

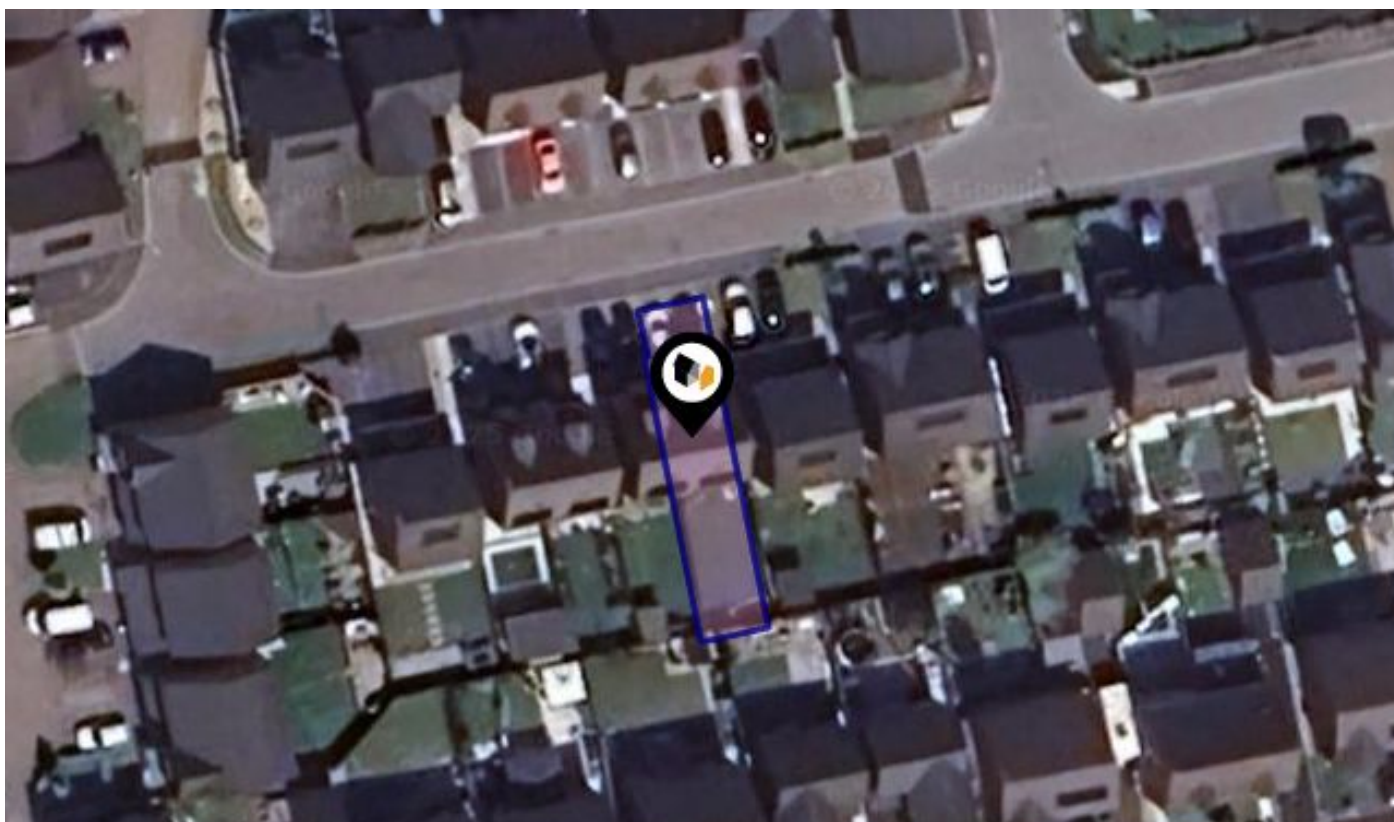


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

3-Bedroom Town House | Set Over Three Floors

This spacious and well-presented three-storey town house is located in a popular and sought-after cul-de-sac in Leyland.

Ground Floor: The spacious living room is situated at the front of the property, providing a comfortable and welcoming space. The dining kitchen is modern and well-equipped, featuring integrated appliances including an oven, gas hob, and fridge/freezer. There is ample space for a dining table and chairs, and patio doors open onto the rear garden, allowing for plenty of natural light. A convenient WC is also located on this floor.

