

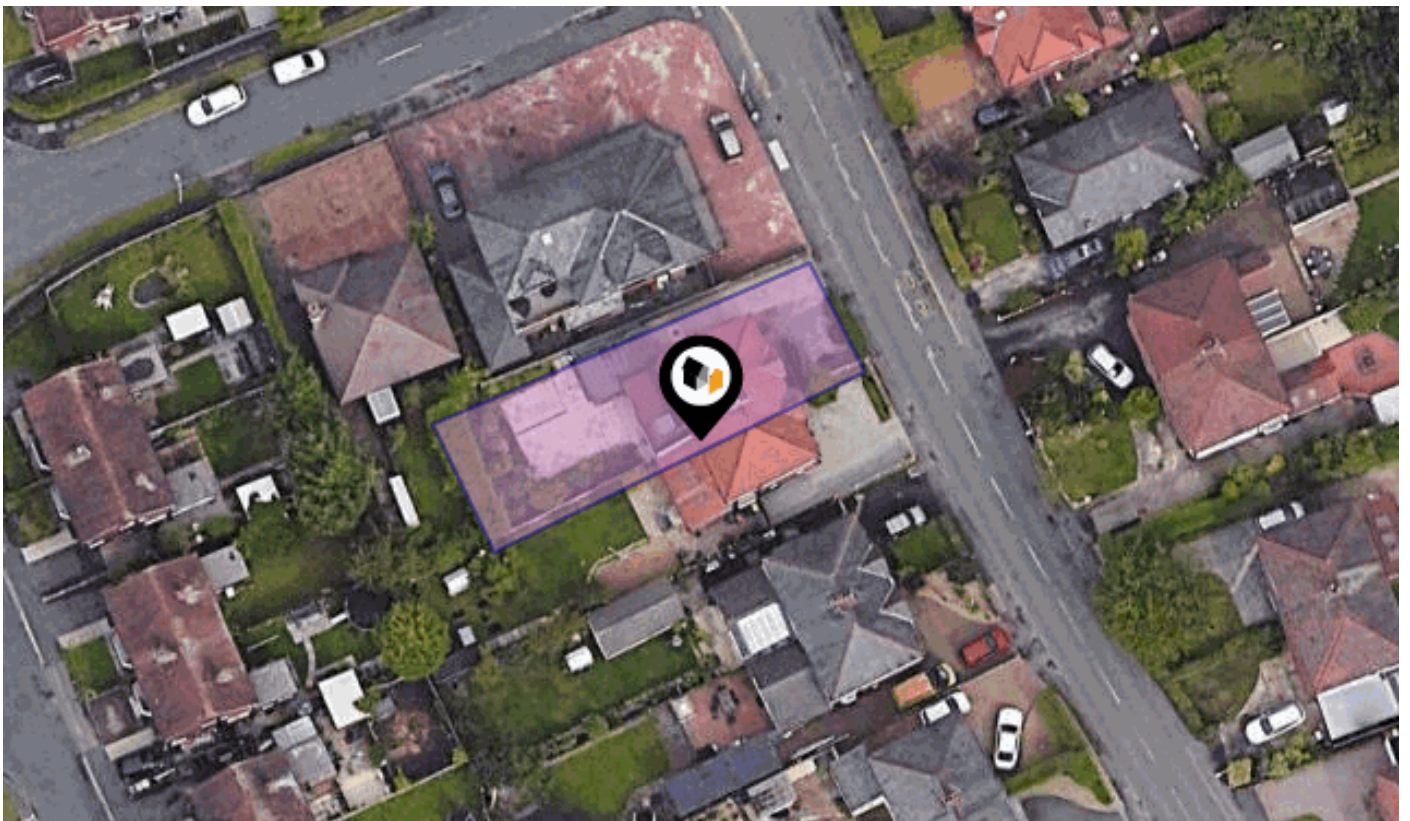


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> August 2024



**LEA ROAD, LEA, PRESTON, PR2**

## Roberts & Co

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# Introduction

## Our Comments

### Property Overview

Welcome to this extended, attractive, and stylish family home, perfectly situated in the desirable area of Lea. This property offers the ideal combination of urban convenience and contemporary living, designed to cater to your family's needs.

