

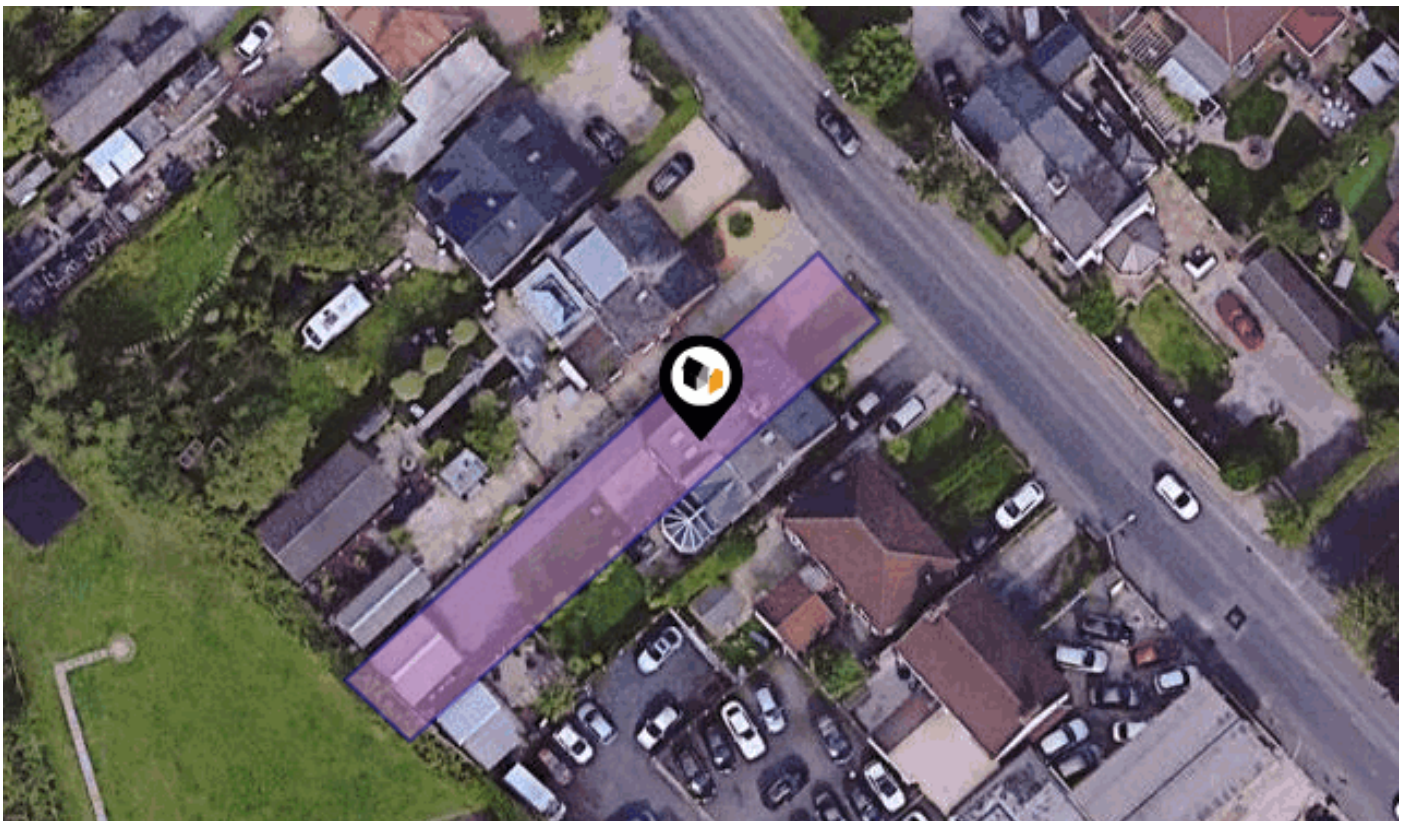


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th April 2024



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

This stylish semi-detached house features two spacious bedrooms, an impressive extended dining kitchen, and a large rear garden with a double garage and driveway. Its excellent location and generous proportions make it ideal for families.