First Floor: This floor features two well-sized bedrooms and a modern family bathroom.

Top Floor: The primary bedroom is located on the top floor and benefits from its own en-suite bathroom. The loft is fully boarded with a pull down ladder for ease of access.

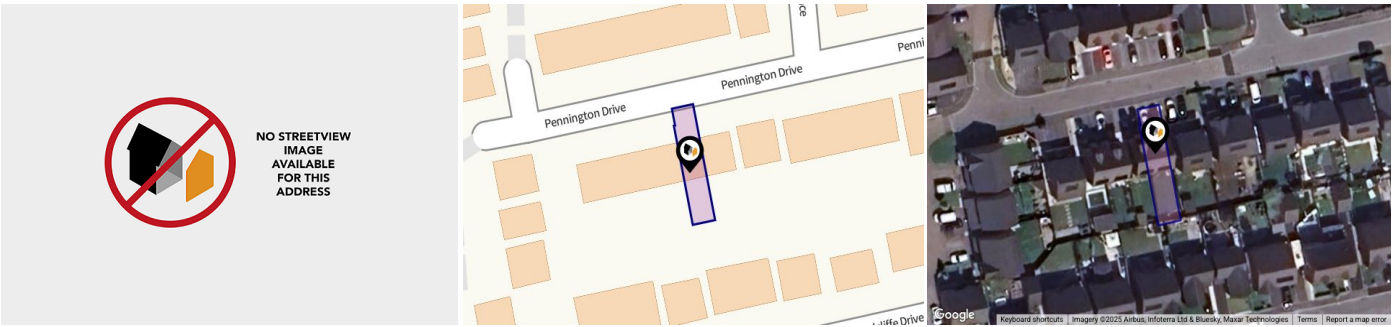
Exterior: To the front of the property, there are two private parking spaces. The rear garden is secluded and well-presented, featuring a patio area, perfect for outdoor relaxation.

Location: This home is ideally situated just a short distance from Leyland town centre, offering easy access to local schools, bus routes, and major transport links, including the M6, M61, and railway connections.

What We Love About This Property: "A beautifully presented home in a quiet cul-de-sac, offering spacious living across three floors, a private garden, and excellent access to local amenities and transport links."

Tenure: Freehold




Council Tax Band: C

















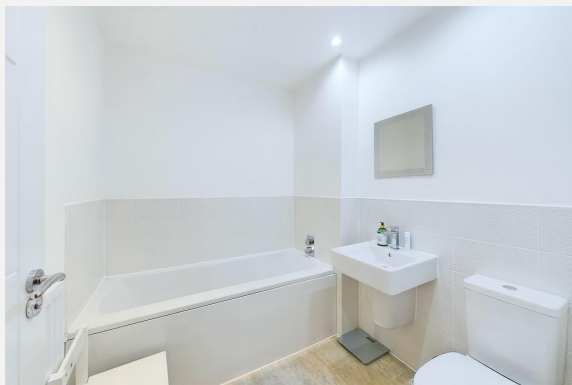
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LAN221220		