At the front of the property, you'll find a spacious driveway with parking for three to four cars, as well as convenient access to the garage.

As you step inside, you'll be greeted by a beautifully updated interior that radiates brightness and modern sophistication.

The heart of this home is the expansive open-plan kitchen and living area, designed for those who love to cook, entertain, and spend quality time with loved ones. The modern kitchen is equipped with integrated appliances and ample storage, ensuring both functionality and style. Additional storage cupboards and a utility area further enhance the practicality of the space.

Adjacent to the kitchen is a spacious, separate sitting room that offers a perfect blend of comfort and modern design. This inviting space features a built-in media wall, thoughtfully designed to house your entertainment system seamlessly. With its warm ambiance and carefully considered layout, this sitting room is the ideal spot for cosy evenings, whether you're enjoying a movie night with family or unwinding with a good book.

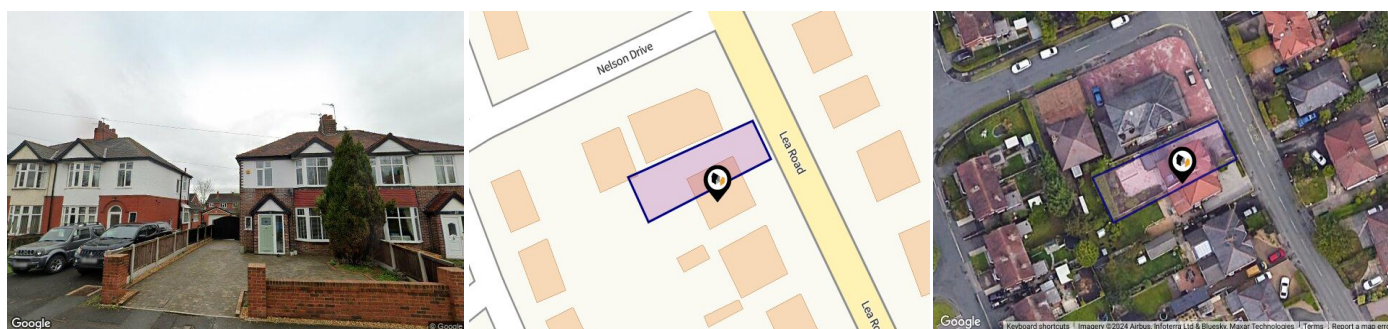
The front-facing living room, with its charming bay window and feature gas fireplace, offers a warm and inviting space for gatherings.

The ground floor also includes a convenient downstairs WC for guests.

Upstairs, you'll discover three generously sized bedrooms, each offering comfort and space. The primary bedroom boasts fitted wardrobes, providing plenty of storage. The family bathroom is a four-piece suite, complete with a shower cubicle and a separate bath, offering a spa-like retreat within your own home.

Outside, the property features a charming rear garden, thoughtfully designed for minimal maintenance, allowing you to enjoy outdoor living with ease.

This home truly embodies modern family living, combining style, comfort, and practicality in a sought-after location.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,140 ft <sup>2</sup> / 106 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,103		
<b>Title Number:</b>	LAN267193		

