

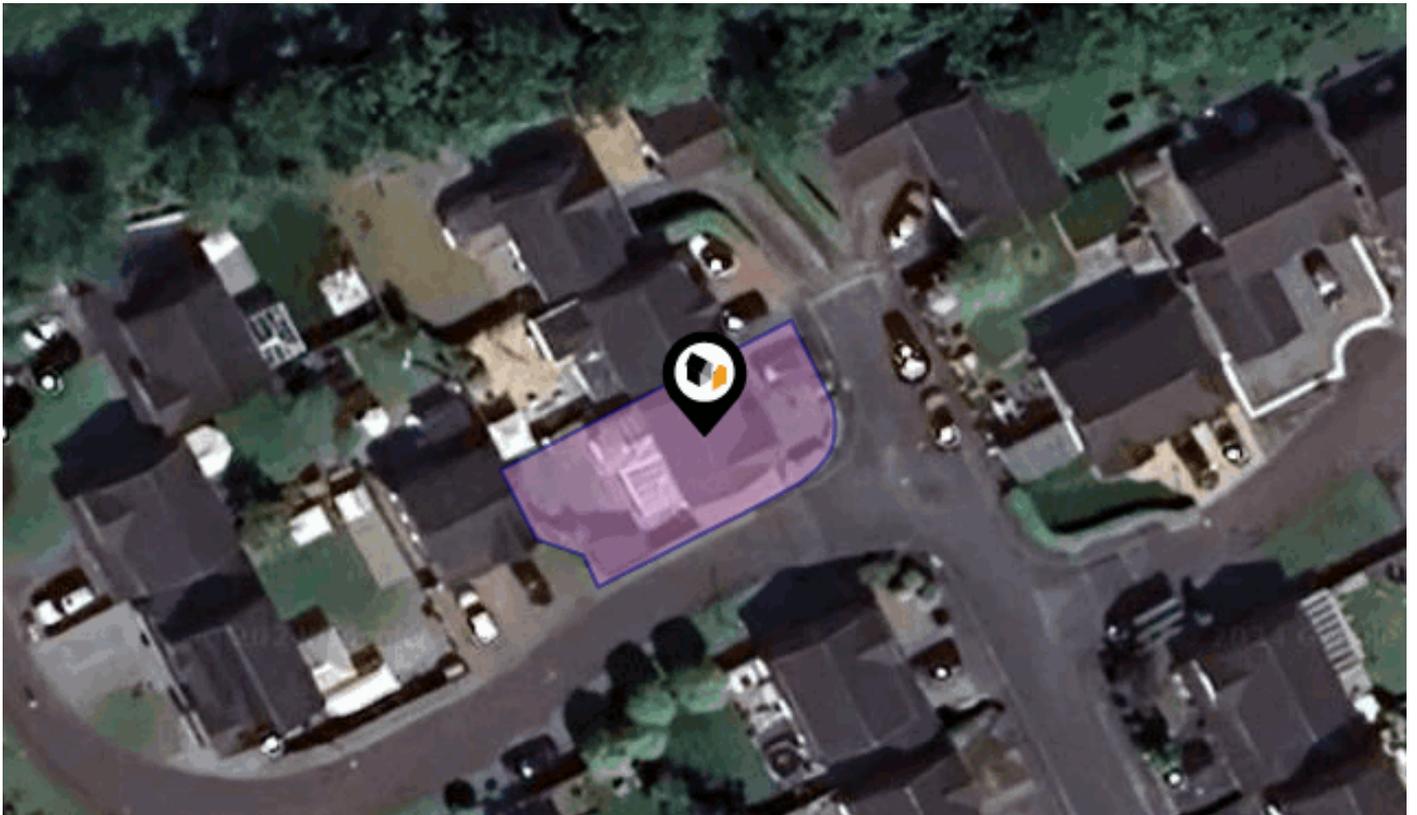


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



FOSSDALE MOSS, LEYLAND, PR26

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

Situated on a quiet cul-de-sac in the highly desirable Leyland area, this immaculately presented 4-bedroom detached house offers a strategic location with easy access to Preston city centre and various countryside getaways, allowing you to enjoy both urban and rural lifestyles.

The property features a driveway that comfortably accommodates two cars, ideal for visitors or a growing family's needs.

Inside, the house boasts three reception rooms. The spacious living room opens into the dining room, inviting an abundance of natural light into the space. A versatile third reception room, located at the front, could serve as a snug area or an additional bedroom.

The highlight of the home is the fantastic extended kitchen dining living room with bi-fold doors leading to the garden, serving as the heart of the home. This area offers ample space for family gatherings and meals, combining a fully-equipped kitchen with a designated dining area complete with an island ideal for casual dining and socializing. There is also a dedicated sitting area with views of the garden.