Local Area

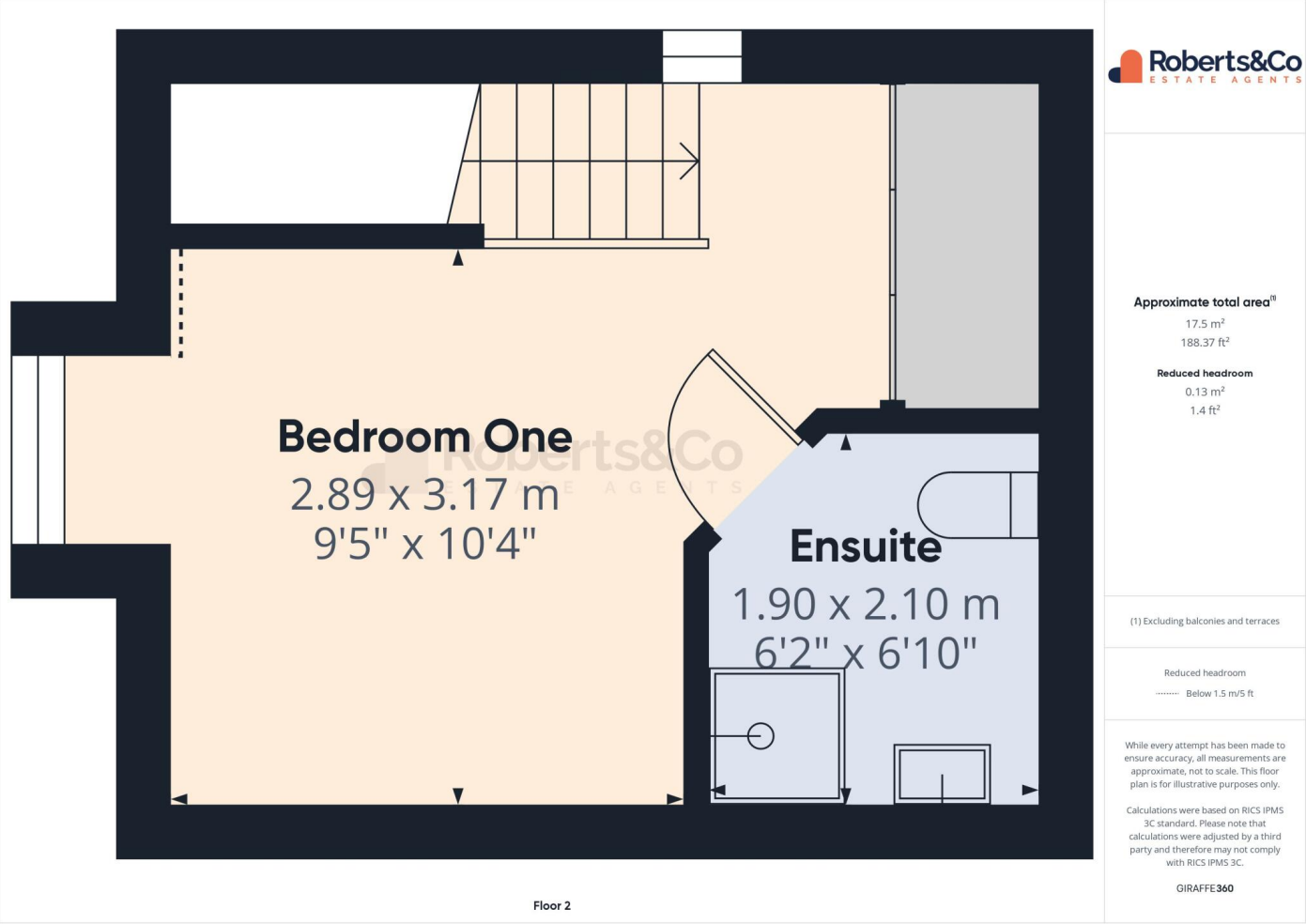
Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	7 mb/s	68 mb/s	1000 mb/s
• Surface Water	Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