## Local Area

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

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

<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

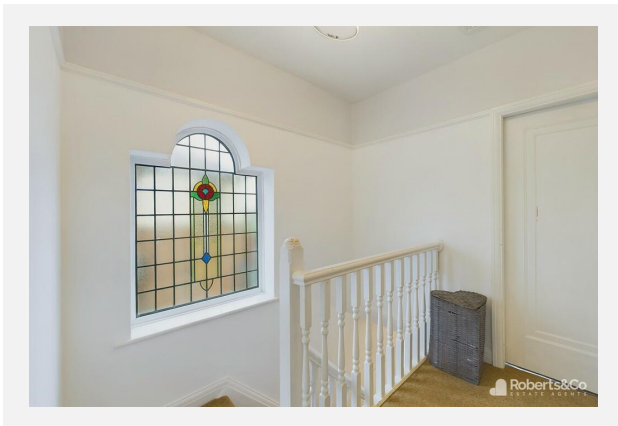
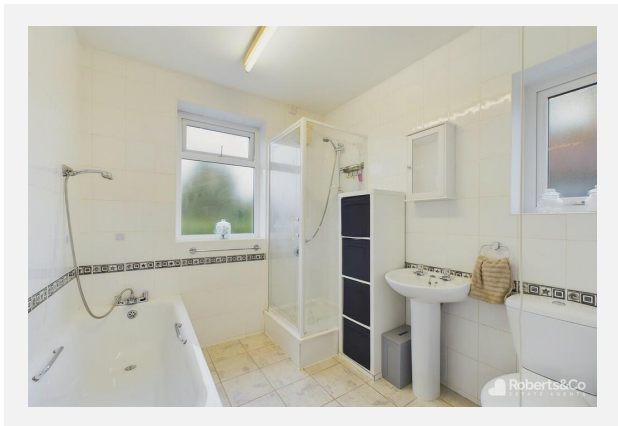
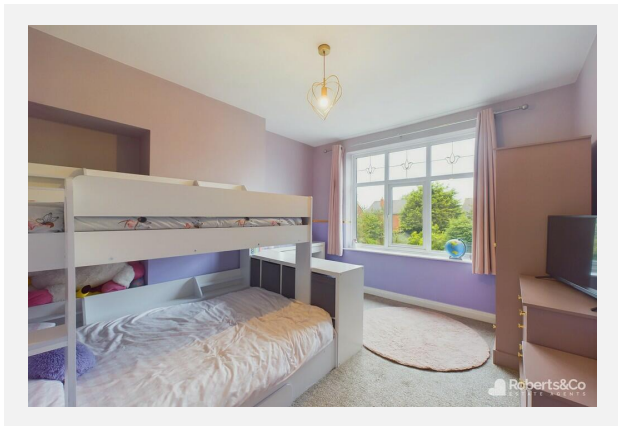
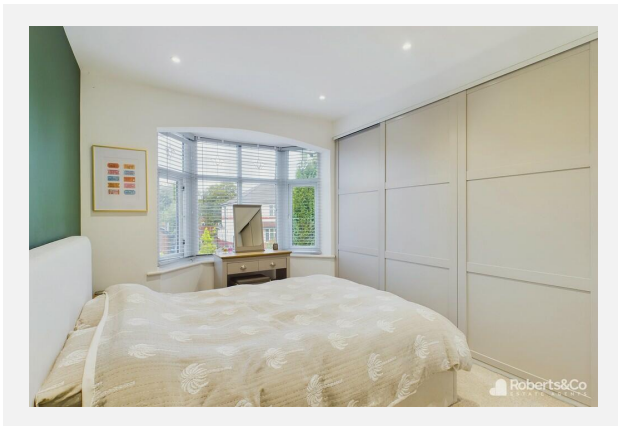
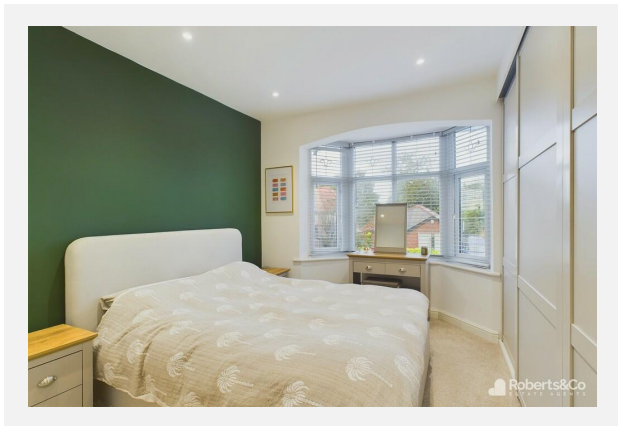
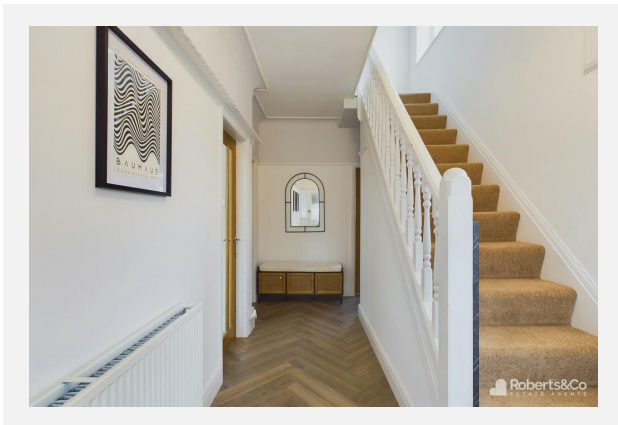
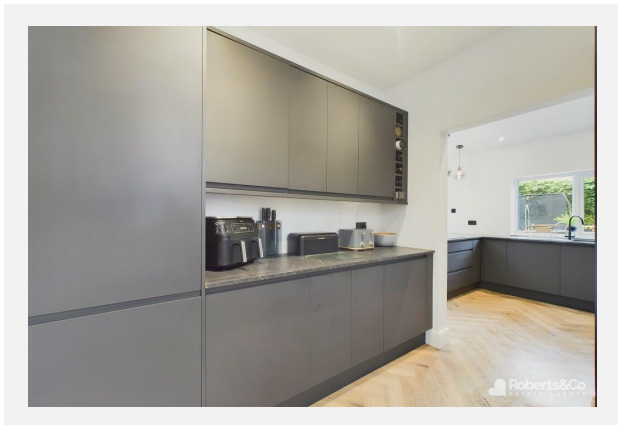
### Mobile Coverage: (based on calls indoors)