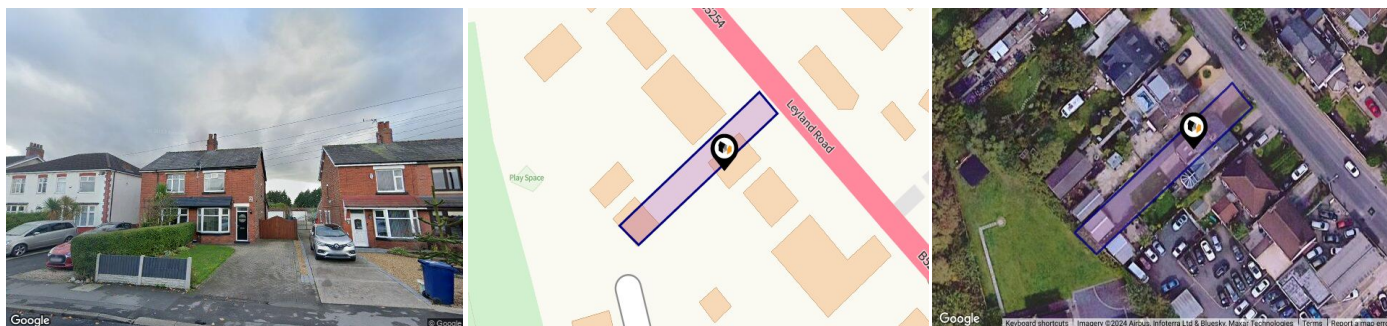
Out front, the home is set back from the road, offering a private driveway and garden. Step through the vestibule into a welcoming living room, positioned at the front of the house.

The heart of the home is the expansive open-plan kitchen and dining area at the rear. With Velux windows and patio doors, this bright and airy space is perfect for entertaining and relaxation. The kitchen includes a spacious island, ideal for shared meals and gatherings. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find two sizable bedrooms and a family bathroom with three-piece fixtures.

Outside, the fully enclosed rear garden is a wonderful space for summer barbecues on the patio while the kids play on the trampoline. In winter, there's plenty of room for a hot tub. The garden can be accessed from both the rear doors and a side gate, adding to its practicality.

The detached double garage offers ample storage and parking. With its extended kitchen, spacious layout, and excellent location, this property is a fantastic family home.



Property

| | | | |
|-------------------------|---|------------------------------------|----------|
| Type: | Semi-Detached | Last Sold £/ft²: | £249 |
| Bedrooms: | 2 | Tenure: | Freehold |
| Floor Area: | 882 ft ² / 82 m ² | | |
| Plot Area: | 0.09 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,993 | | |
| Title Number: | LA839242 | | |
| UPRN: | 10033050900 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 5 mb/s | 80 mb/s | 9000 mb/s |
| | | |

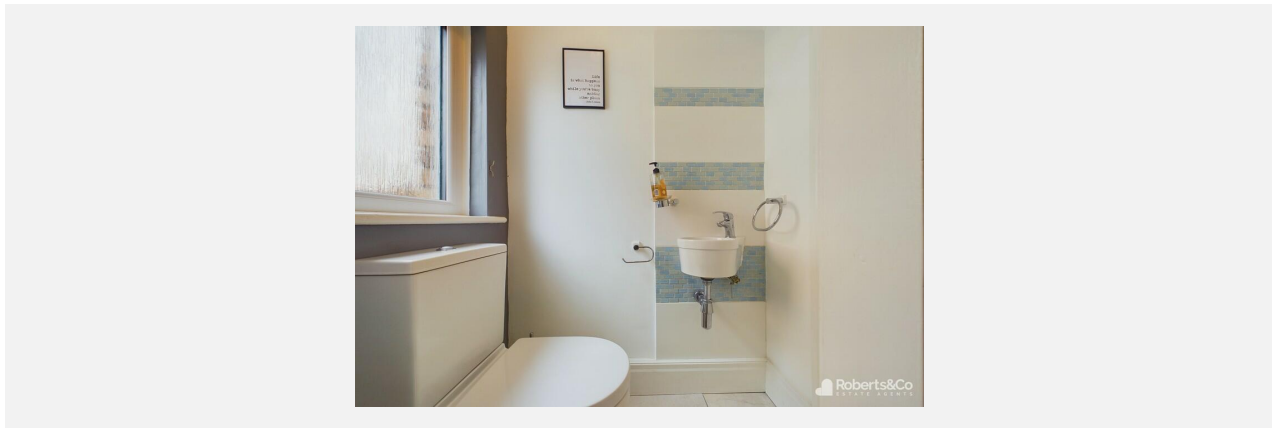
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