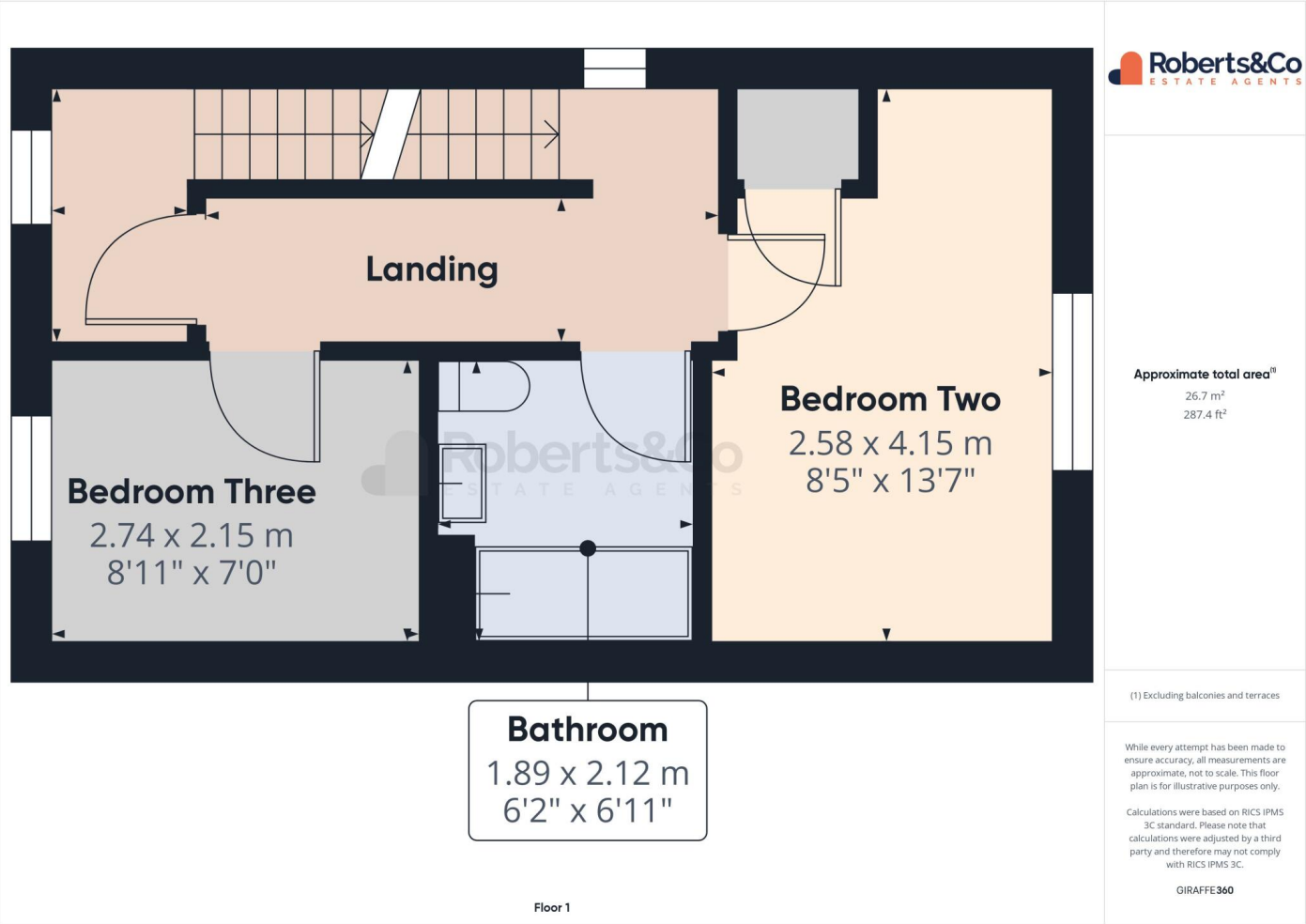




PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26



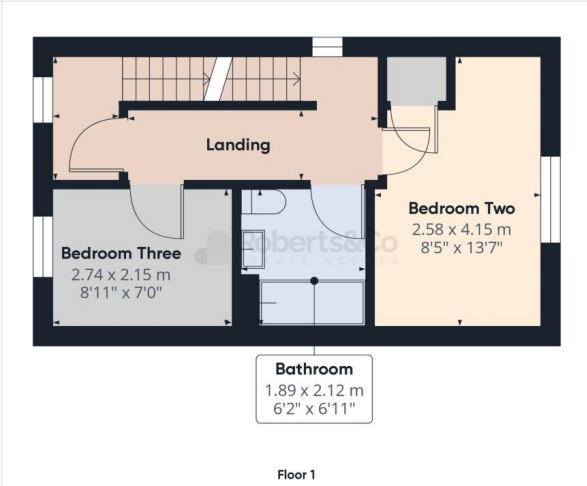
PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26



