>End Date:</b>	01/01/2169
<b>Year Built :</b>	2016	<b>Lease Term:</b>	155 years from 1 January 2014
<b>Council Tax :</b>	Band E	<b>Term Remaining:</b>	144 years
<b>Annual Estimate:</b>	£2,504		
<b>Title Number:</b>	LAN178836		
<b>UPRN:</b>	10024429504		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

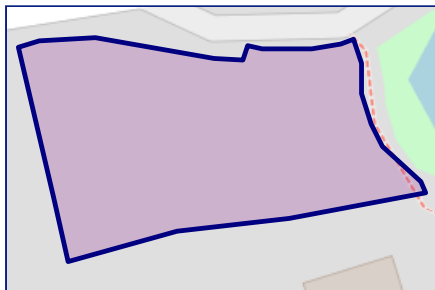


### Satellite/Fibre TV Availability:



### Freehold Title Plan

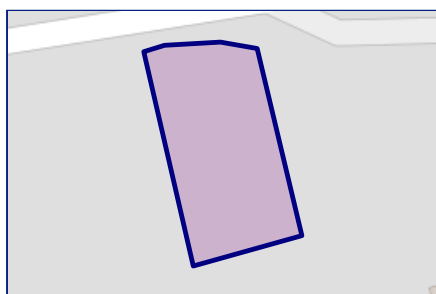
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**LAN194028**

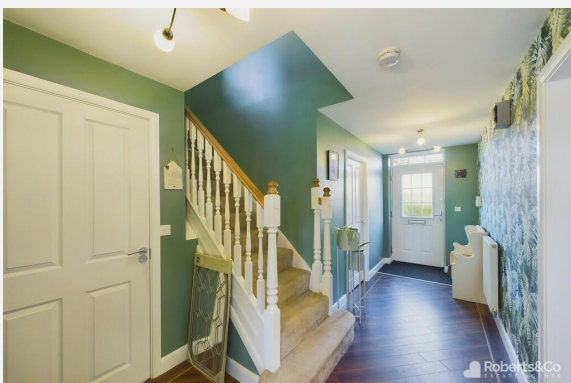
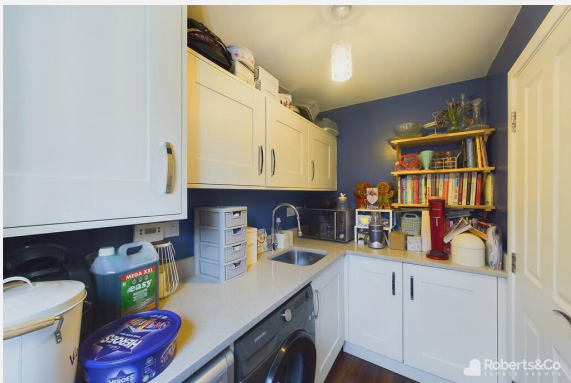
### Leasehold Title Plan

