

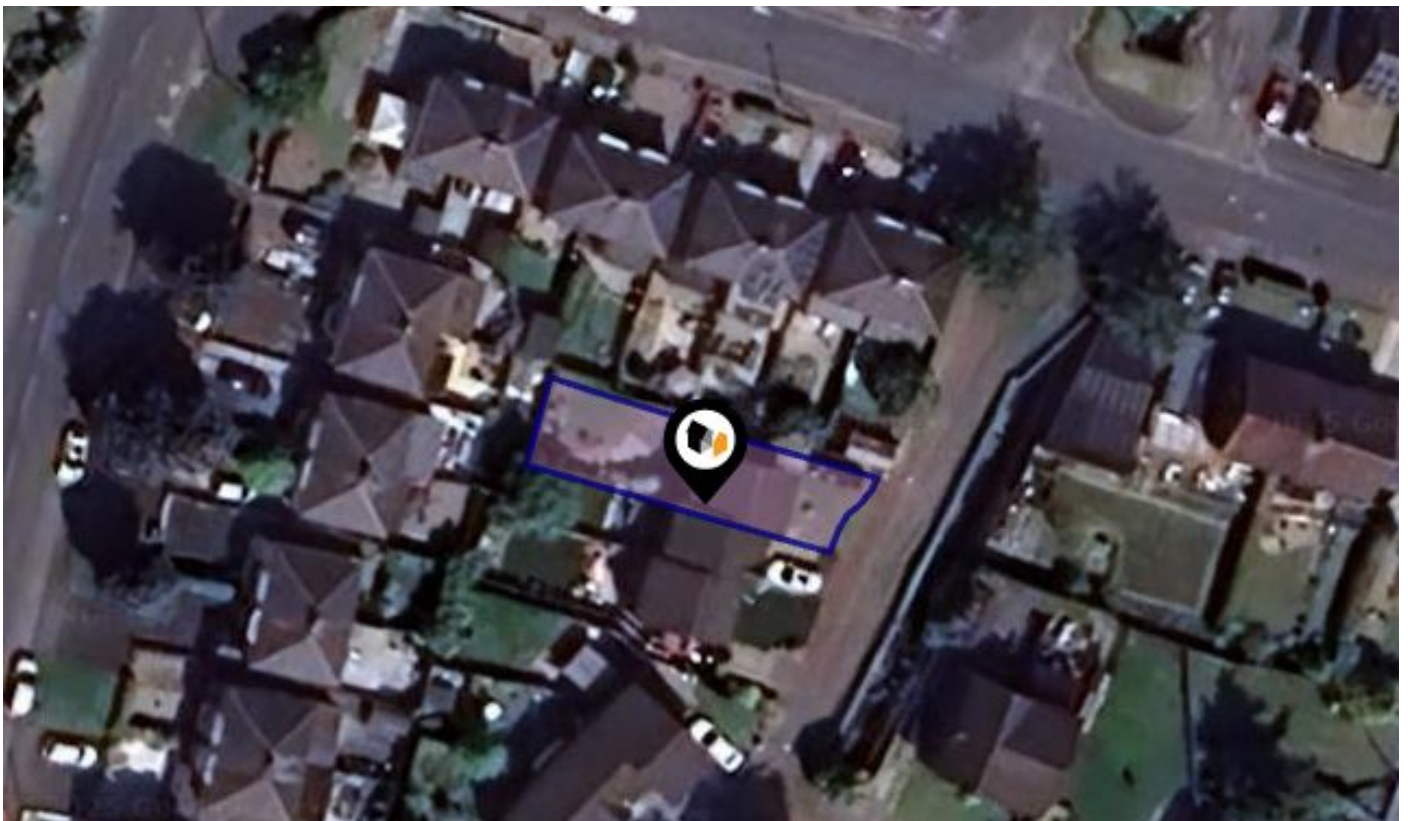


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



MOSSLANDS, LEYLAND, PR25

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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Property Overview

2 Bed End Terrace

Great Size Plot | First-Time Buyer Opportunity | Offered With No Chain

This well-presented home is perfect for first-time buyers. Located in a quiet cul-de-sac, it offers a spacious plot-potentially the largest of its type in the area-while being conveniently close to local amenities.

