

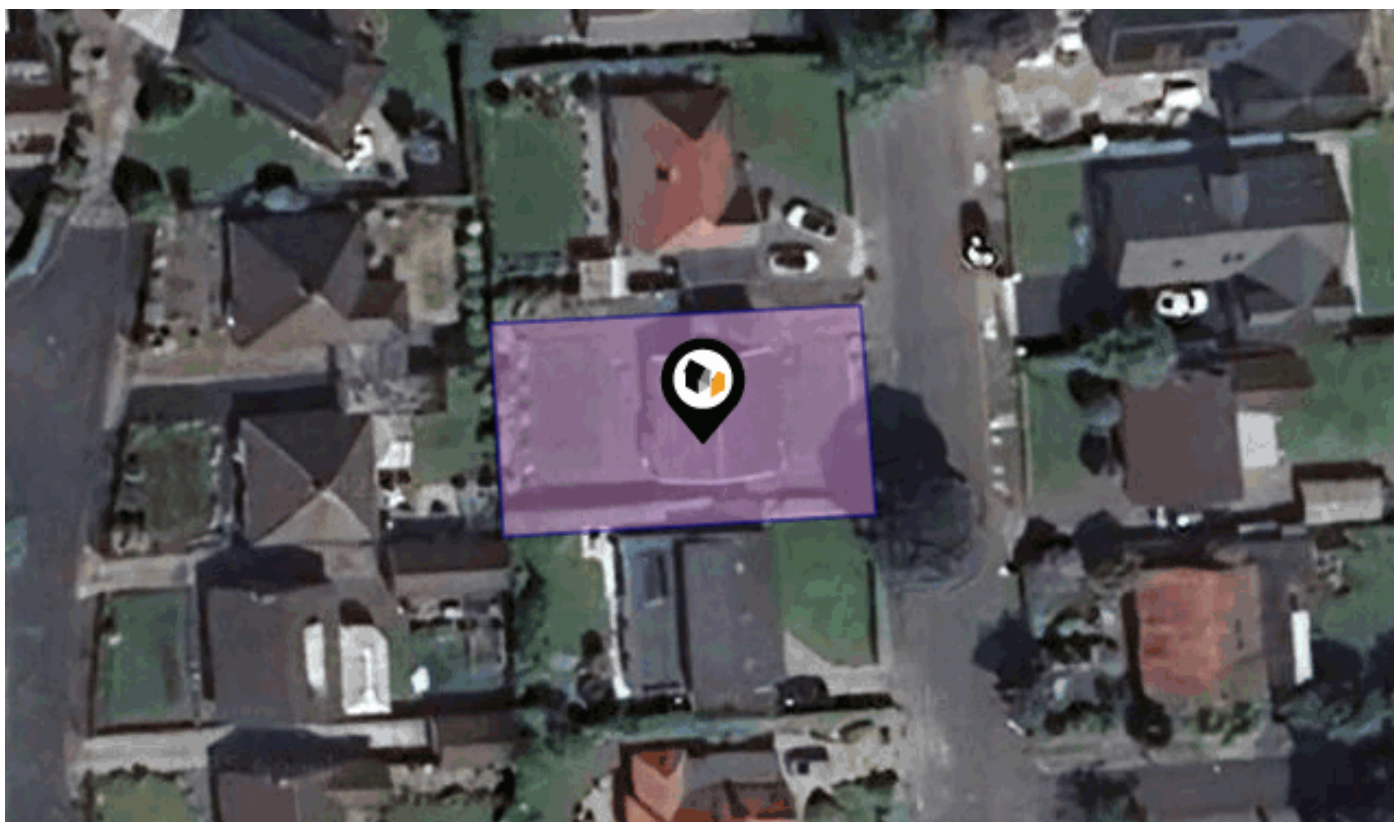


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 31<sup>st</sup> March 2025**



**BEECH AVENUE, LEYLAND, PR25**

## Roberts & Co

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

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www.roberts-estates.co.uk



### Property Overview

#### Spacious Detached Bungalow with Fantastic Potential in a Sought-After Location

This well-maintained detached bungalow offers a rare opportunity to acquire a property in a highly desirable area. Boasting flexible living accommodation with the option of 2 or 3 bedrooms, this home is ideal for those seeking to create their perfect living space.