PENWORTHAM, PR1

Energy rating

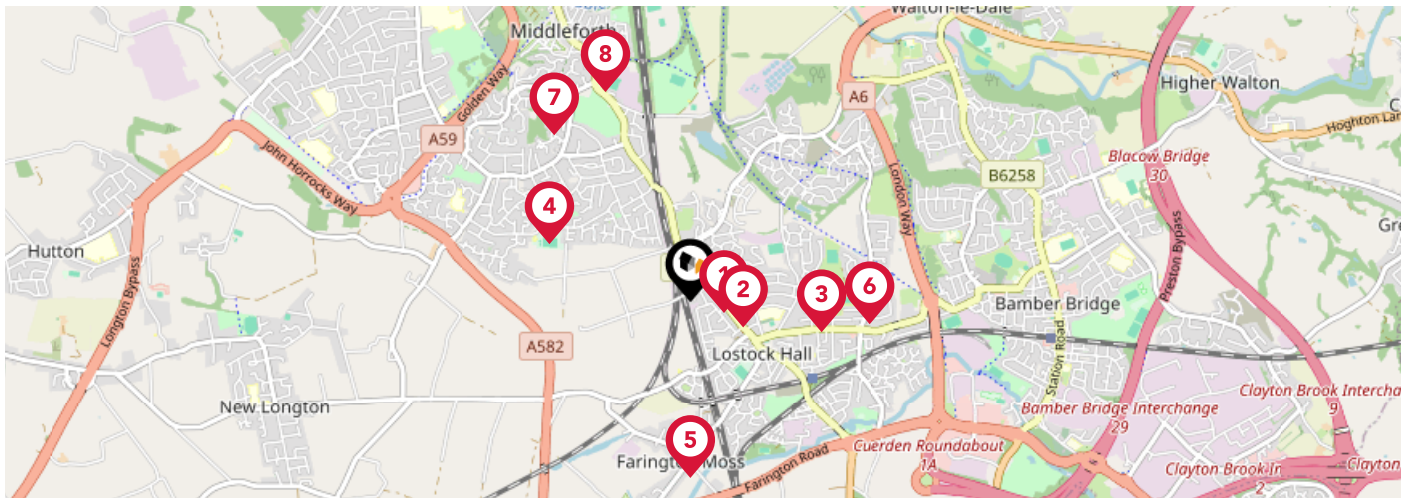
D

Valid until 27.05.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

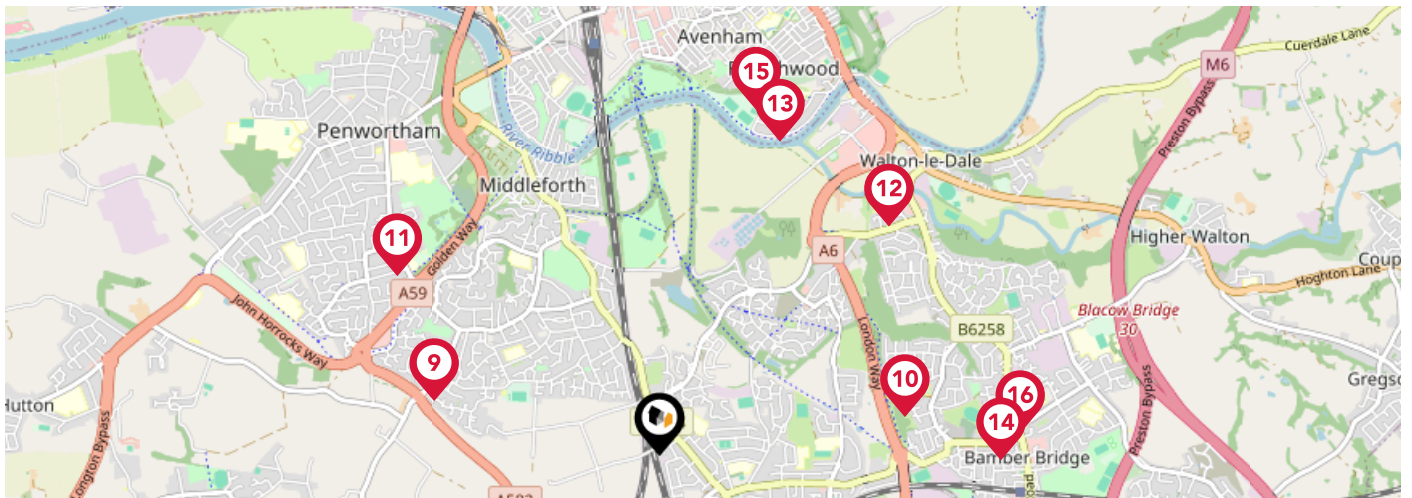
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| 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, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 82% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 82 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