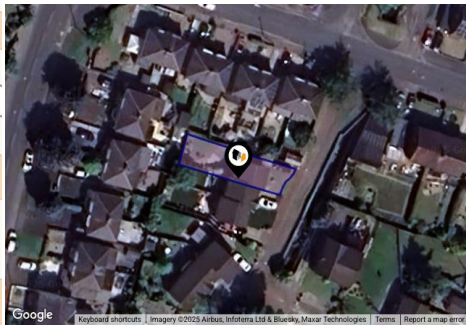
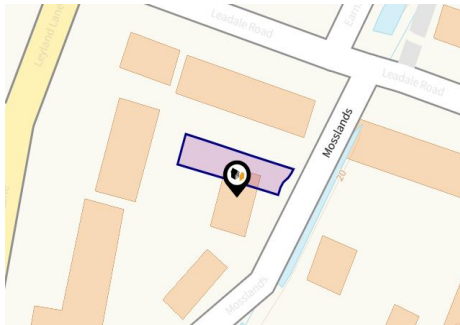
Ground Floor: The stylish kitchen features contemporary units, combining modern design with practicality. A separate dining area provides the perfect space for meals, with patio doors leading out to the garden. The bright and airy living room is beautifully presented, offering a comfortable and inviting place to relax.

First Floor: There are two double bedrooms, with bedroom two featuring fitted wardrobes for extra storage. The bathroom is modern and stylish, designed to a high standard.

Exterior: The property benefits from a generous plot, with both front and rear gardens providing great outdoor space. A private driveway offers parking for two cars.

What We Love About This Property: "This is an ideal first home, offering a great-sized plot in a peaceful cul-de-sac while still being close to local amenities. The property is well-maintained throughout, with a recently installed 12-month-old boiler, making it move-in ready."

Tenure: Leasehold Council Tax Band: B



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.05 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,744
Title Number:	LA735478

Tenure:	Leasehold
Start Date:	03/05/1994
End Date:	04/05/2993
Lease Term:	999 years from 4 May 1994
Term Remaining:	968 years

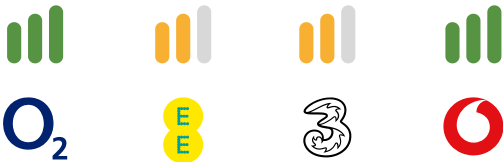
Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	134 mb/s	1000 mb/s

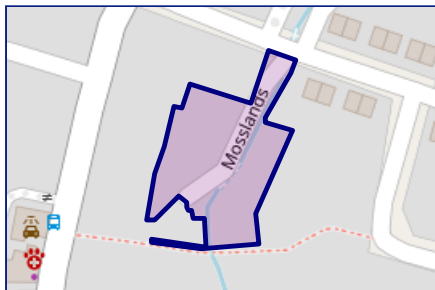
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