An adjacent utility room adds extra convenience and functionality.

Upstairs, the bedrooms are designed for comfort and relaxation. The primary bedroom at the front includes an ensuite bathroom. Bedrooms 2 and 3 are doubles, and bedroom 4 is a generous size, suitable for a single room or office. The family bathroom is well-appointed, offering a separate shower cubicle and bath, catering to the entire household.

Outside, the sunny rear garden provides a serene retreat with low maintenance.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA681276		
UPRN:	100010629792		

Local Area

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

Satellite/Fibre TV Availability:







FOSSDALE MOSS, LEYLAND, PR26



Ground Floor



Floor 1



Approximate total area⁽¹⁾
133.98 m²
1442.1 ft²

Reduced headroom
0.71 m²
7.65 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.

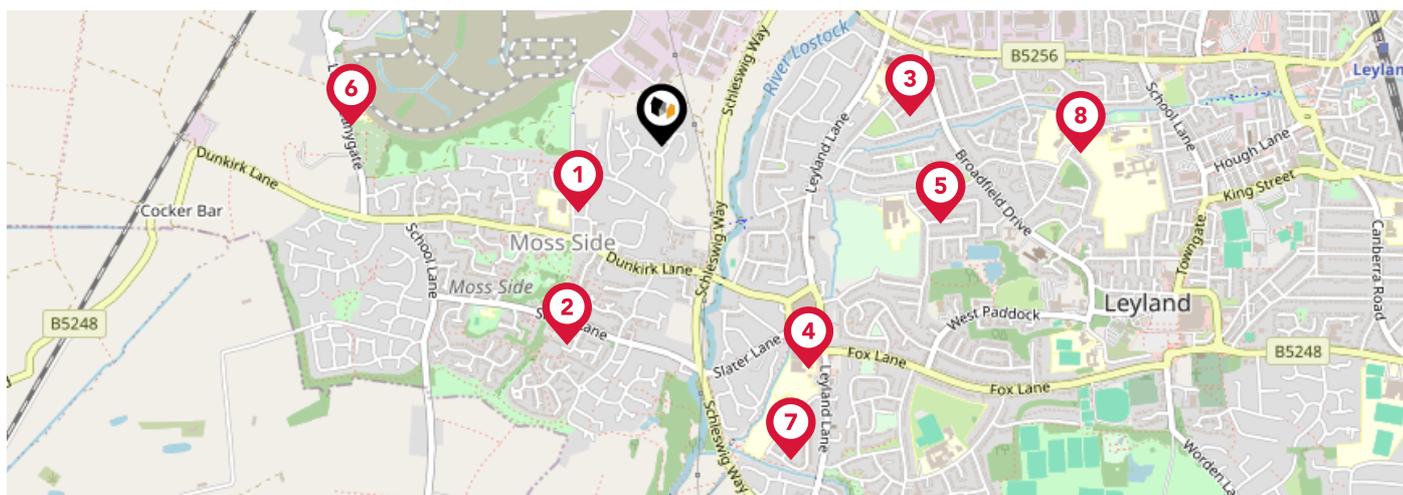
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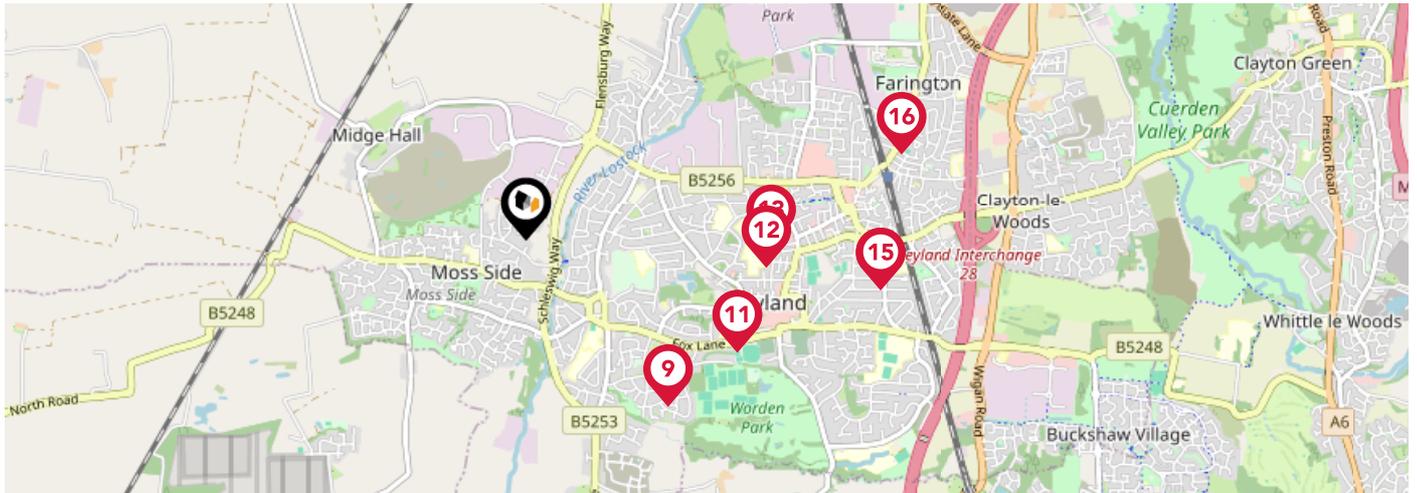
FOSSDALE MOSS, LEYLAND, PR26





