

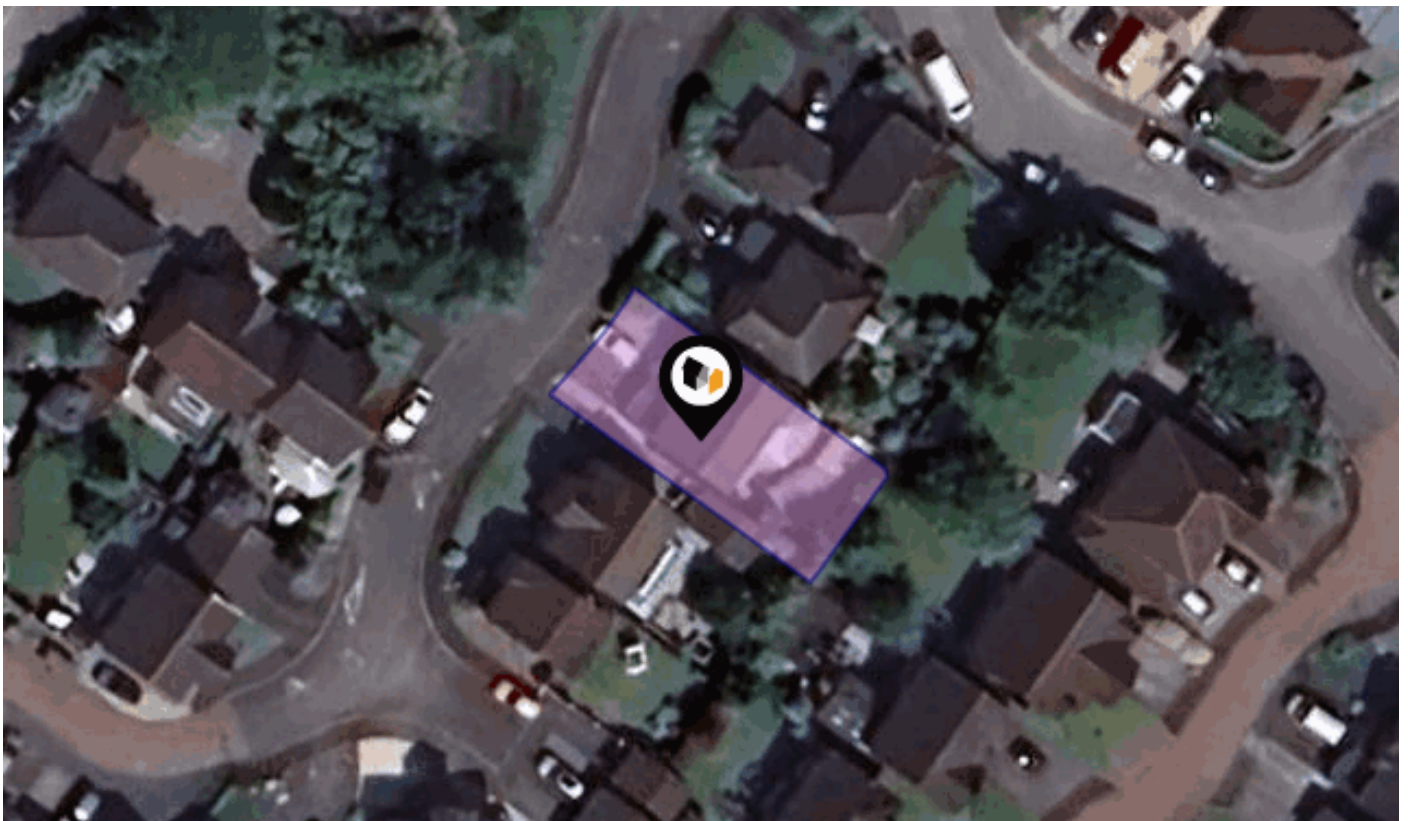


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th April 2024



CROFTERS MEADOW, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

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Property Overview

This impressive four-bedroom detached house is located in a sought-after residential area, offering a spacious living room, a large dining kitchen, a conservatory, and a sizeable rear garden.