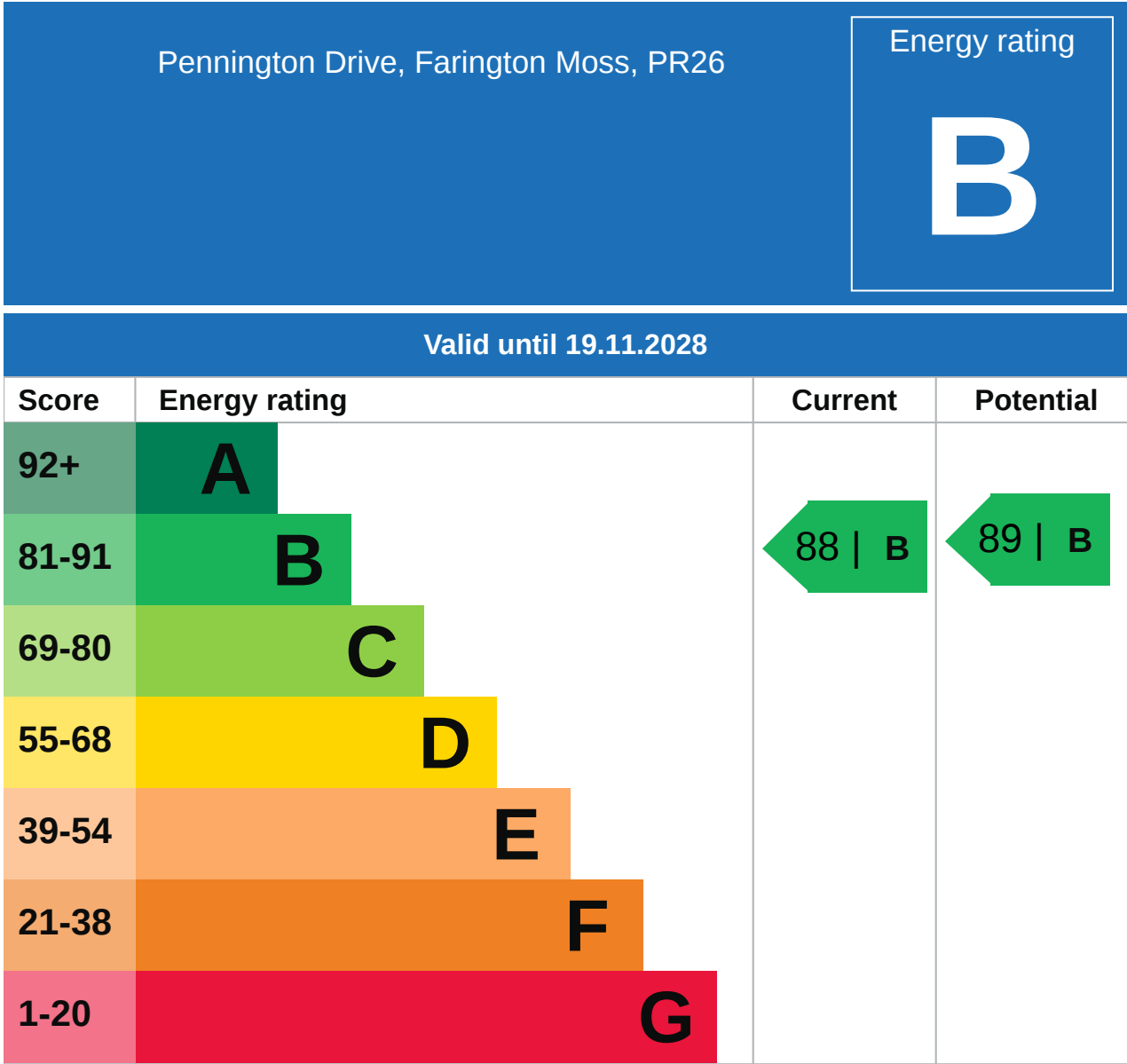
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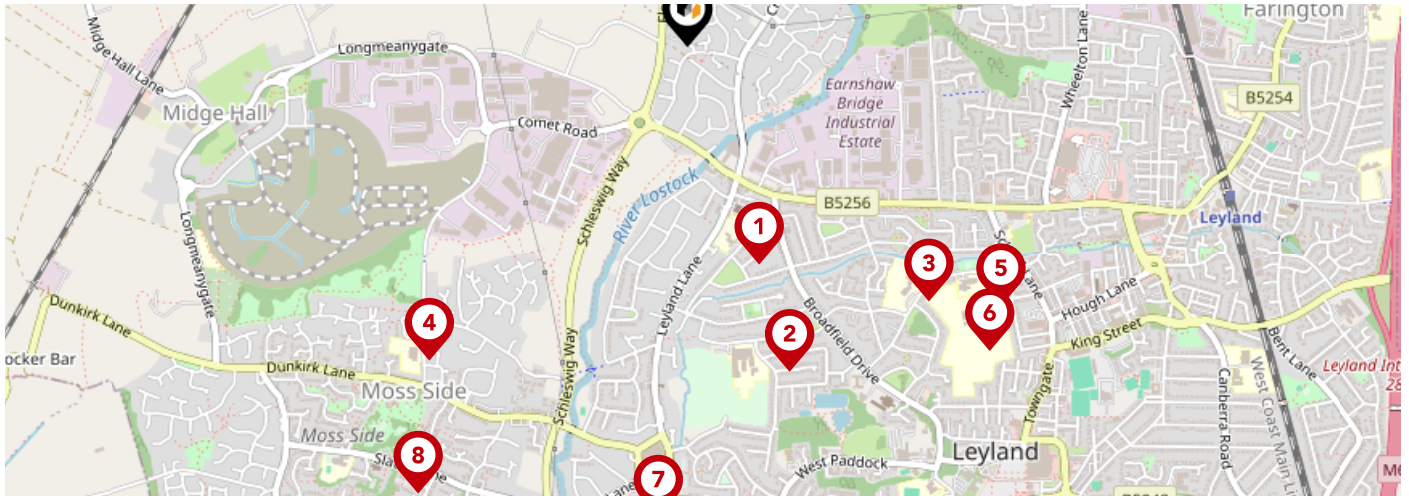