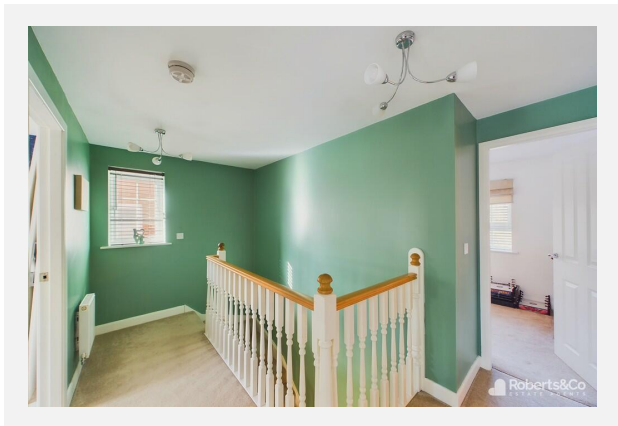
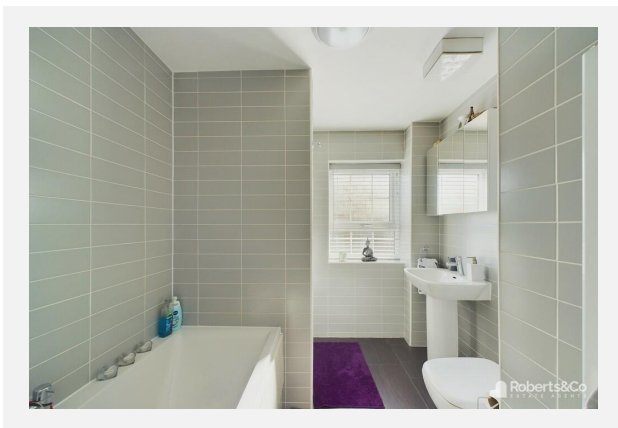
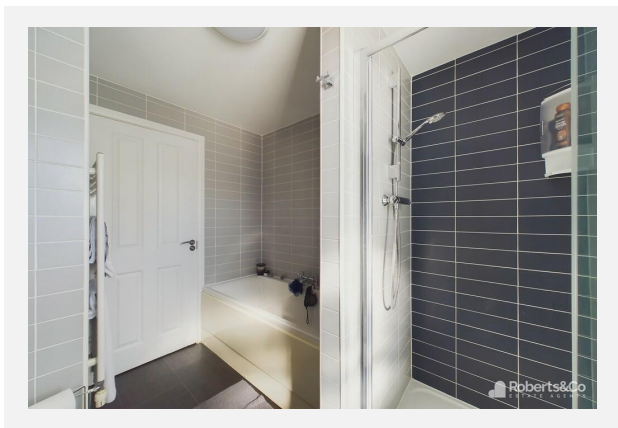
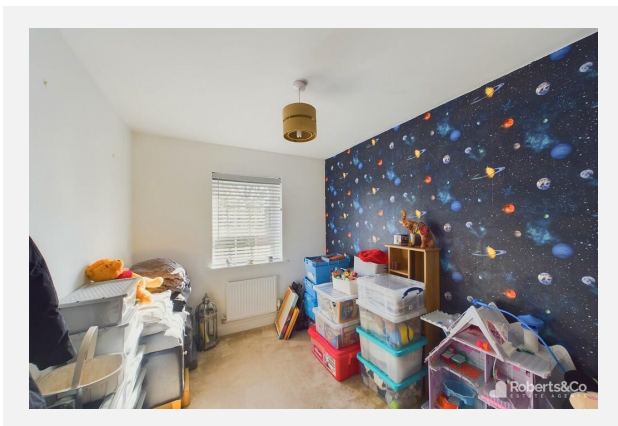
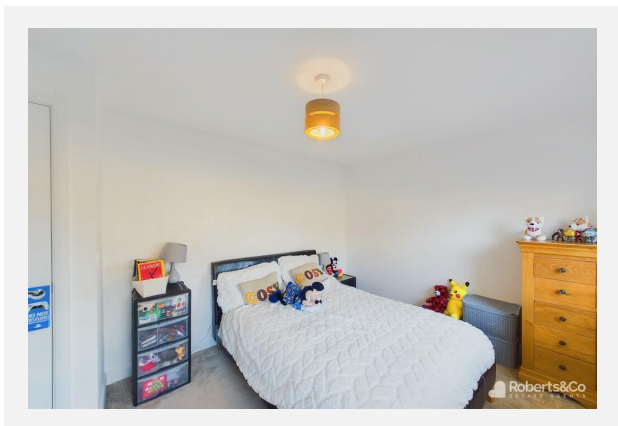