Nestled in the heart of Farington Moss on a quiet cul-de-sac, this stunning home stands out for its contemporary décor and generous living spaces. It provides a fantastic opportunity to own a family-friendly property in a prime location.

As you step into the property, you're greeted by a welcoming entrance hall that sets the tone for the rest of the house with its warm and inviting ambiance.

From the hall, you enter the comfortable living room, a cosy space perfect for family gatherings, movie nights, or relaxing with a good book. With a large window that allows natural light to pour in, brightening the entire area.

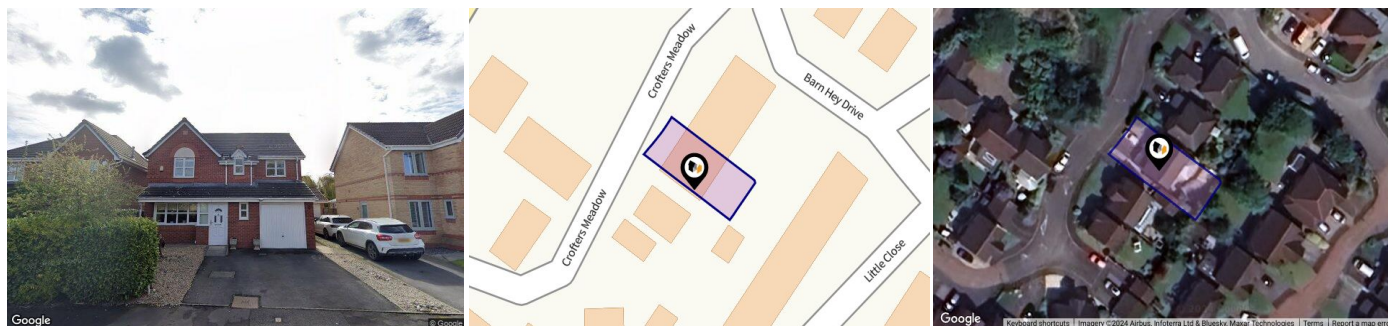
Adjacent to the lounge is the high-spec kitchen, designed with cooking enthusiasts in mind. It features premium appliances, ample counter space, and plenty of storage for all your kitchen essentials. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen has everything you need to create culinary masterpieces.

Beyond the kitchen, you'll find the conservatory, a delightful addition to the home. This sunlit space offers a tranquil spot to relax, read, or entertain guests.

The upper floor boasts four double bedrooms, with an ensuite in the main bedroom and a modern family bathroom to serve the rest of the household.

Outside, the property features a single garage, off-road parking, and low-maintenance gardens, perfect for busy families or those who prefer a simpler outdoor setup.

With its attractive setting and versatile layout, this house is a perfect choice for those seeking a home in a desirable location



Property

Type:	Detached	Last Sold £/ft²:	£161
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,248 ft ² / 116 m ²	Start Date:	24/02/2002
Plot Area:	0.07 acres	End Date:	01/01/2999
Year Built :	2002	Lease Term:	999 years from 1 January 2000
Council Tax :	Band E	Term Remaining:	975 years
Annual Estimate:	£2,740		
Title Number:	LA909375		
UPRN:	10033054392		

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

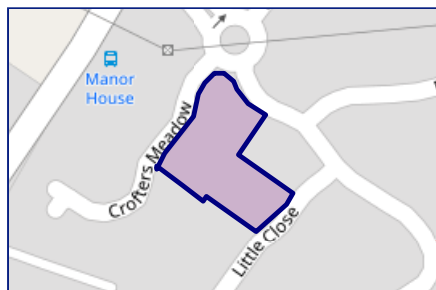
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