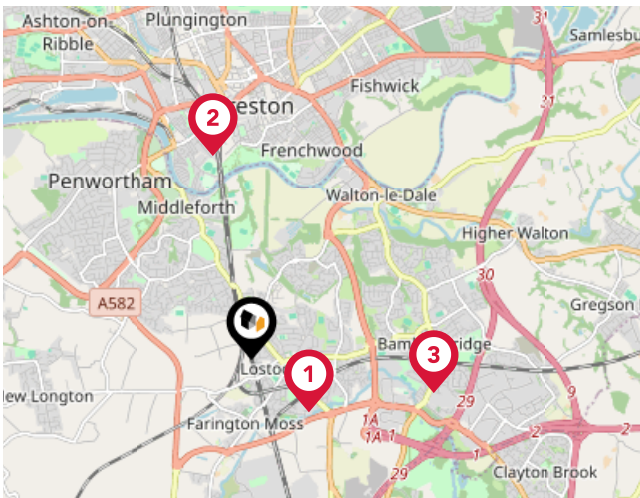
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

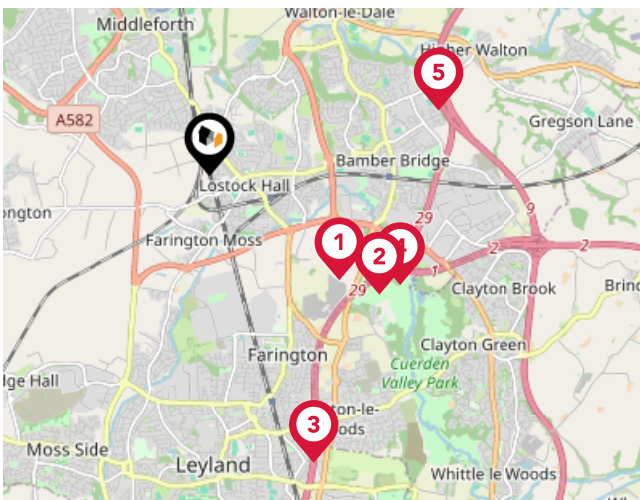
Area

Transport (National)



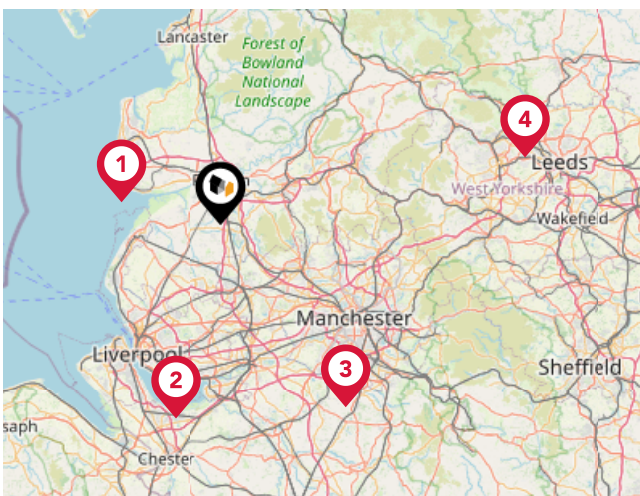
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Lostock Hall Rail Station | 0.7 miles |
| 2 | Preston Rail Station | 1.81 miles |
| 3 | Bamber Bridge Rail Station | 1.63 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J1A | 1.46 miles |
| 2 | M65 J1 | 1.82 miles |
| 3 | M6 J28 | 2.68 miles |
| 4 | M6 J29 | 1.93 miles |
| 5 | M6 J30 | 2.1 miles |

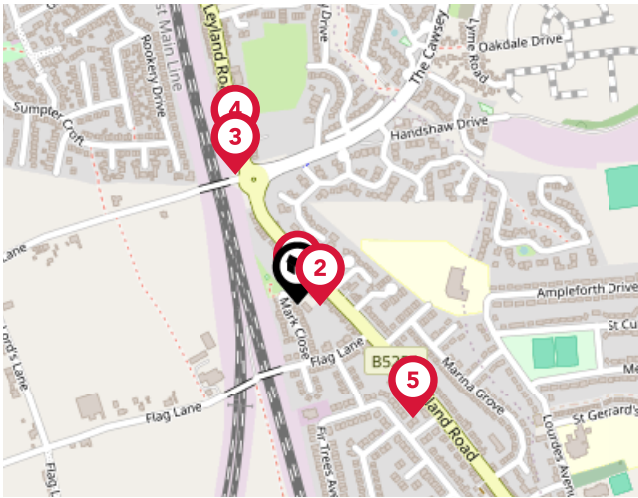


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Blackpool International Airport | 14.34 miles |
| 2 | Liverpool John Lennon Airport | 27.94 miles |
| 3 | Manchester Airport | 31.04 miles |
| 4 | Leeds Bradford International Airport | 43.54 miles |