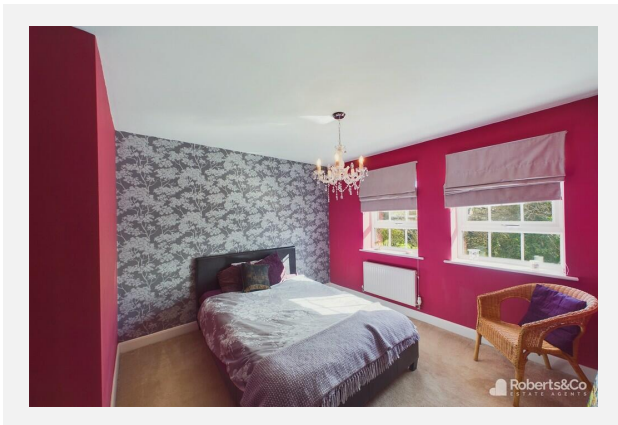
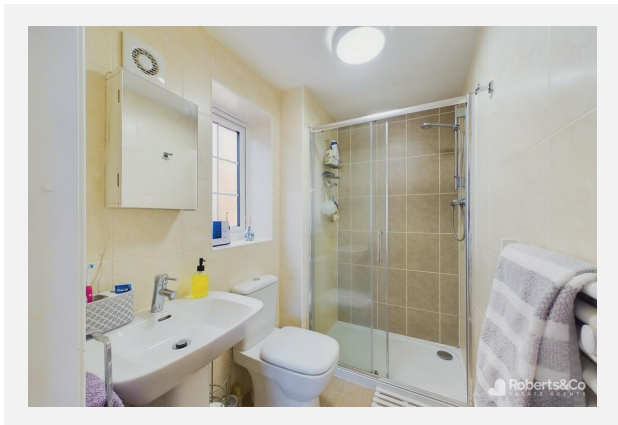
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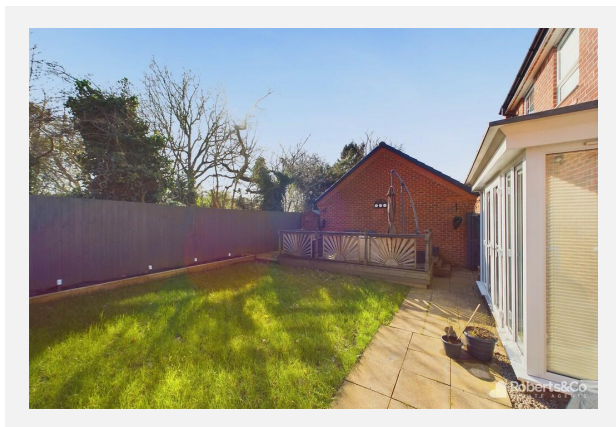