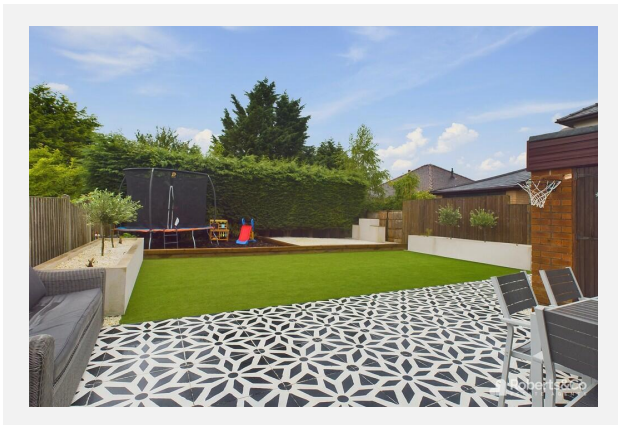
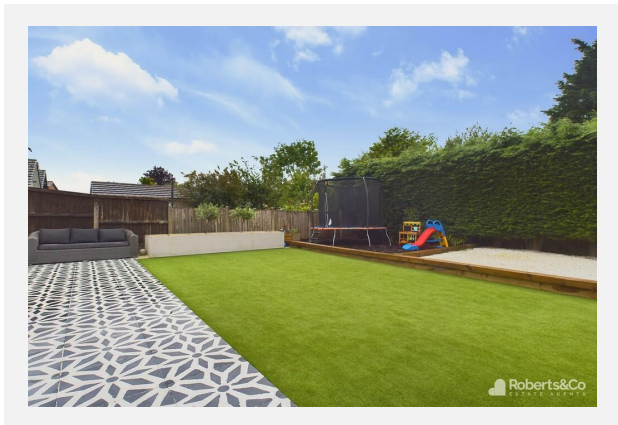


### Satellite/Fibre TV Availability:









## LEA ROAD, LEA, PRESTON, PR2



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 118.82 m<sup>2</sup>  
 1278.97 ft<sup>2</sup>

**Reduced headroom**  
 0.37 m<sup>2</sup>  
 3.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## LEA ROAD, LEA, PRESTON, PR2