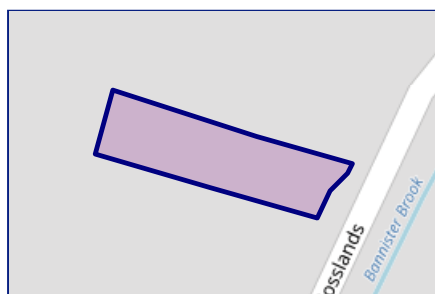


Freehold Title Plan



LA702839

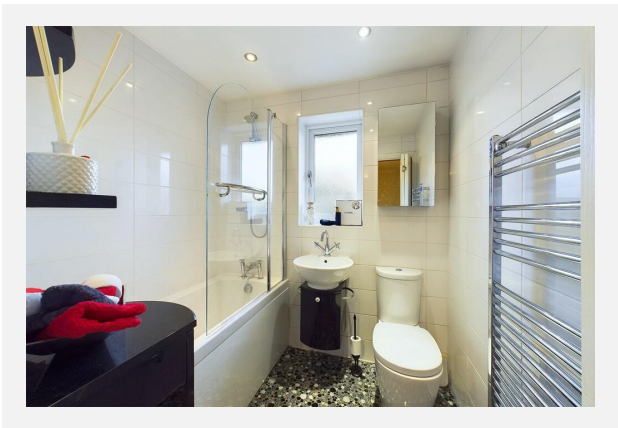
Leasehold Title Plan



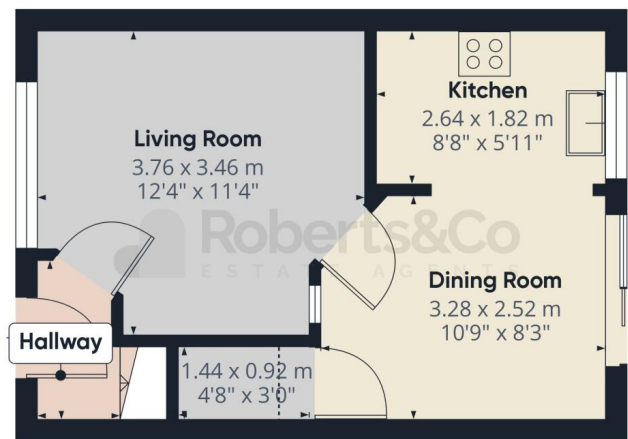
LA735478

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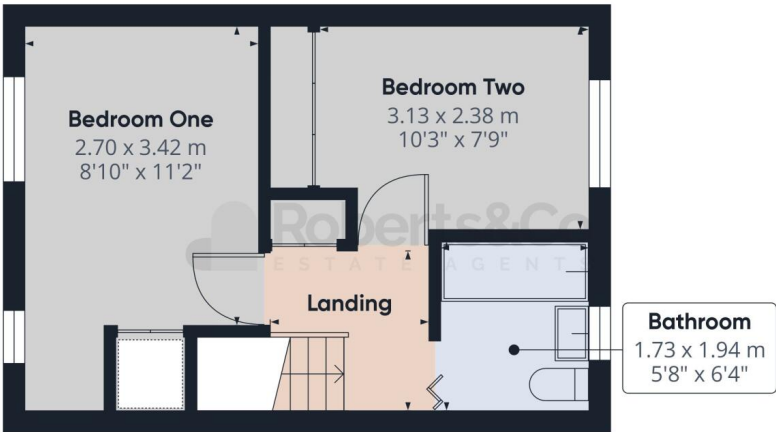