**LAN178836**

Start Date: 26/05/2016  
End Date: 01/01/2169  
Lease Term: 155 years from 1 January 2014  
Term Remaining: 144 years





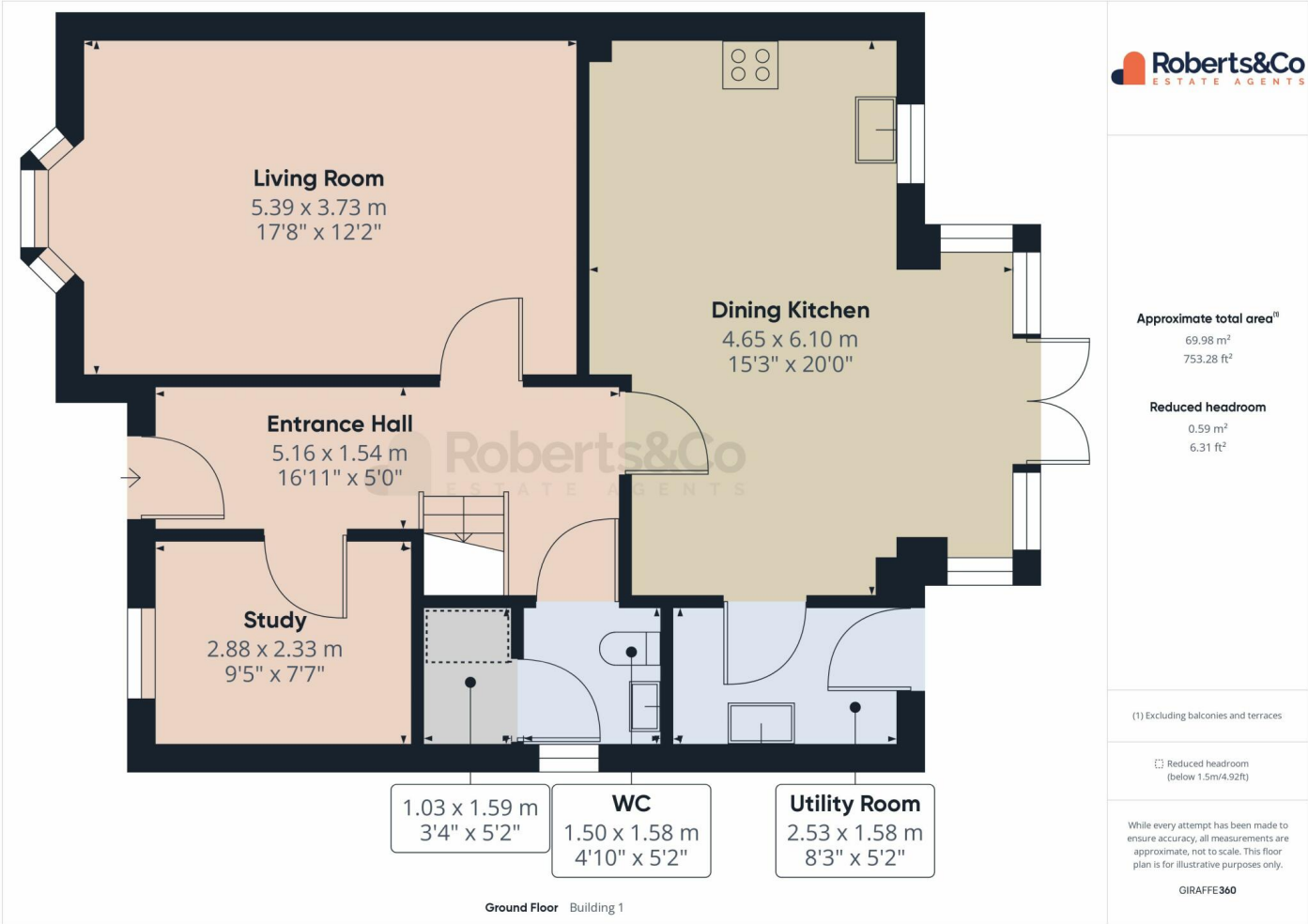


## DALLINGTON AVENUE, LEYLAND, PR25

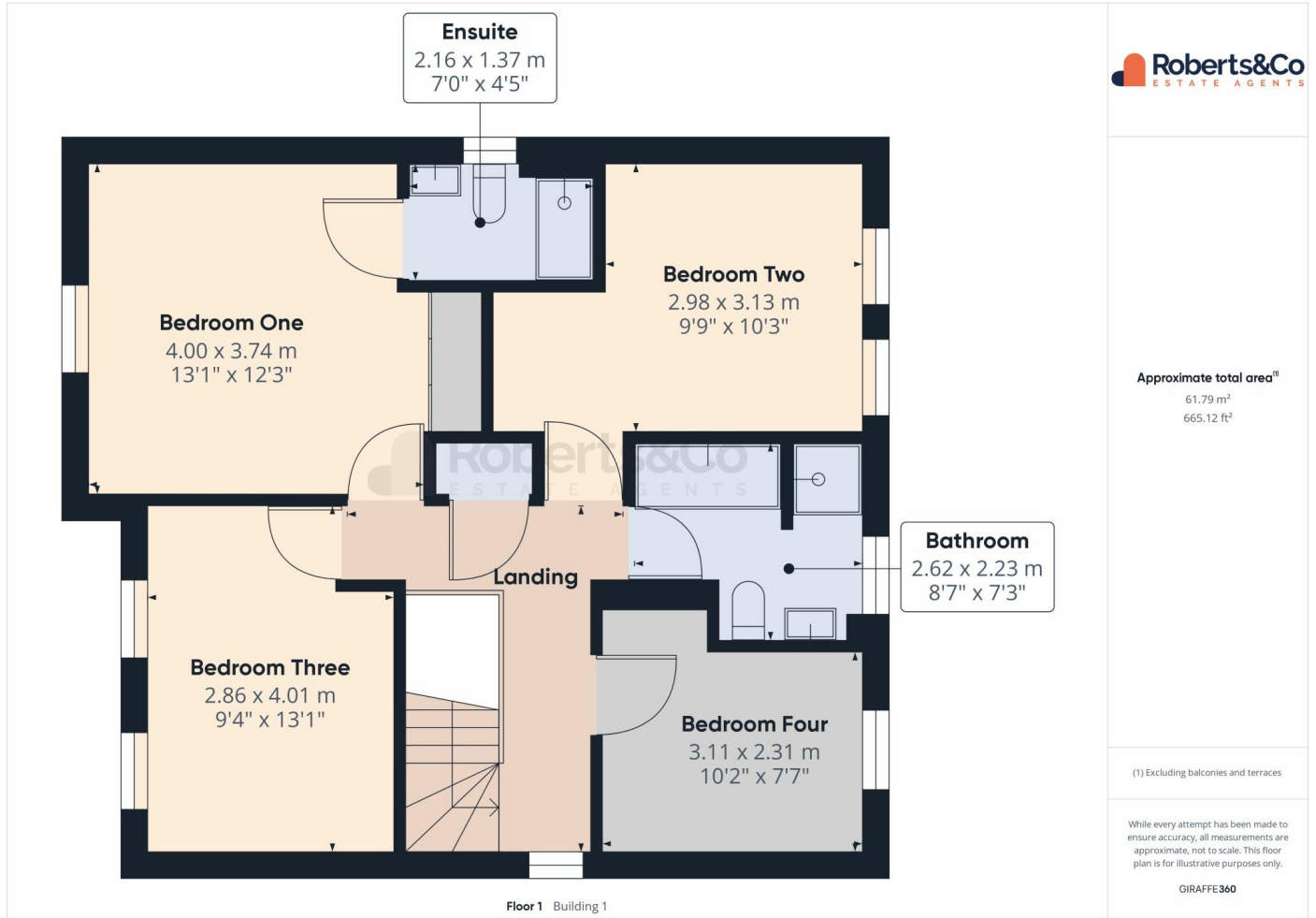




**DALLINGTON AVENUE, LEYLAND, PR25**



## DALLINGTON AVENUE, LEYLAND, PR25



# Property EPC - Certificate

Dallington Avenue, PR25

Energy rating

# B

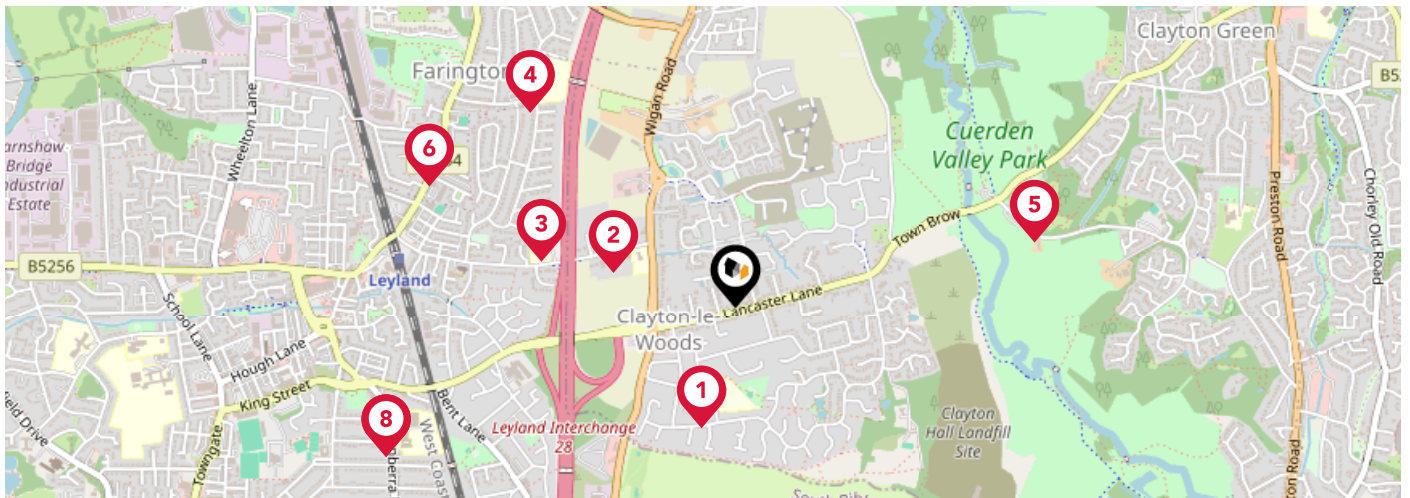
Valid until 08.05.2026

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

### Additional EPC Data

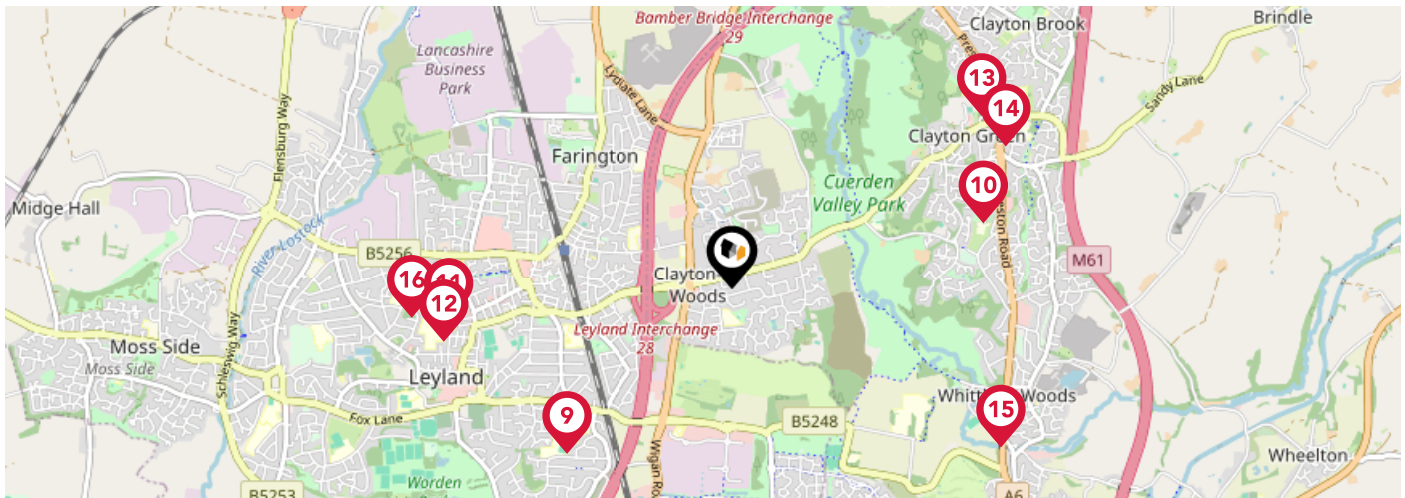
