

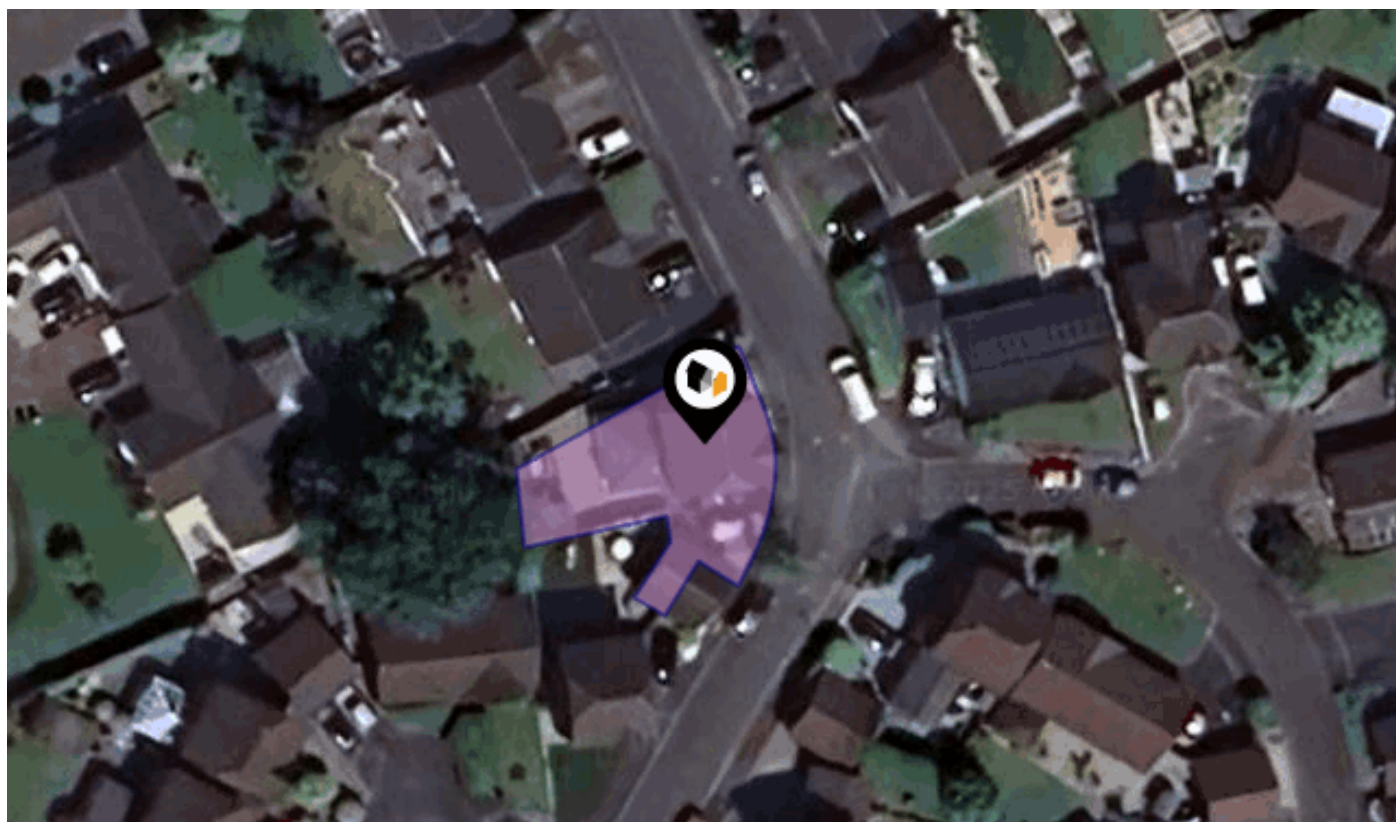


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th April 2025



FOSSDALE MOSS, LEYLAND, PR26

Roberts & Co

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

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www.roberts-estates.co.uk



Property Overview

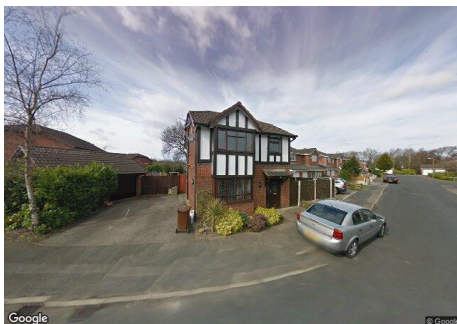
Stylish 3-Bedroom Detached Home in a Quiet Cul-De-Sac with Stunning Open-Plan Living