## LEA ROAD, LEA, PRESTON, PR2



Lea, PR2

Energy rating

**D**

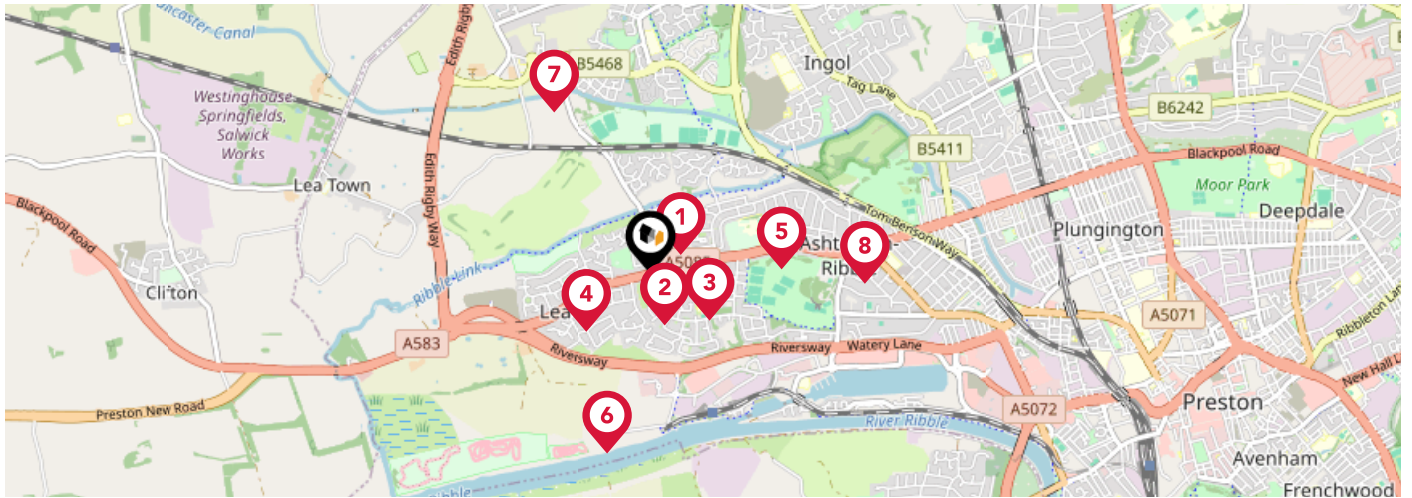
Valid until 04.01.2032

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

### Additional EPC Data

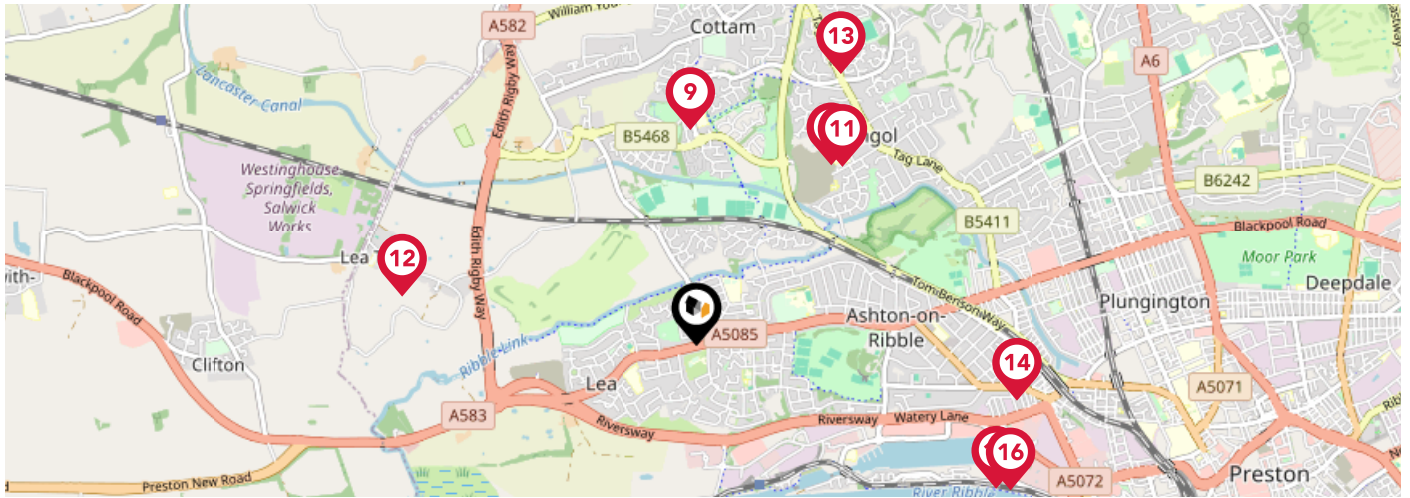
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	106 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