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	143 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lancaster Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Roselyn House School</b> Ofsted Rating: Good   Pupils: 45   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Catherine's RC Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Clayton-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Farington Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Leyland Methodist Infant School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Leyland Methodist Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

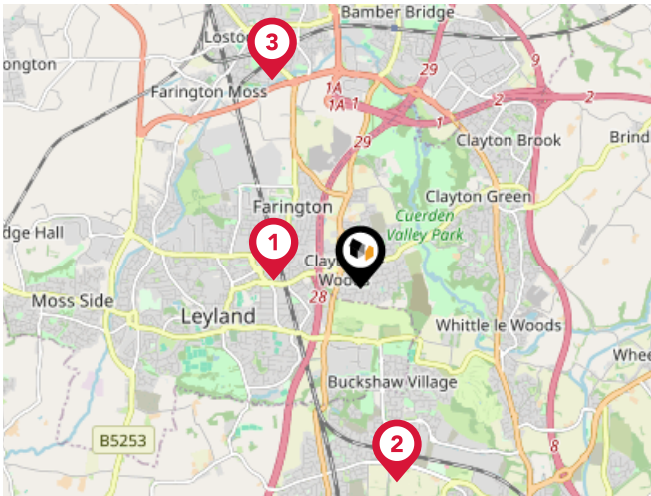
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Balshaw's Church of England High School</b> Ofsted Rating: Outstanding   Pupils: 915   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wellfield High School</b> Ofsted Rating: Requires Improvement   Pupils: 320   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 27   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whittle-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Northbrook Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