Upon entering, you are welcomed by an inviting entrance hall with a convenient storage cupboard. The front-facing living room features a charming bay window, filling the space with natural light. The generously sized breakfast kitchen provides ample room for dining and cooking, perfect for family meals or entertaining guests.

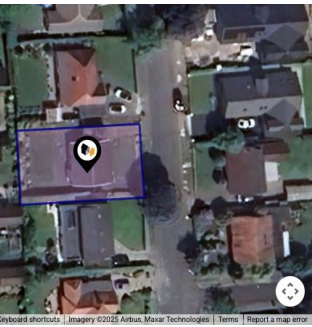
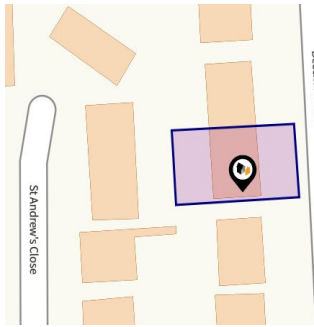
The property comprises three well-proportioned bedrooms, with Bedroom 1 enjoying views of the rear garden through a picturesque bay window. Bedroom 2, located at the front, also benefits from a bay window, while Bedroom 3 overlooks the rear garden, offering versatility as a bedroom, home office, or hobby room.

Externally, the bungalow is set on a large plot with a nice-sized rear garden featuring a patio area, ideal for relaxing or outdoor dining. The space offers significant potential for extension (subject to the necessary permissions) for those looking to expand. The property also includes a single garage and driveway, providing ample off-road parking.

Additional benefits include a no chain delay, ensuring a smoother purchase process. With its excellent location, spacious accommodation, and potential for further development, this bungalow is a fantastic opportunity not to be missed.

Tenure: Leasehold















Council Tax Band: D



## Property

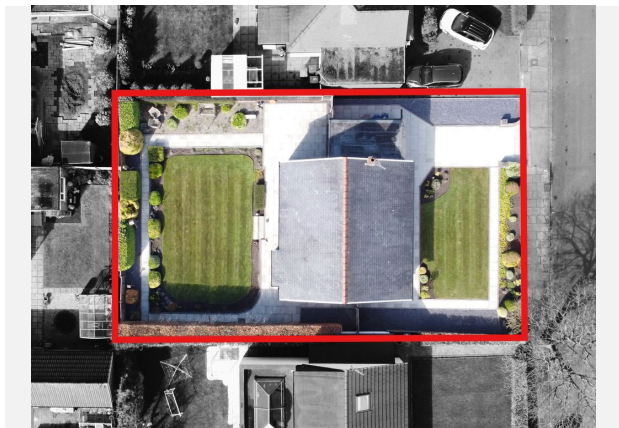
Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	28/03/1955
Plot Area:	0.13 acres	End Date:	01/03/2953
Council Tax :	Band D	Lease Term:	999 years from 1 March 1954
Annual Estimate:	£2,242	Term Remaining:	928 years
Title Number:	LA853205		

## Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	72	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				







BEECH AVENUE, LEYLAND, PR25



Roberts&Co  
ESTATE AGENTS

Approximate total area<sup>1</sup>  
91.62 m<sup>2</sup>  
986.19 ft<sup>2</sup>

(1) Excluding balconies and terrace

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.