MOSSLANDS, LEYLAND, PR25



Ground Floor



Floor 1



Approximate total area⁽¹⁾
53.17 m²
572.33 ft²

Reduced headroom
0.92 m²
9.86 ft²

(1) Excluding balconies and terraces

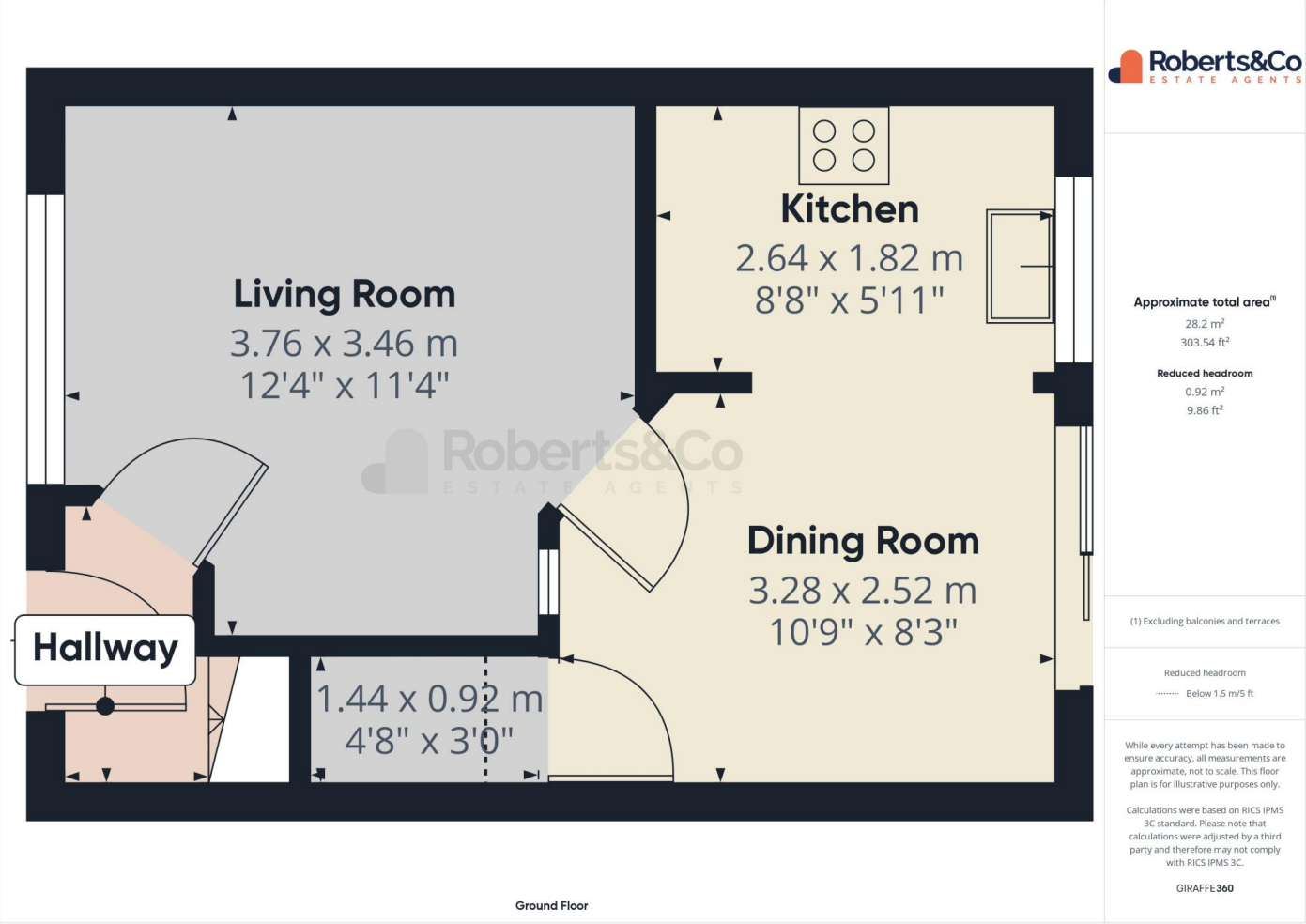
Reduced headroom
----- Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