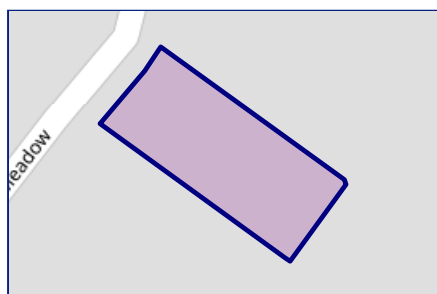


Freehold Title Plan



LAN3274

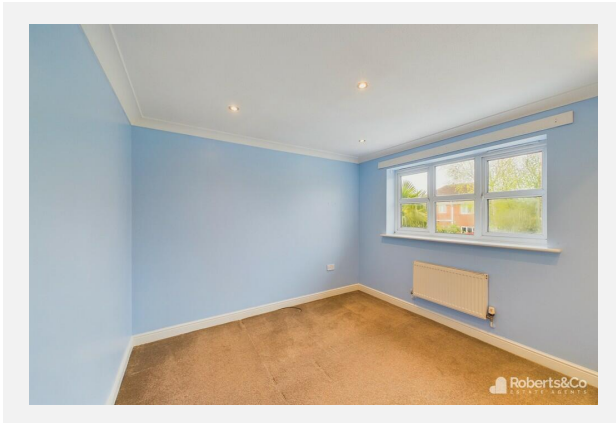
Leasehold Title Plan



LA909375

Start Date: 24/02/2002
End Date: 01/01/2999
Lease Term: 999 years from 1 January 2000
Term Remaining: 975 years

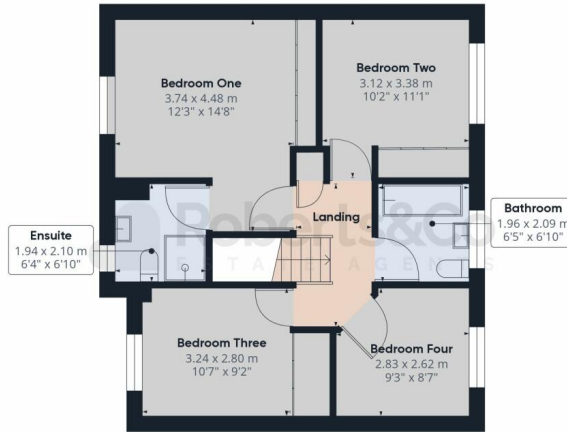




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Ground Floor



Floor 1



Approximate total area⁽¹⁾
138.04 m²
1485.82 ft²

Reduced headroom
0.84 m²
9.07 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