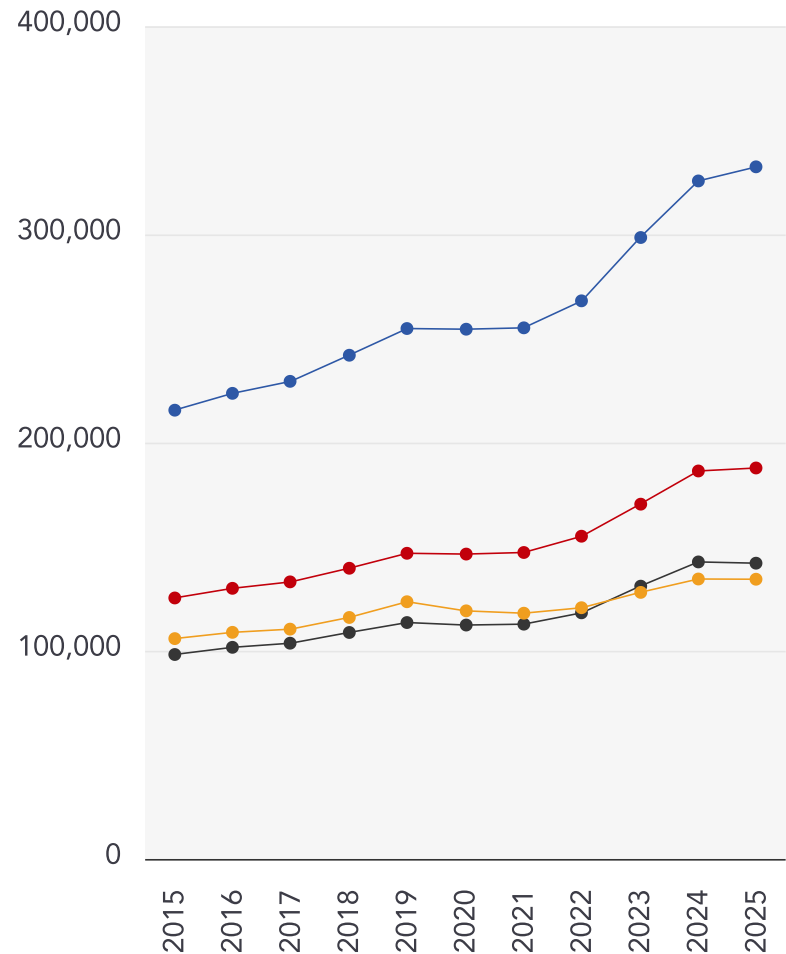
GIRAFFE360



# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

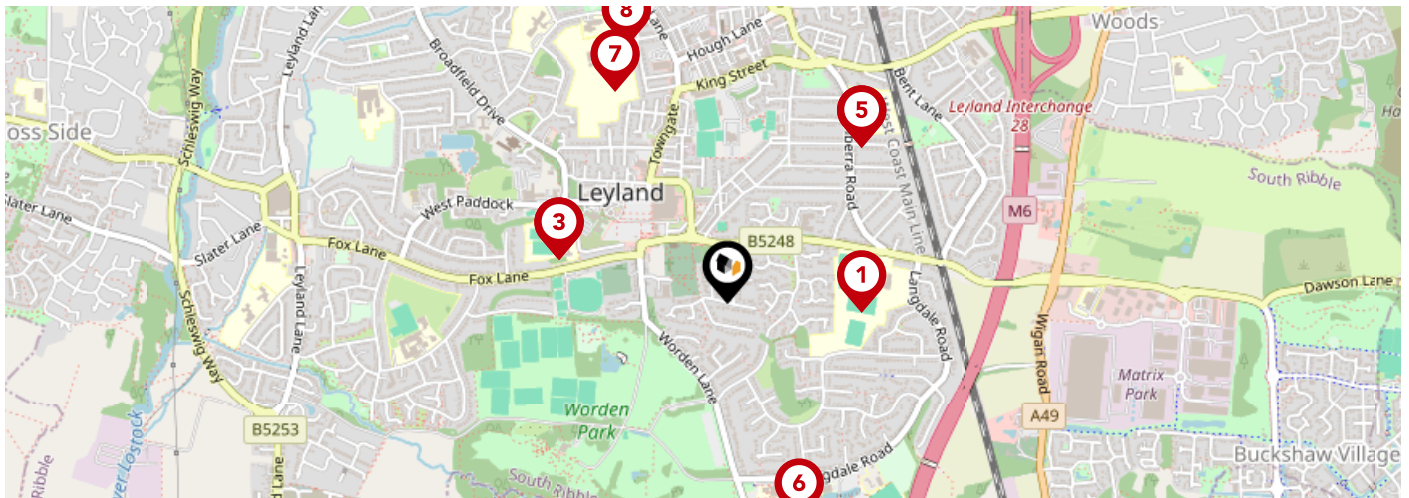
**+49.8%**

Flat

**+26.94%**

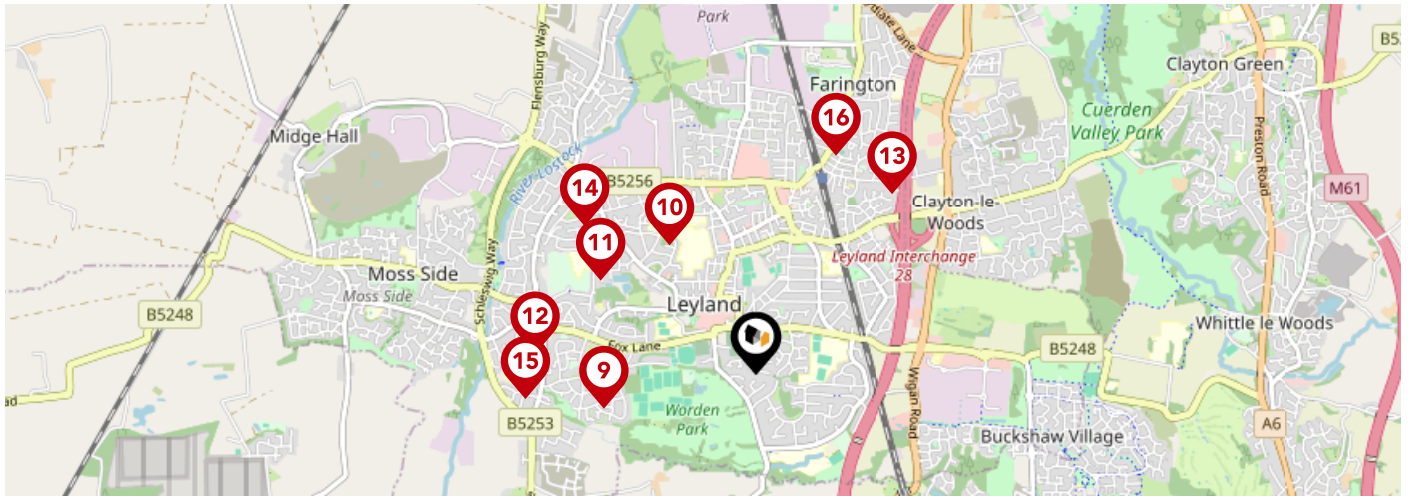
Terraced









**+44.66%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Balshaw's Church of England High School</b> Ofsted Rating: Good   Pupils: 921   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Woodlea Junior School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Leyland St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 136   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Leyland Methodist Infant School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Leyland Methodist Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Runshaw College</b> Ofsted Rating: Good   Pupils:0   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wellfield