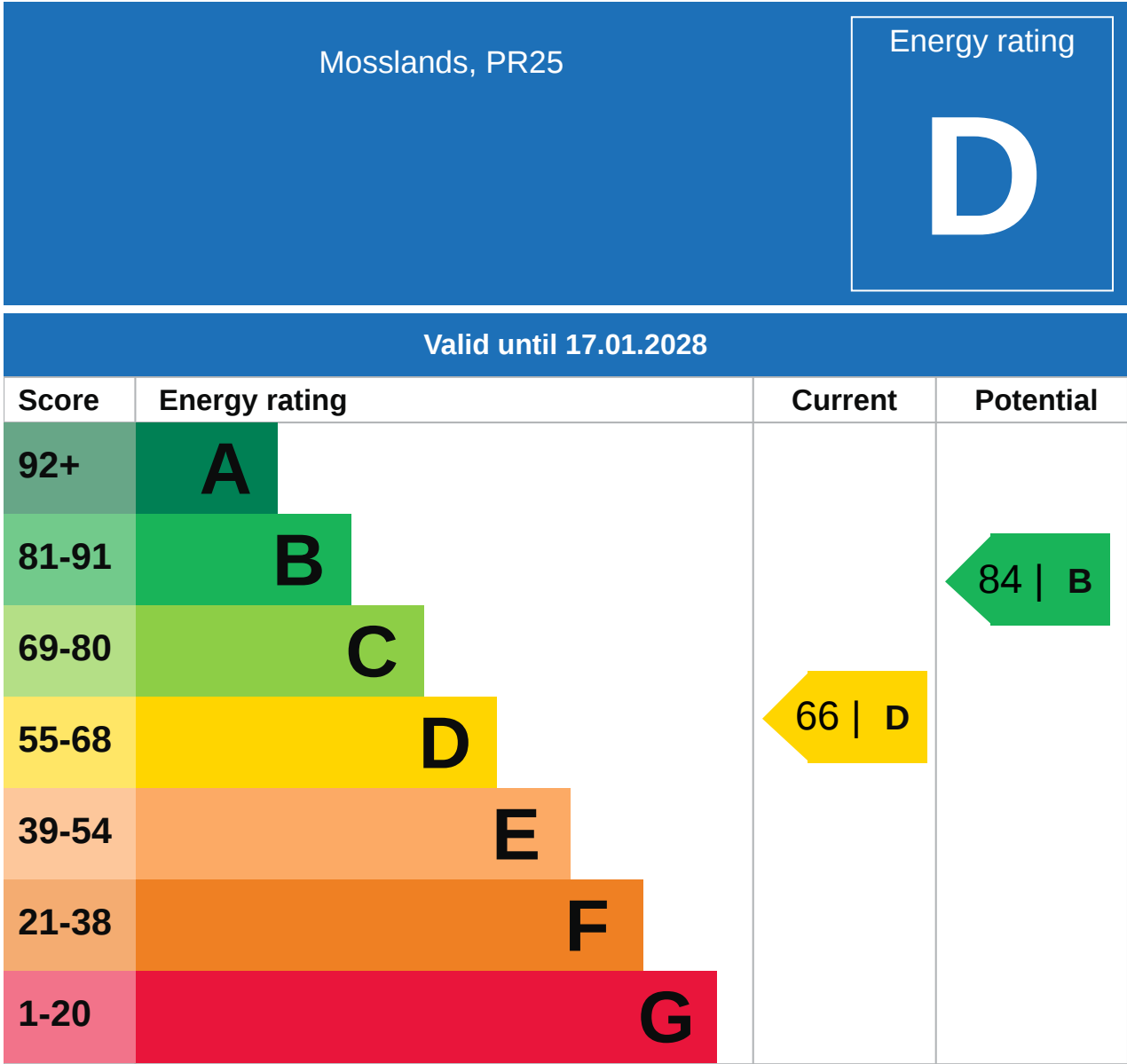
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MOSSLANDS, LEYLAND, PR25