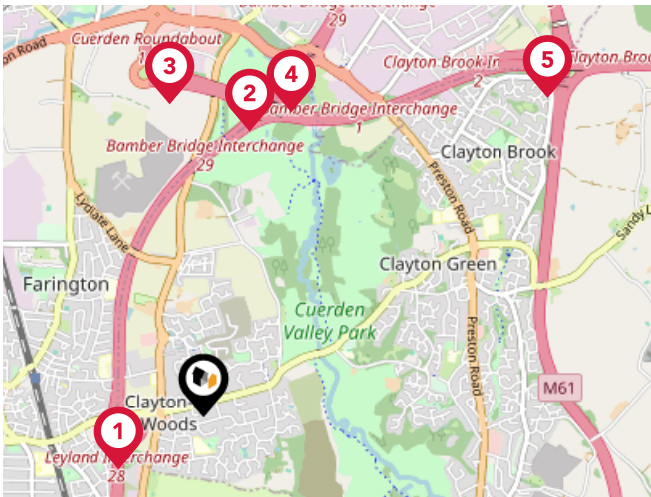
# Area

## Transport (National)



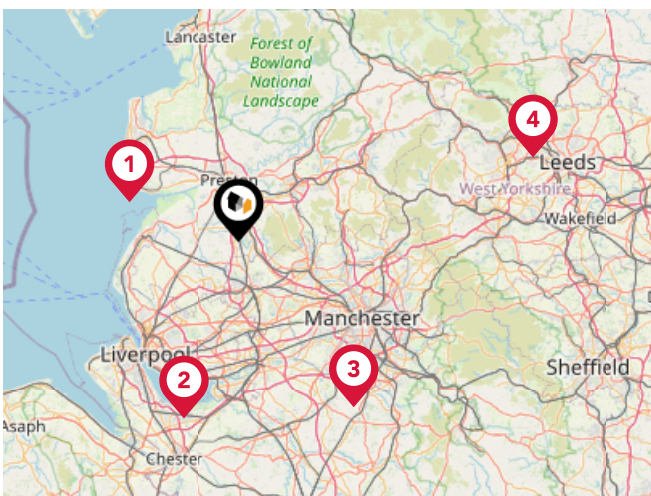
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Leyland Rail Station	0.76 miles
<b>2</b>	Buckshaw Parkway Rail Station	1.73 miles
<b>3</b>	Lostock Hall Rail Station	1.97 miles



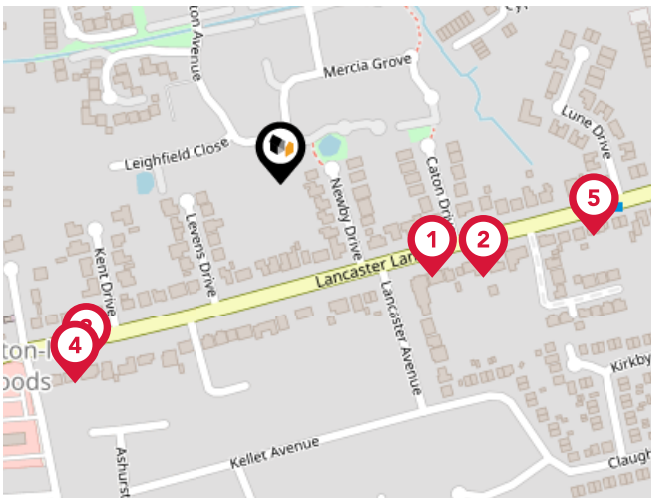
### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M6 J28	0.44 miles
<b>2</b>	M65 J1	1.27 miles
<b>3</b>	M65 J1A	1.38 miles
<b>4</b>	M6 J29	1.39 miles
<b>5</b>	M61 J9	2.06 miles