This beautifully presented three-bedroom detached property is set on a generous corner plot, offering an impressive blend of indoor and outdoor living in a peaceful cul-de-sac location. Perfect for modern family life, the home features a thoughtfully extended, open-plan kitchen, dining, and living space, ideal for both everyday living and entertaining.

Upon entering the property, you're welcomed by a bright entrance hall leading to a spacious front living room, which flows effortlessly through double doors into the heart of the home—a spectacular open-plan family kitchen and dining area. The kitchen is well-equipped with an electric oven, gas hob, fridge, freezer, and washing machine, and is finished with a charming barn-style door that opens directly into the garden. The dining area seamlessly connects to a conservatory, offering beautiful views of the sunny, wrap-around garden and flooding the space with natural light.

Upstairs, you'll find three generously sized bedrooms, including a stylish primary suite complete with its own modern en-suite shower room. The remaining two bedrooms are served by a contemporary family shower room.

Externally, the property boasts a beautifully maintained wrap-around garden with patios and entertaining areas—ideal for relaxing or entertaining. Currently used as a gym, the garage offers flexible additional space to suit your needs. A private driveway provides ample off-road parking.



Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.06 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA589100

Tenure: Freehold

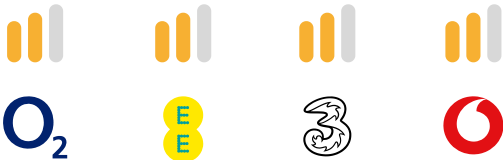
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	101 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



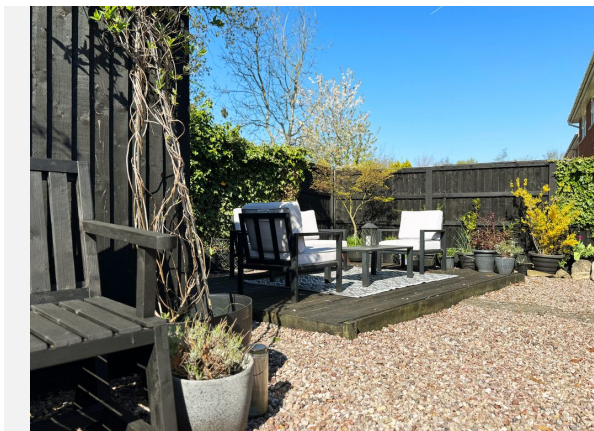
Planning History

This Address

Planning records for: *Fossdale Moss, Leyland, PR26*

Reference - SouthRibble/07/2007/0234/FUL	
Decision:	Decided
Date:	08th March 2007
Description:	Conservatory to rear