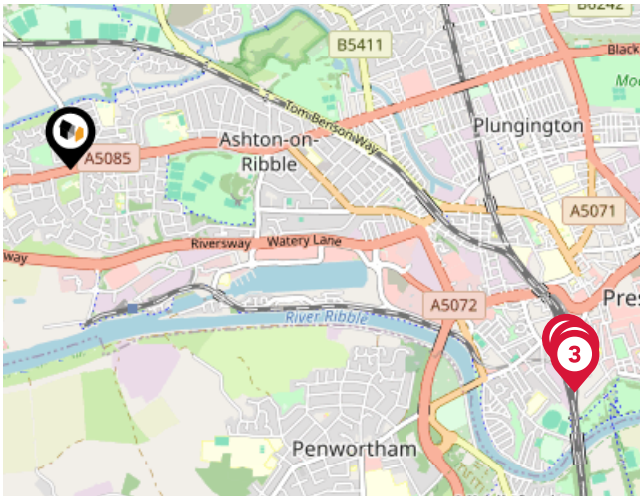
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 203   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pool House Community Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

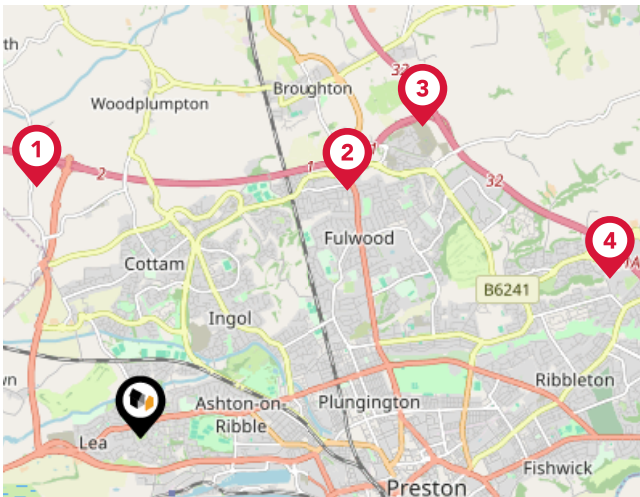
# Area

## Transport (National)



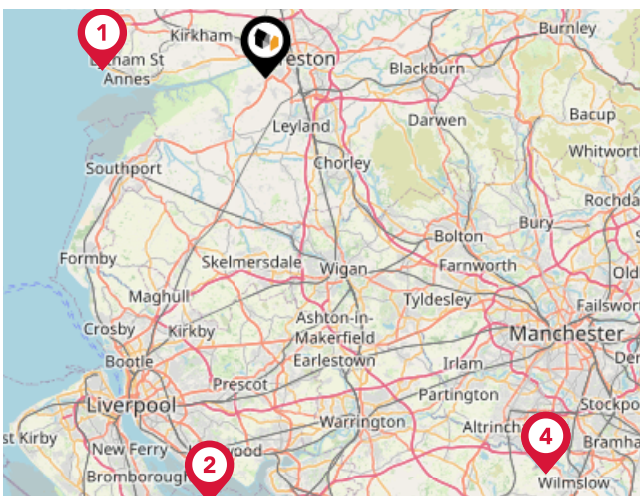
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.36 miles
2	Railway Station	2.4 miles
3	Rail Station	2.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	2.39 miles
2	M55 J1	2.84 miles
3	M6 J32	3.68 miles
4	M6 J31A	4.35 miles
5	M65 J1A	5.2 miles

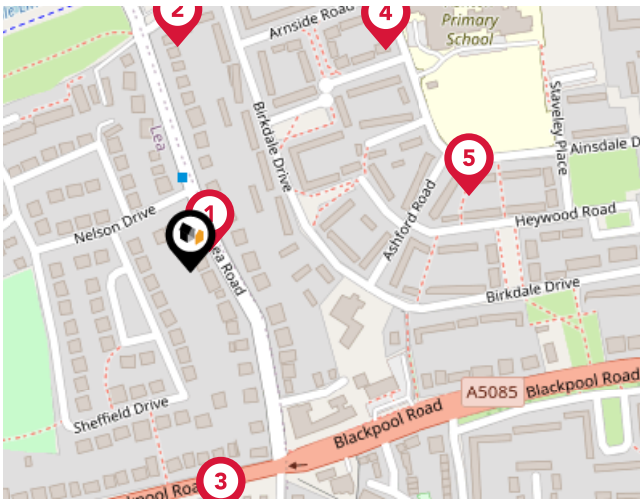


### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	11.51 miles
2	Liverpool John Lennon Airport	30.11 miles
3	Manchester Airport Terminal 2	34.13 miles
4	Terminal Two Access	34.13 miles