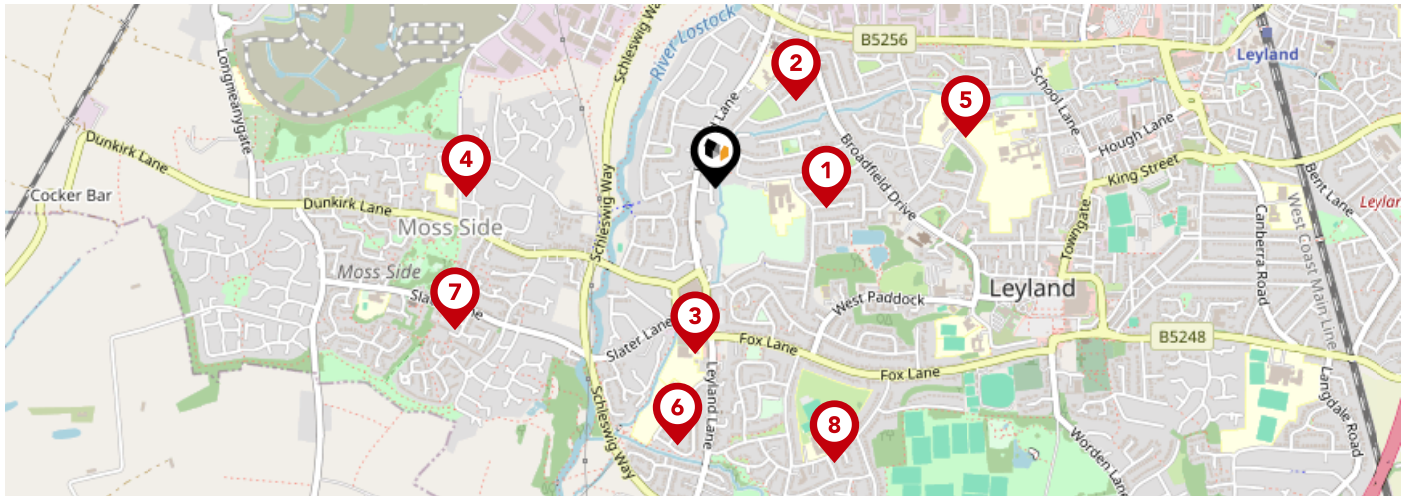
MOSSLANDS, LEYLAND, PR25



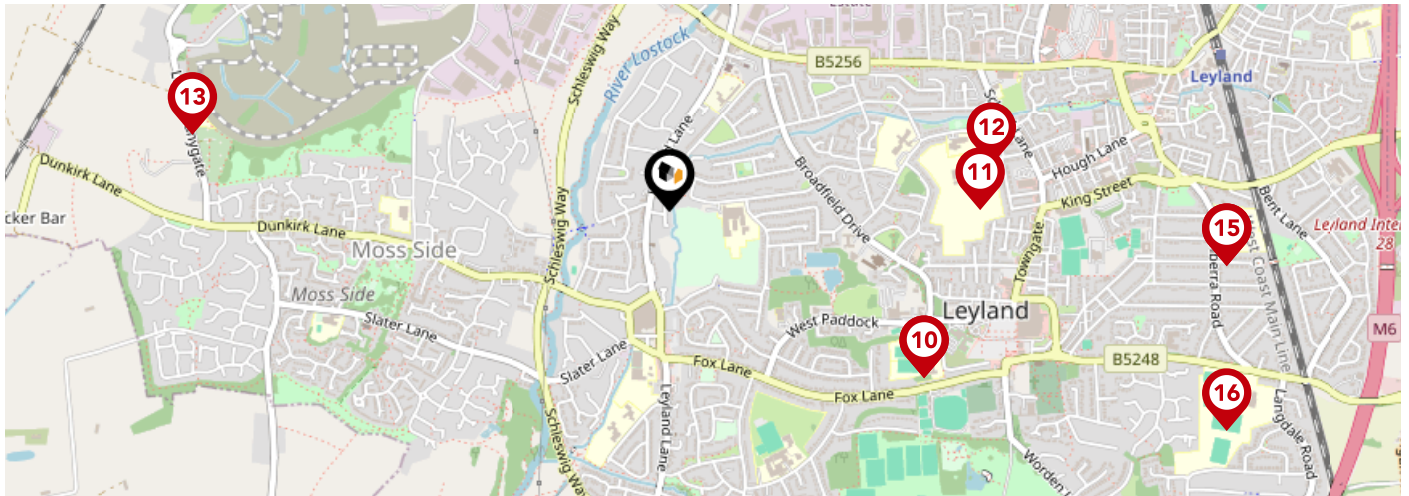


Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 m ²



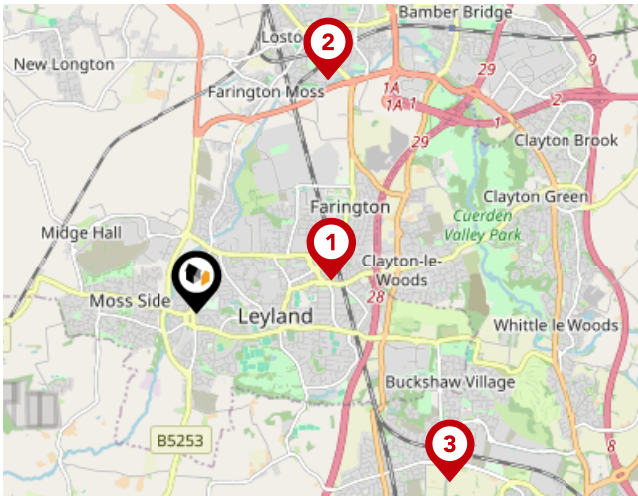
		Nursery	Primary	Secondary	College	Private
1	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic High School Ofsted Rating: Good Pupils: 811 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 136 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Leyland Methodist Junior School Ofsted Rating: Good Pupils:0 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Balshaw's Church of England High School Ofsted Rating: Good Pupils: 921 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