Approximate total area⁽¹⁾	
74.29 m ²	
799.66 ft ²	
Reduced headroom	
0.13 m ²	
1.4 ft ²	
(1) Excluding balconies and terraces	
Reduced headroom	
----- Below 1.5 m/5 ft	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative 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.	
GIRAFFE360	

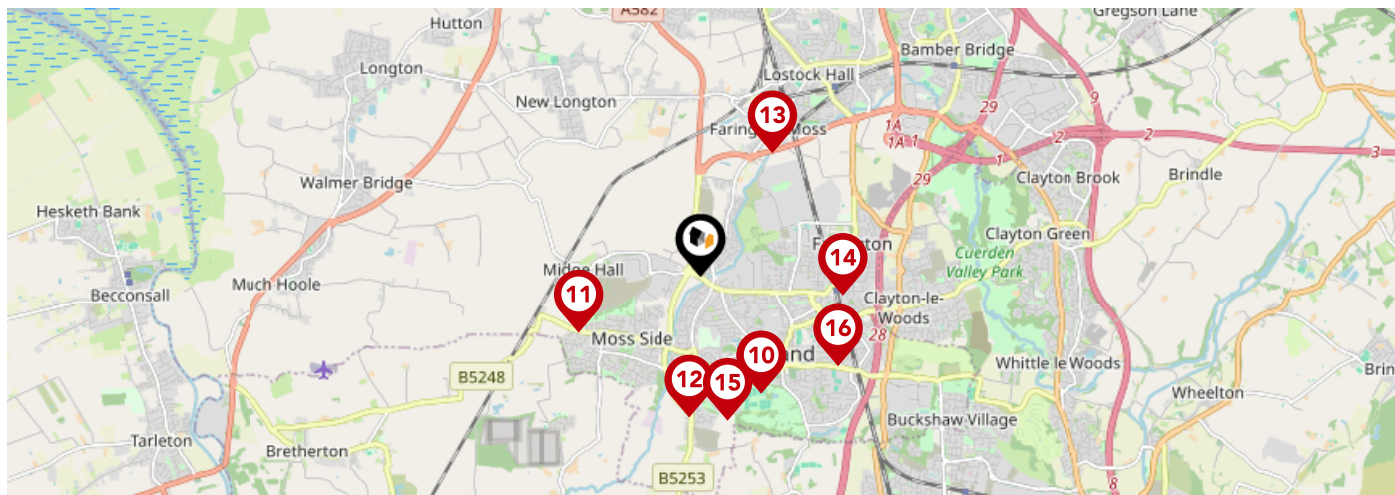










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.20 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m-Â°K
Total Floor Area:	92 m ²