Academy</b> Ofsted Rating: Requires improvement   Pupils: 488   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Leyland St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

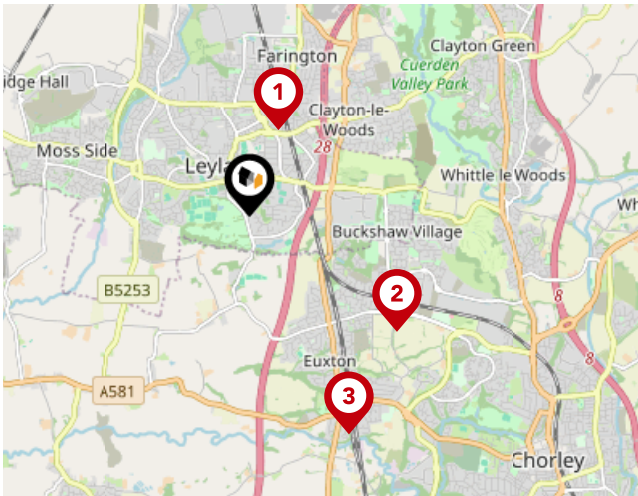




		Nursery	Primary	Secondary	College	Private
	<b>St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 811   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northbrook Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 188   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Academy@Worden</b> Ofsted Rating: Good   Pupils: 574   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Catherine's RC Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Golden Hill Pupil Referral Unit</b> Ofsted Rating: Outstanding   Pupils: 35   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Seven Stars Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