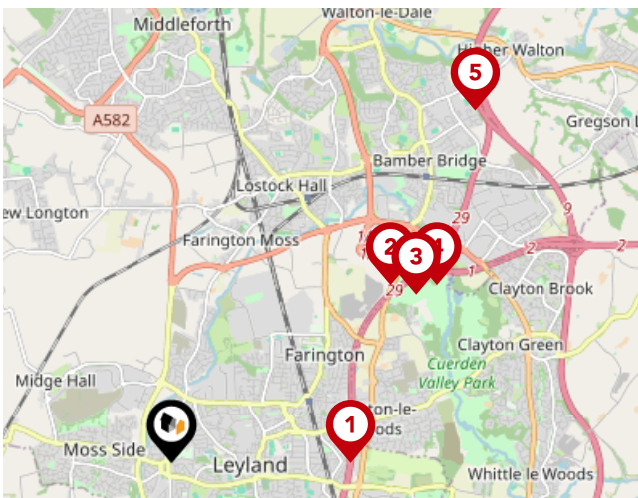
Area

Transport (National)



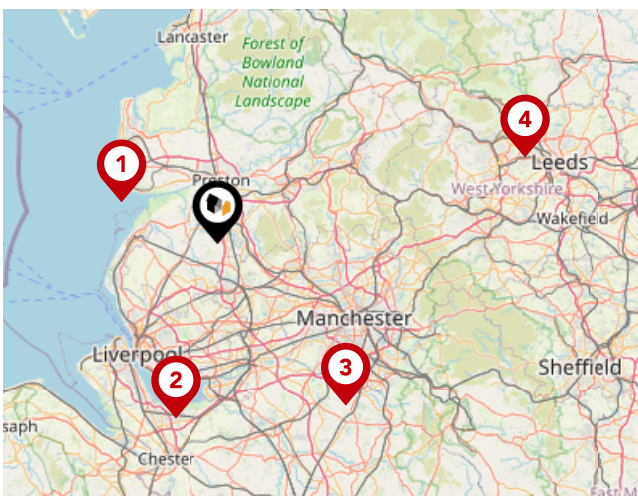
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.22 miles
2	Lostock Hall Rail Station	2.36 miles
3	Buckshaw Parkway Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.58 miles
2	M65 J1A	2.49 miles
3	M65 J1	2.62 miles
4	M6 J29	2.82 miles
5	M6 J30	4.1 miles

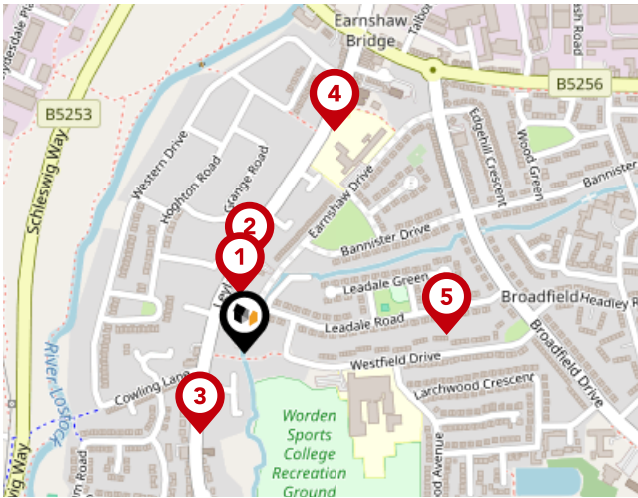


Airports/Helipads






Pin	Name	Distance
1	Highfield	14.52 miles
2	Speke	25.34 miles
3	Manchester Airport	29.31 miles
4	Leeds Bradford Airport	44.81 miles