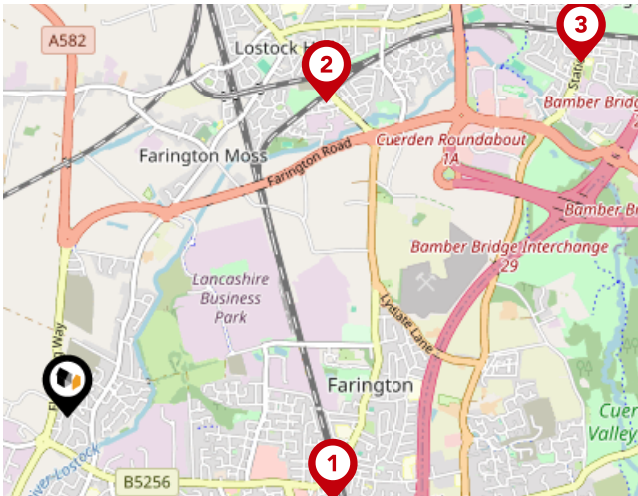
		Nursery	Primary	Secondary	College	Private
1	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:0.77	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance: 1.17	<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: 136 Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance: 1.24	<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: 191 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance: 1.27	<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: 811 Distance: 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils: 0 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

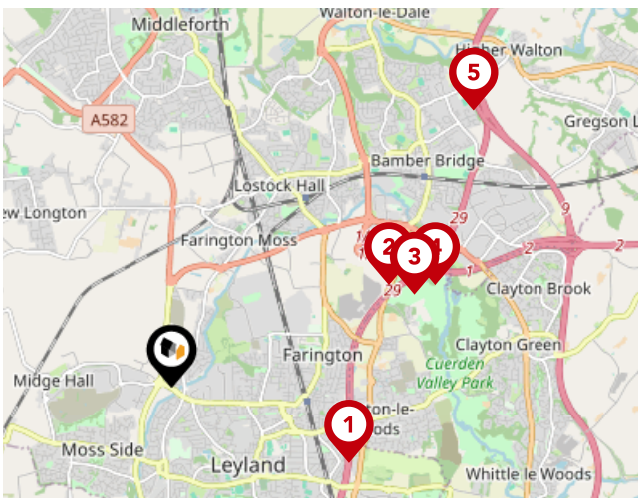
Area

Transport (National)



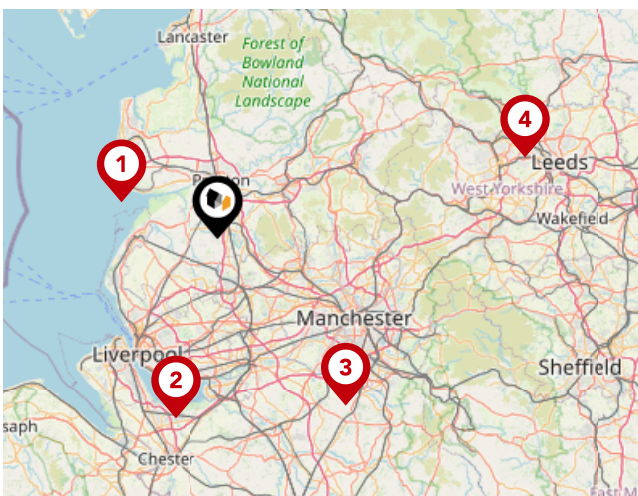
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.22 miles
2	Lostock Hall Rail Station	1.79 miles
3	Bamber Bridge Rail Station	2.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.7 miles
2	M65 J1A	2.12 miles
3	M65 J1	2.29 miles
4	M6 J29	2.49 miles
5	M6 J30	3.6 miles

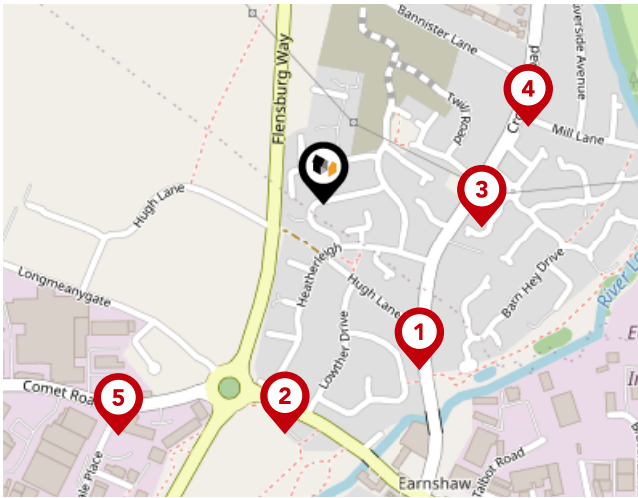


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.28 miles
2	Speke	26 miles
3	Manchester Airport	29.83 miles
4	Leeds Bradford Airport	44.61 miles