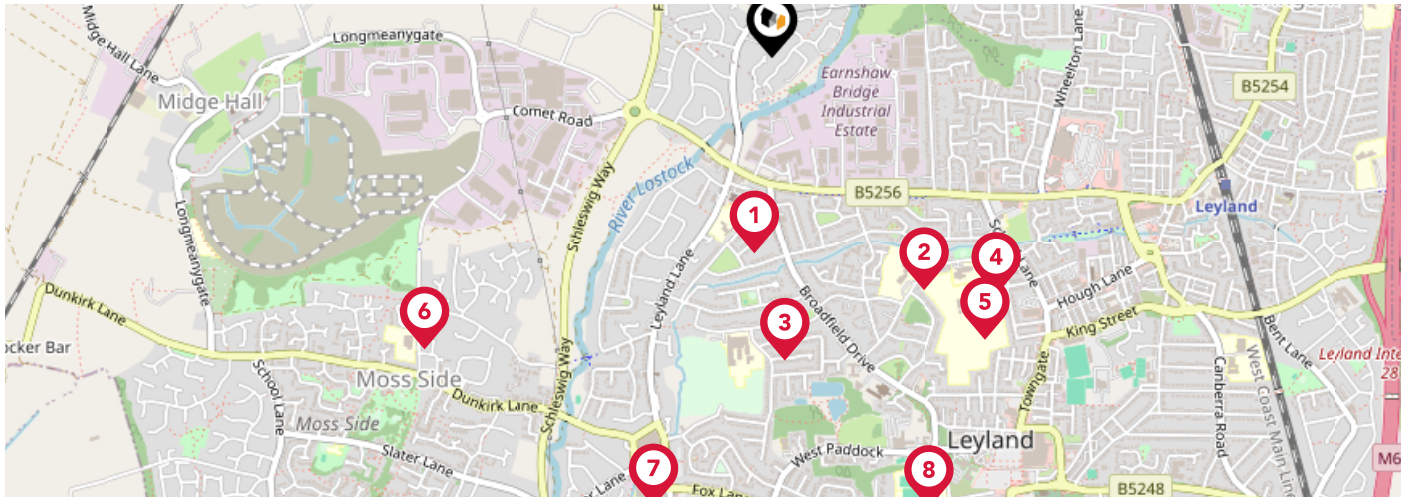
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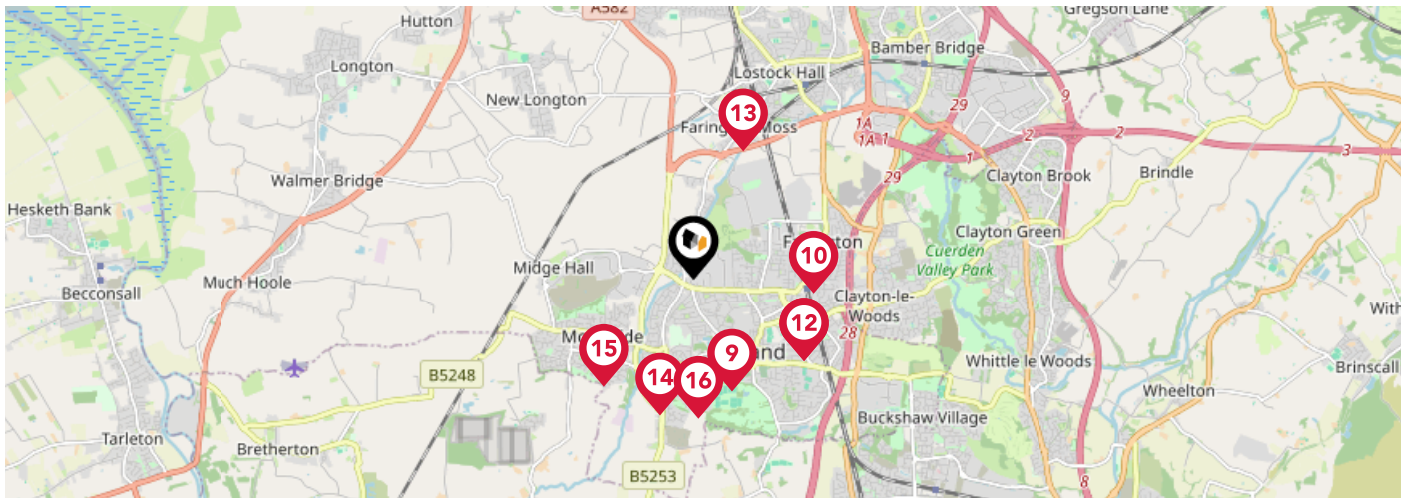
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Area Schools



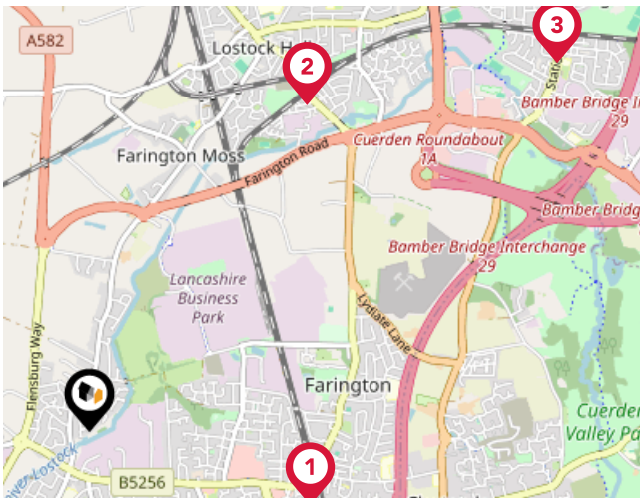
		Nursery	Primary	Secondary	College	Private
1	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 300 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 252 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Anne's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 192 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodlea Junior School Ofsted Rating: Good Pupils: 237 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 177 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils: 207 Distance:1.2	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 232 Distance:1.22	<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:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