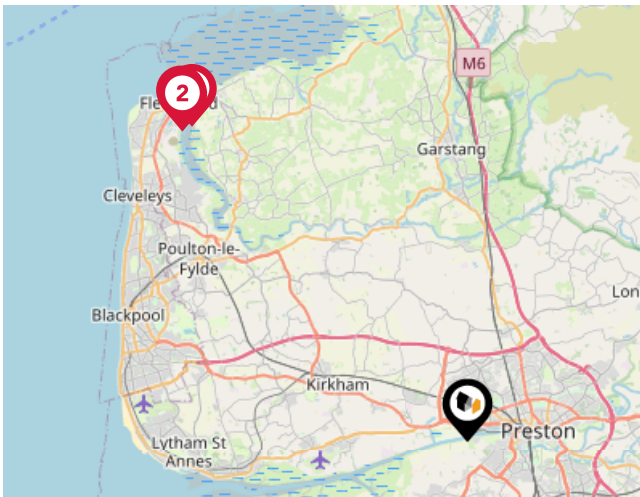
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Nelson Drive	0.02 miles
2	Birkdale Drive	0.12 miles
3	Police Station	0.14 miles
4	Arnside Road	0.16 miles
5	Ashford Road	0.16 miles



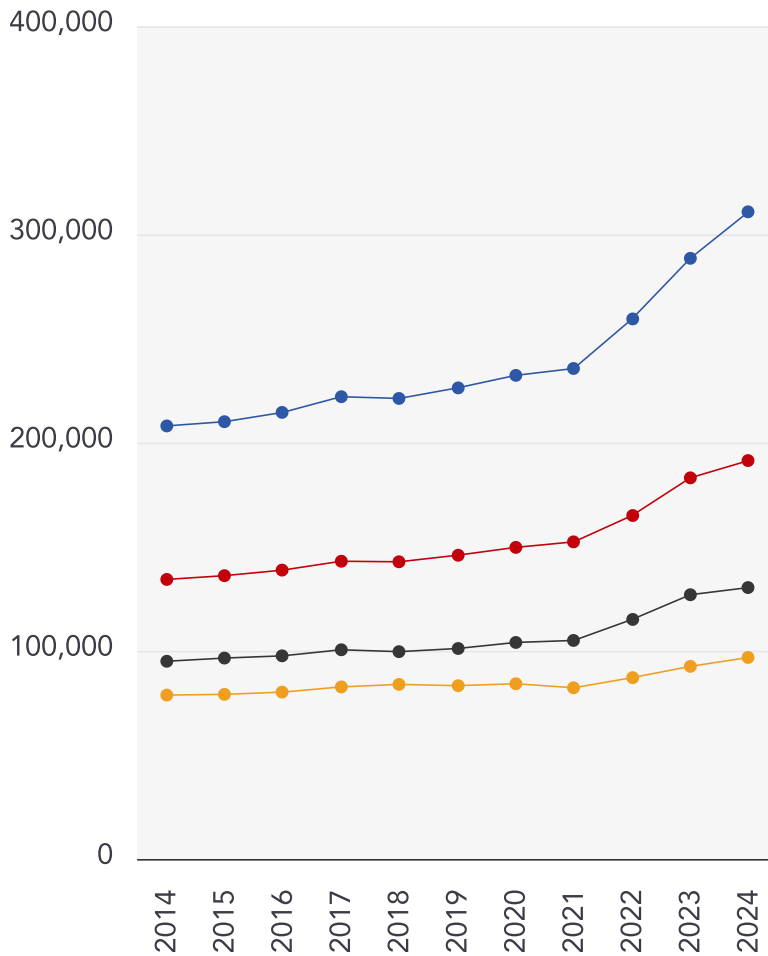
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.63 miles
2	Fleetwood for Ireland Ferry Terminal	14.71 miles
3	Fleetwood for Knott End Ferry Landing	14.83 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

Flat

**+22.94%**





### 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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