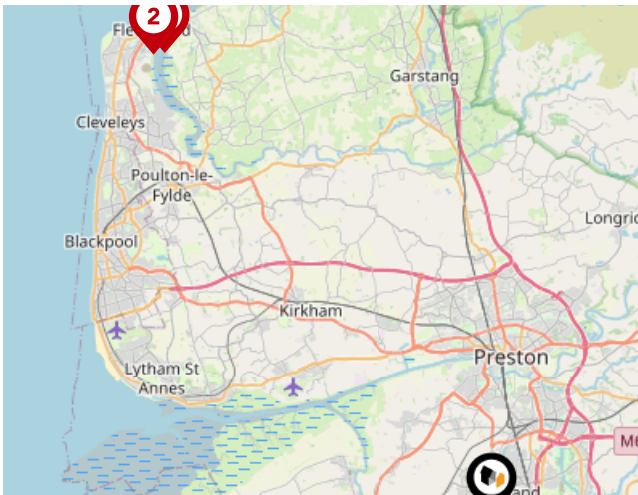
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Broadfields Arms	0.06 miles
	Broadfield Arms	0.1 miles
	Daisy Bank Close	0.1 miles
	St Johns Church	0.26 miles
	Leadale Road	0.22 miles



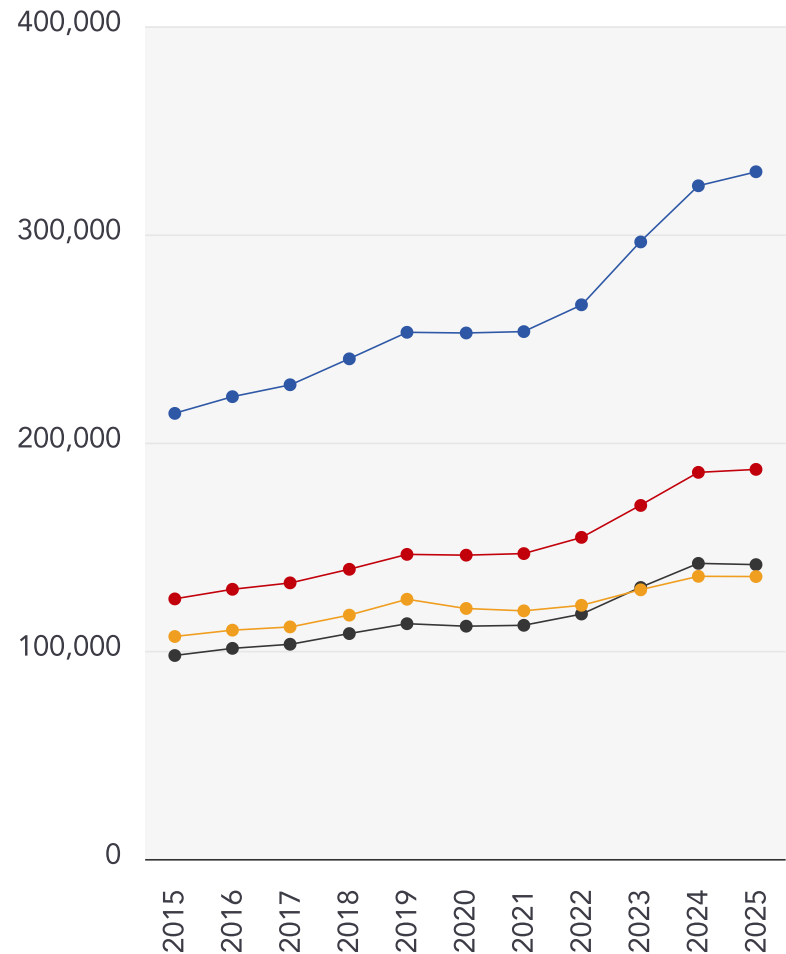
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	19.83 miles
	Fleetwood for Knott End Ferry Landing	20 miles

Market

House Price Statistics

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



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.



/RobertsCoEstates



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/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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