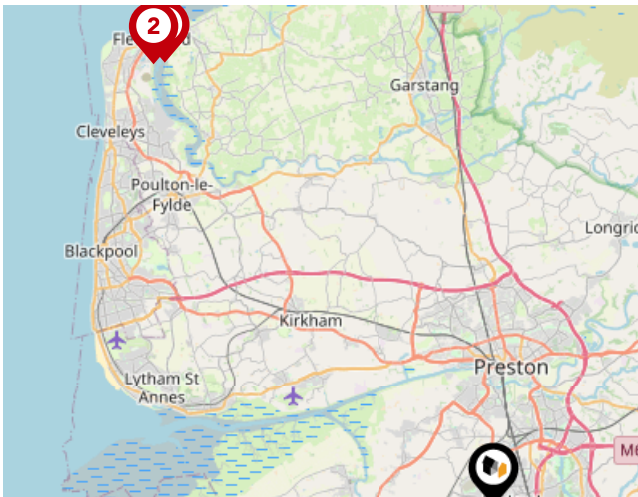
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wheatsheaf Inn	0.21 miles
2	Lowther Drive	0.25 miles
3	Manor House	0.18 miles
4	Bannister Lane	0.24 miles
5	Clydesdale Place	0.34 miles



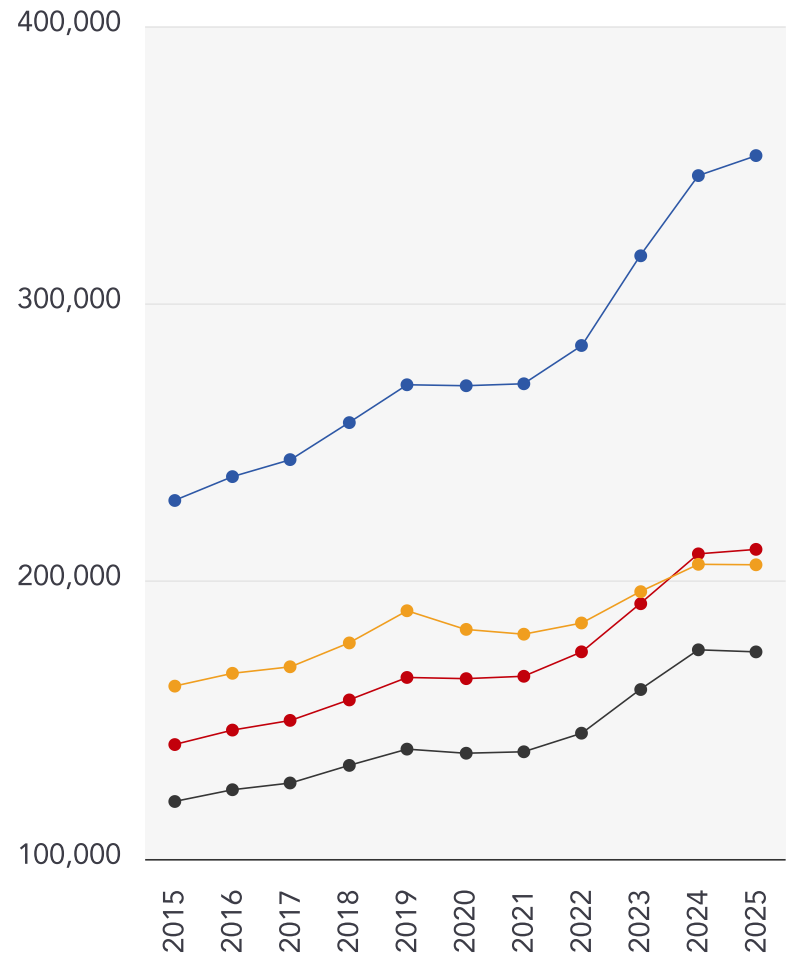
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.3 miles
2	Fleetwood for Knott End Ferry Landing	19.47 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



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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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