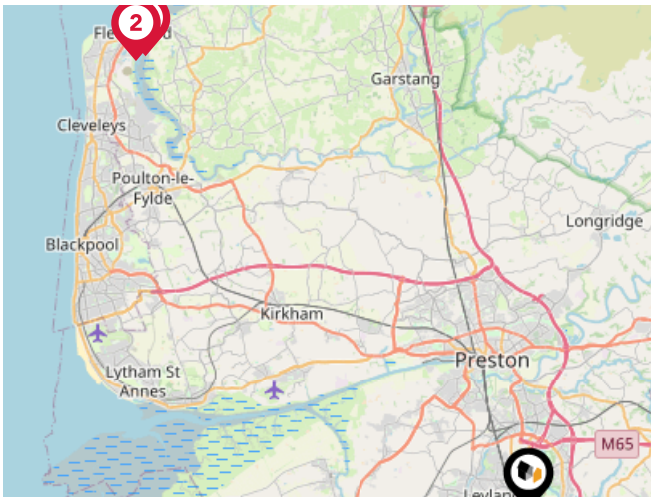
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Blackpool International Airport	16.24 miles
<b>2</b>	Liverpool John Lennon Airport	26.07 miles
<b>3</b>	Manchester Airport	28.42 miles
<b>4</b>	Leeds Bradford International Airport	42.87 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Caton Drive	0.1 miles
2	Caton Drive	0.12 miles
3	Kent Drive	0.15 miles
4	Kent Drive	0.16 miles
5	Lune Drive	0.17 miles



### Ferry Terminals

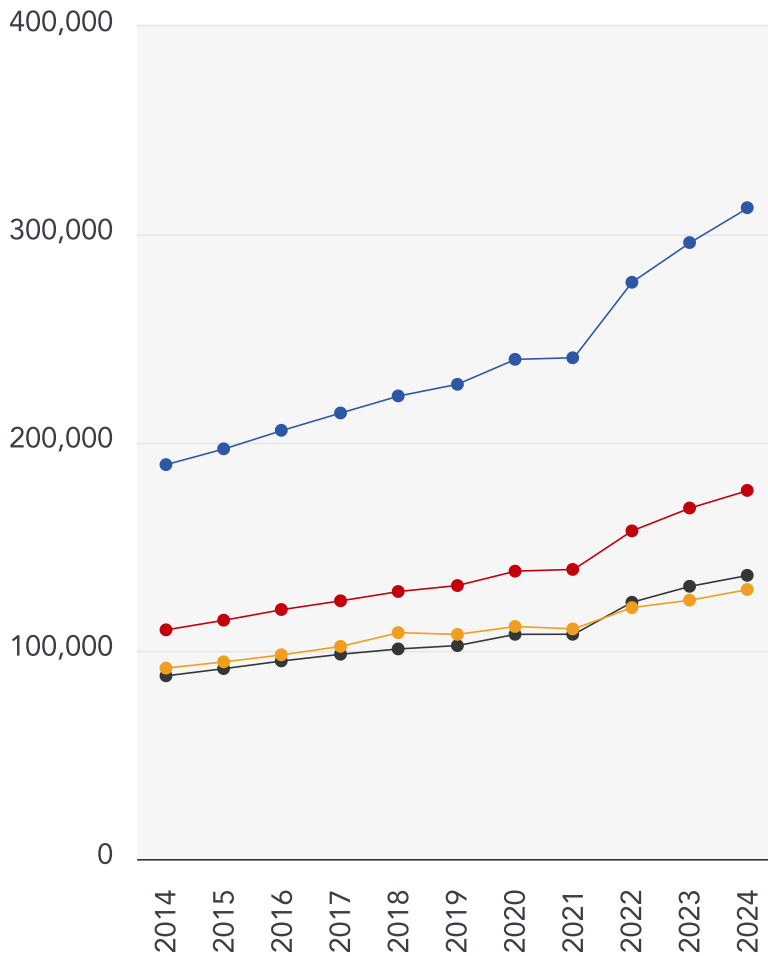
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.83 miles
2	Fleetwood for Ireland Ferry Terminal	20.9 miles



# Market

## House Price Statistics

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



Detached

**+65.15%**

Semi-Detached

**+60.86%**

Flat

**+41.19%**

Terraced

**+54.85%**



### Roberts & Co

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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

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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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