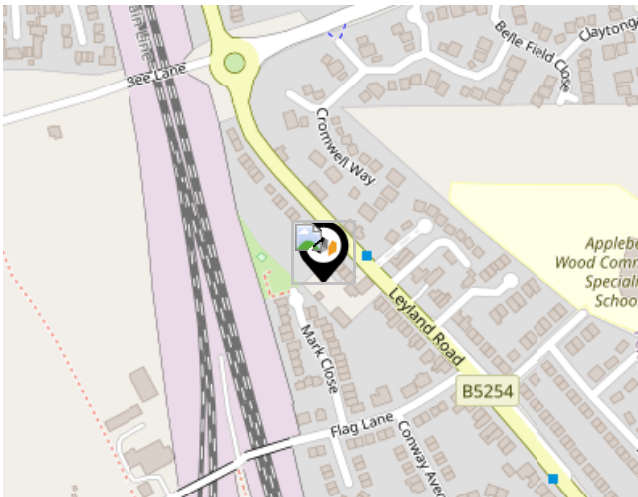
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Flag Lane | 0.01 miles |
| 2 | Round Acre | 0.02 miles |
| 3 | Bee Lane | 0.16 miles |
| 4 | Bee Lane | 0.19 miles |
| 5 | Fir Trees Road | 0.18 miles |



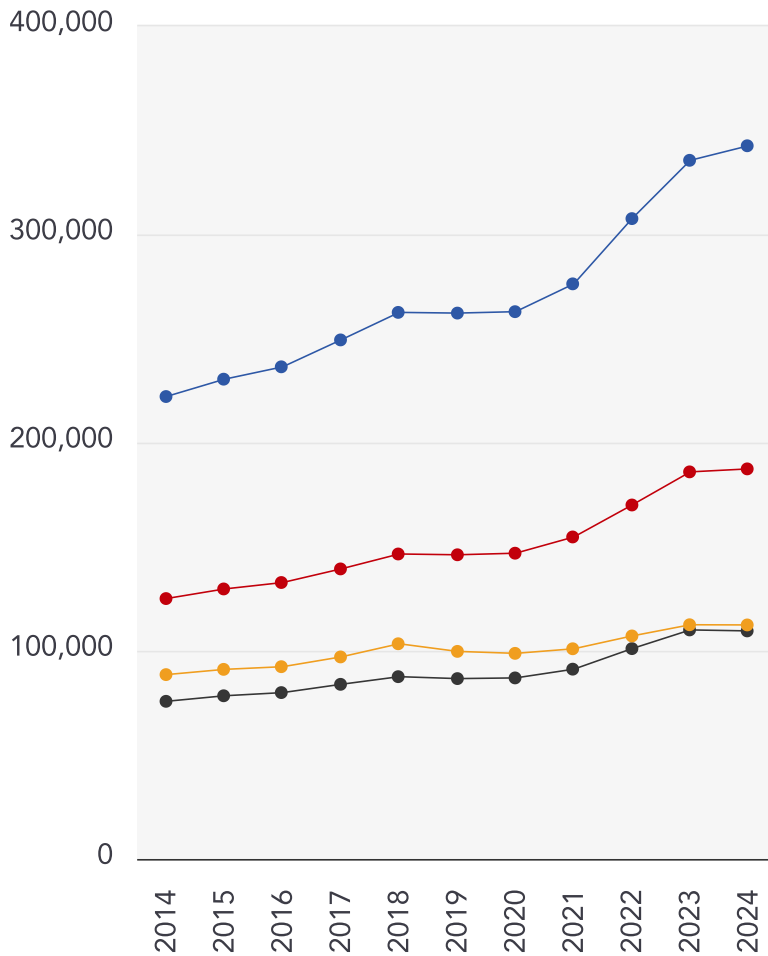
Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 18.25 miles |
| 2 | Fleetwood for Ireland Ferry Terminal | 18.33 miles |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



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.



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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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