		Nursery	Primary	Secondary	College	Private
1	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 252 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 232 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Anne's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 192 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aurora Brambles School Ofsted Rating: Requires improvement Pupils: 65 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

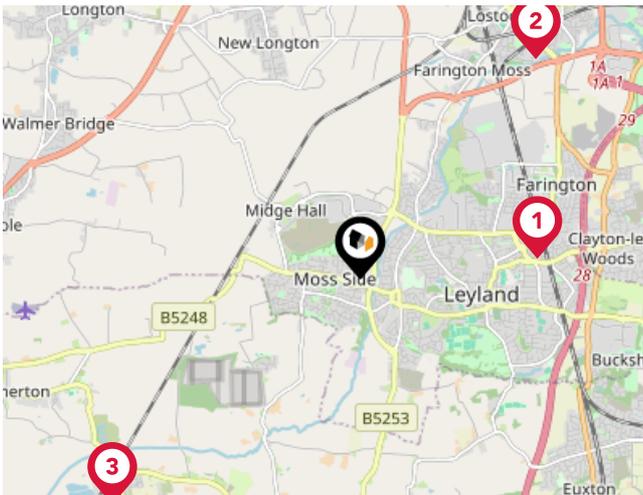
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic High School Ofsted Rating: Good Pupils: 688 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	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"/>
	Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:1.05	<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:1.07	<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:1.56	<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:1.56	<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:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

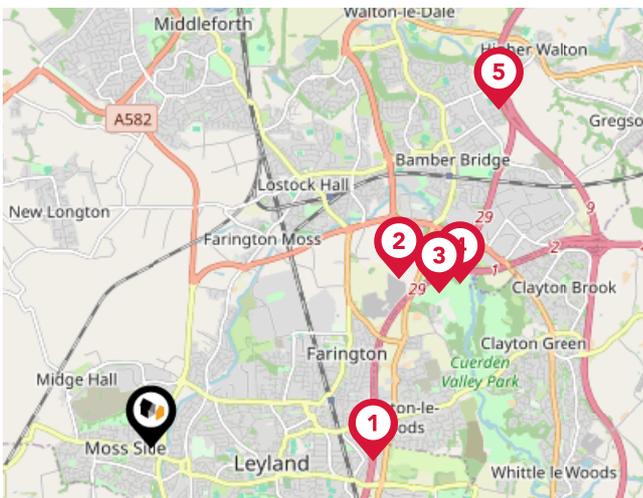
Area

Transport (National)



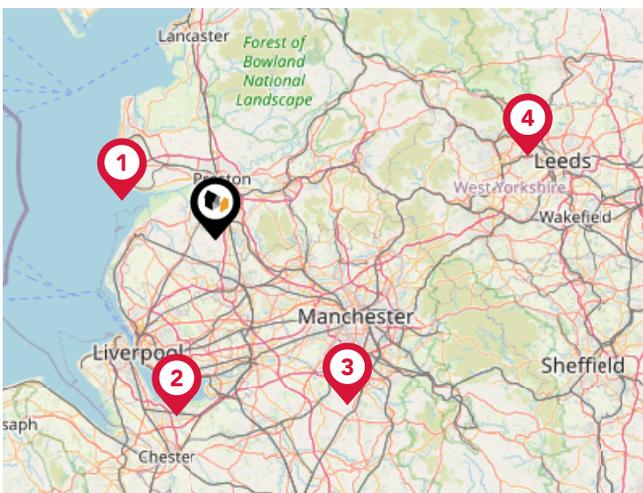
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.56 miles
2	Lostock Hall Rail Station	2.46 miles
3	Croston Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.95 miles
2	M65 J1A	2.63 miles
3	M65 J1	2.86 miles
4	M6 J29	3.07 miles
5	M6 J30	4.26 miles