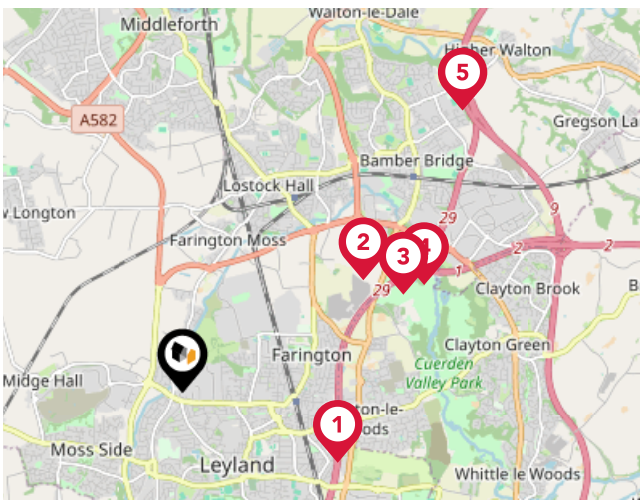
Area

Transport (National)



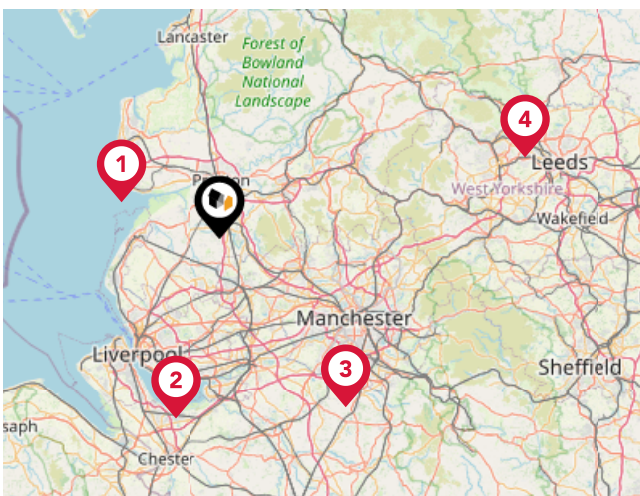
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.02 miles
2	Lostock Hall Rail Station	1.72 miles
3	Bamber Bridge Rail Station	2.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.49 miles
2	M65 J1A	1.87 miles
3	M65 J1	2.12 miles
4	M6 J29	2.33 miles
5	M6 J30	3.5 miles

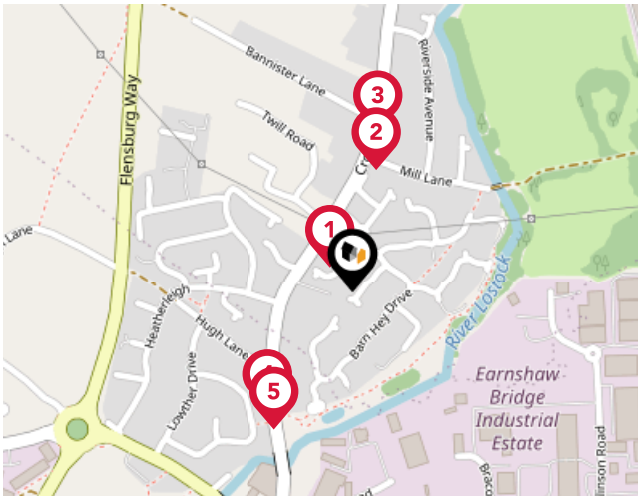


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.48 miles
2	Liverpool John Lennon Airport	25.99 miles
3	Manchester Airport	29.76 miles
4	Leeds Bradford International Airport	44.43 miles