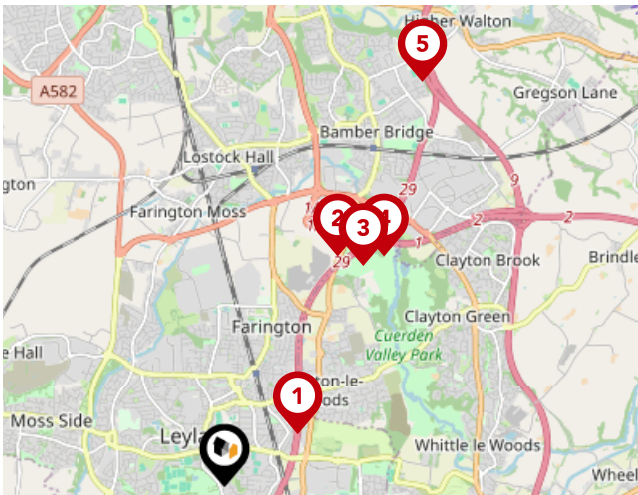
# Area

## Transport (National)



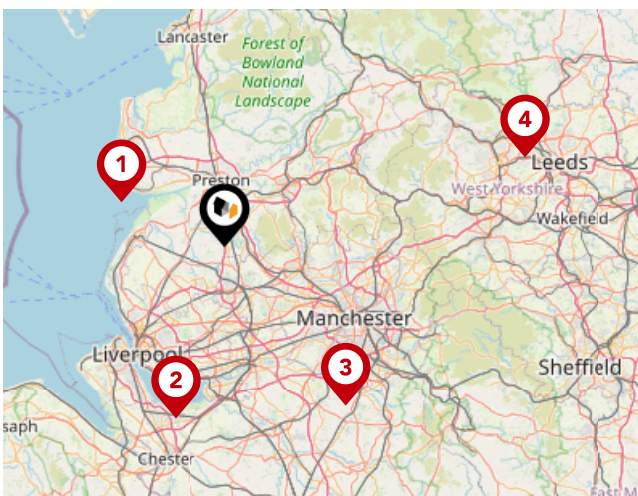
### National Rail Stations

Pin	Name	Distance
	Leyland Rail Station	0.81 miles
	Buckshaw Parkway Rail Station	1.65 miles
	Euxton Balshaw Lane Rail Station	2.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J28	0.8 miles
	M65 J1A	2.26 miles
	M65 J1	2.3 miles
	M6 J29	2.48 miles
	M6 J30	3.97 miles

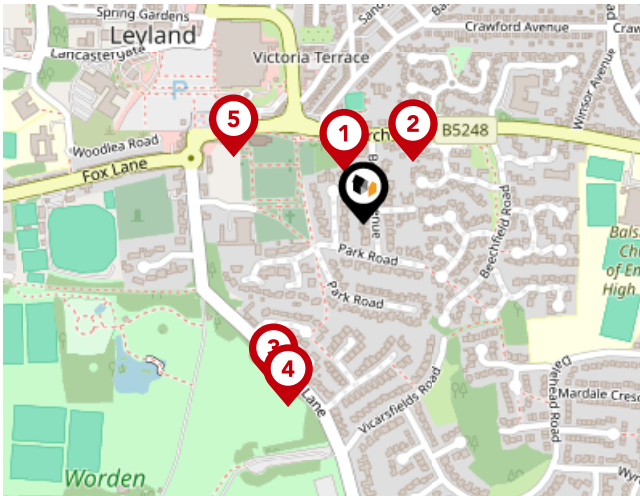


### Airports/Helipads

Pin	Name	Distance
	Highfield	15.55 miles
	Speke	25.12 miles
	Manchester Airport	28.38 miles
	Leeds Bradford Airport	44.05 miles

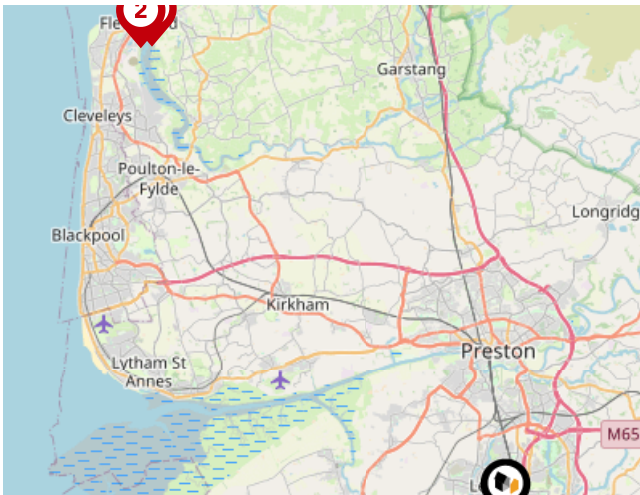
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Eagle & Child	0.06 miles
2	Eagle & Child	0.09 miles
3	Ennerdale Close	0.2 miles
4	Ennerdale Close	0.22 miles
5	Tesco	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.75 miles
2	Fleetwood for Knott End Ferry Landing	20.92 miles



### 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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