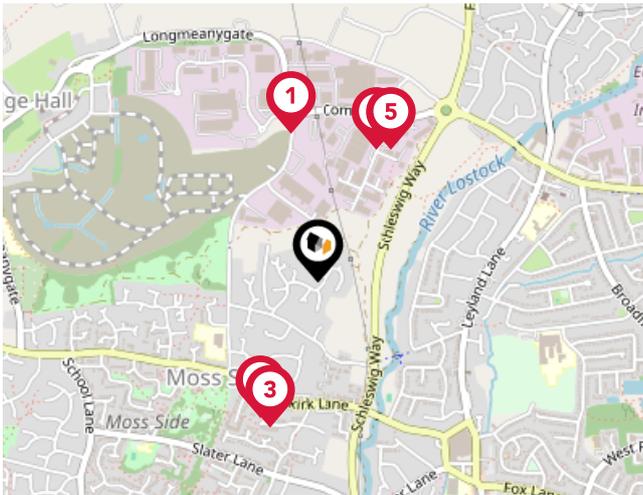


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.13 miles
2	Liverpool John Lennon Airport	25.37 miles
3	Manchester Airport	29.73 miles
4	Leeds Bradford International Airport	45.13 miles

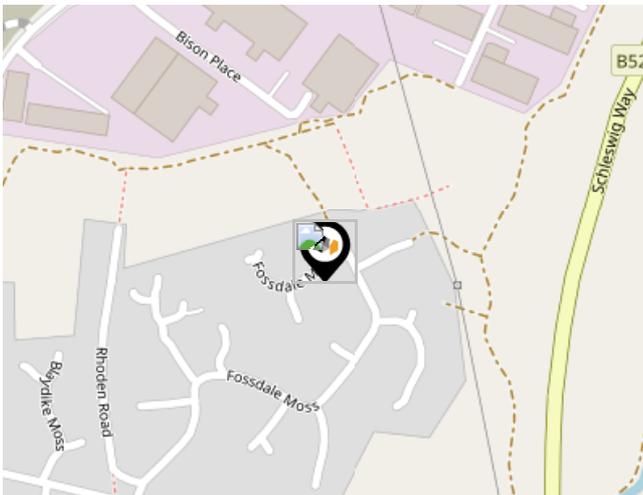
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Marathon Place	0.33 miles
2	Clydesdale Place	0.32 miles
3	Newton Close	0.34 miles
4	Newton Close	0.33 miles
5	Clydesdale Place	0.33 miles



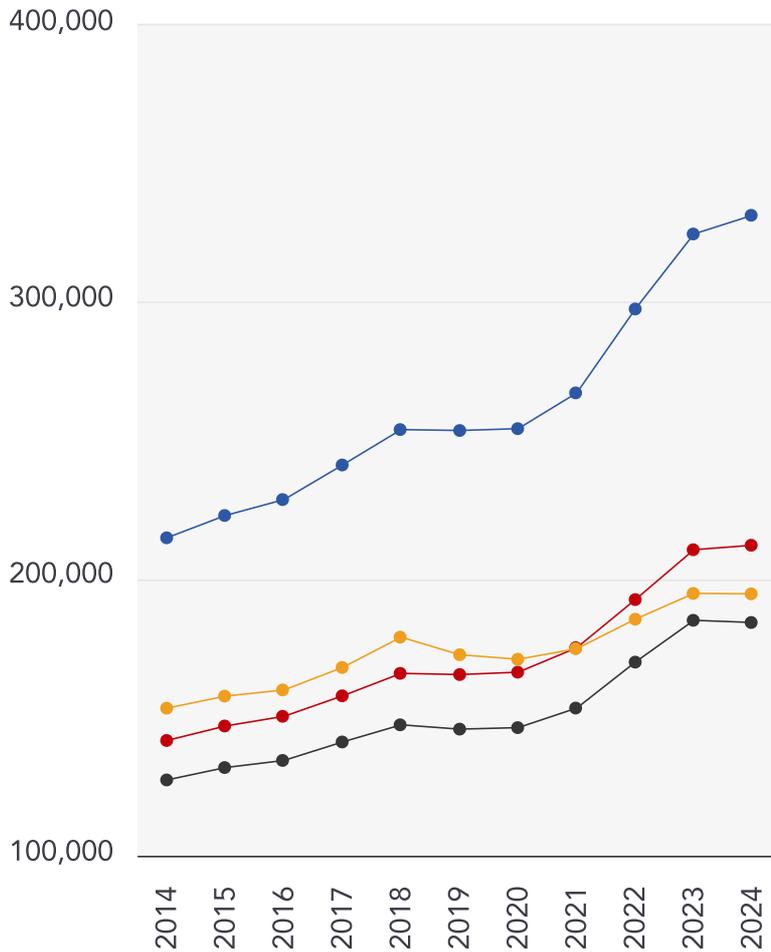
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.52 miles
2	Fleetwood for Ireland Ferry Terminal	19.56 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



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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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
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