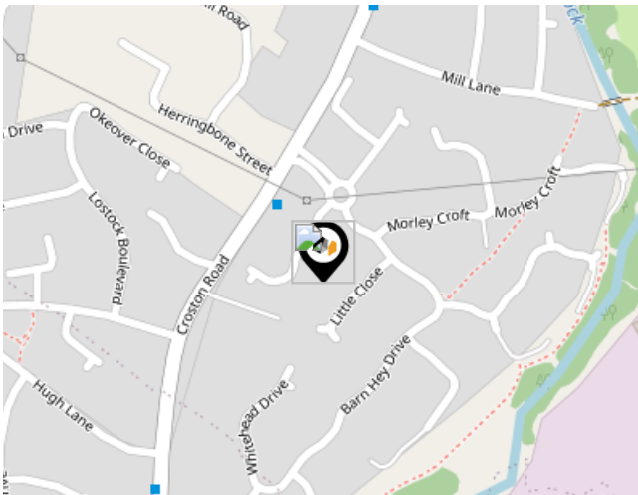
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor House	0.04 miles
2	Bannister Lane	0.14 miles
3	Bannister Lane	0.18 miles
4	Wheatsheaf Inn	0.16 miles
5	Wheatsheaf Inn	0.17 miles



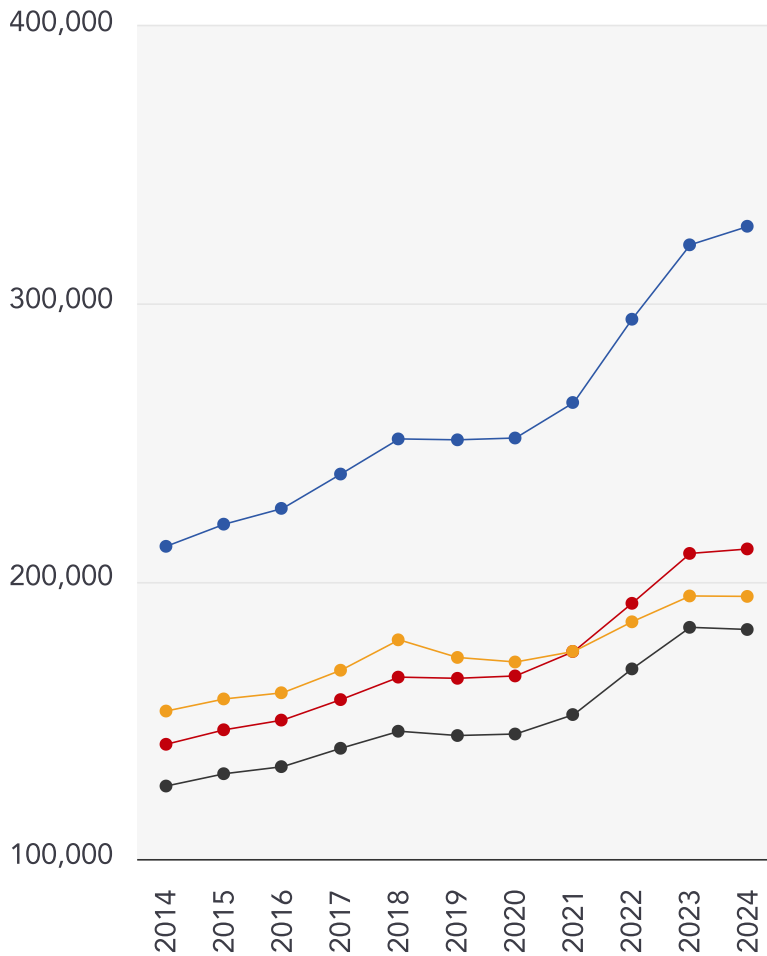
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.46 miles
2	Fleetwood for Ireland Ferry Terminal	19.5 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR26



Detached

+54.23%

Flat

+26.94%

Semi-Detached

+49.8%

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



/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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