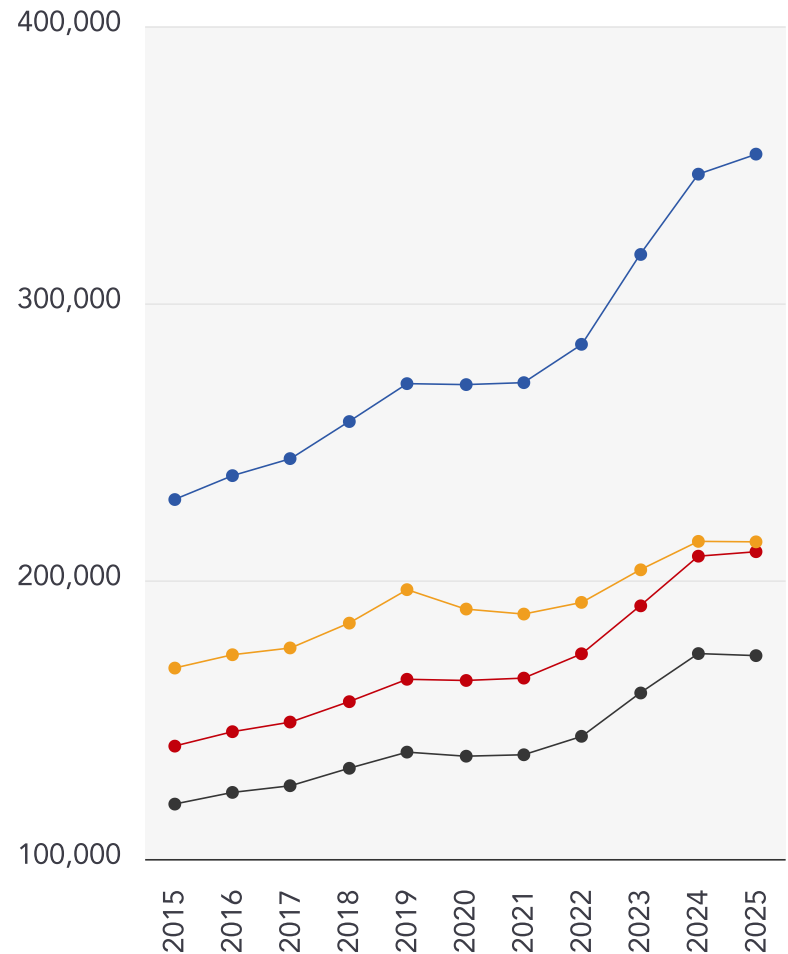




Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR26



Detached

+54.23%

Flat

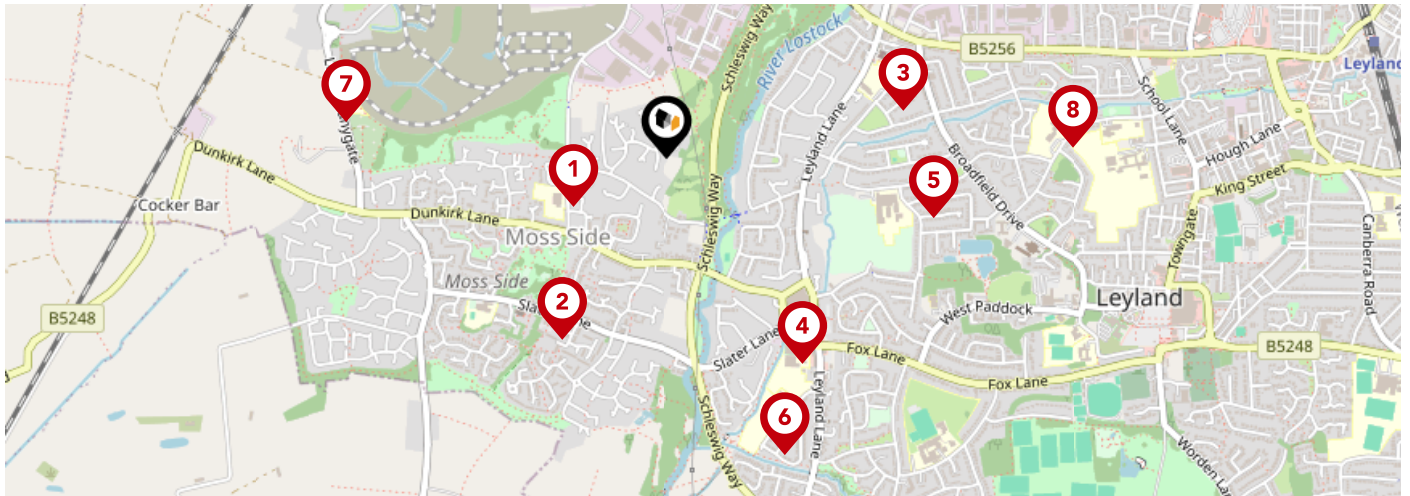
+26.94%

Semi-Detached

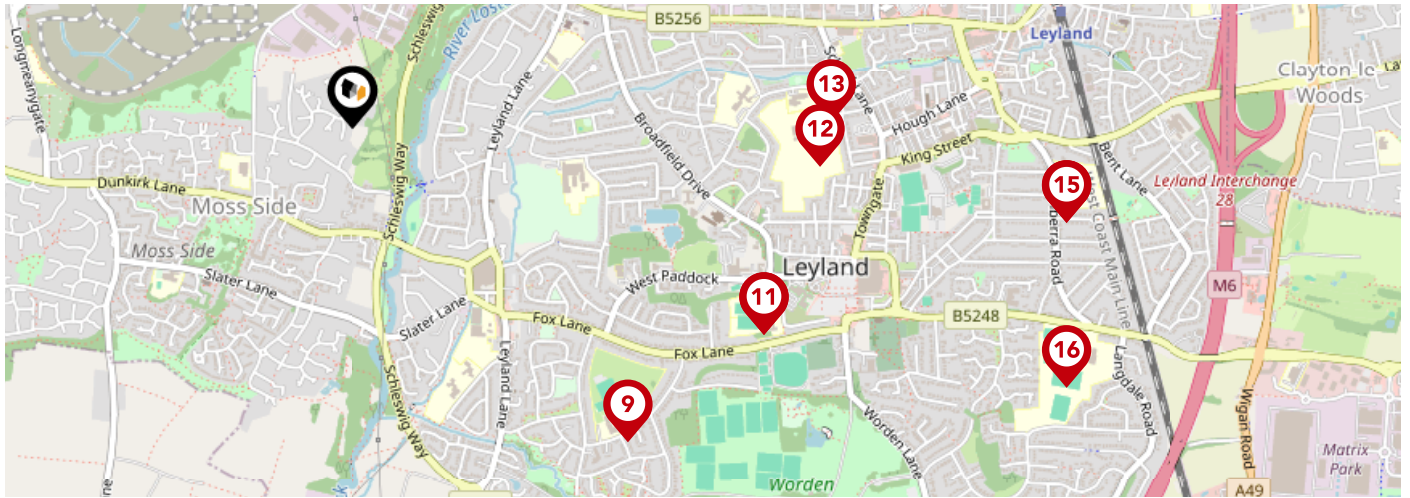
+49.8%

Terraced

+44.66%



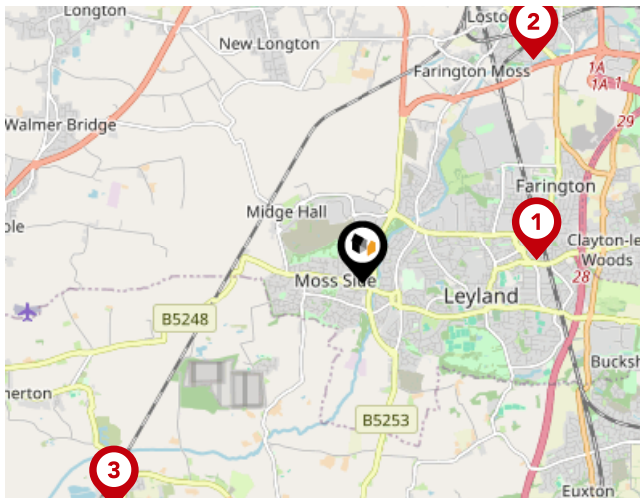
		Nursery	Primary	Secondary	College	Private
1	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.46	<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: 35 Distance:0.53	<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: Good Pupils: 190 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic High School Ofsted Rating: Good Pupils: 811 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance:1.01	<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:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:1.03	<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: 246 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Junior School Ofsted Rating: Good Pupils:0 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balshaw's Church of England High School Ofsted Rating: Good Pupils: 921 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

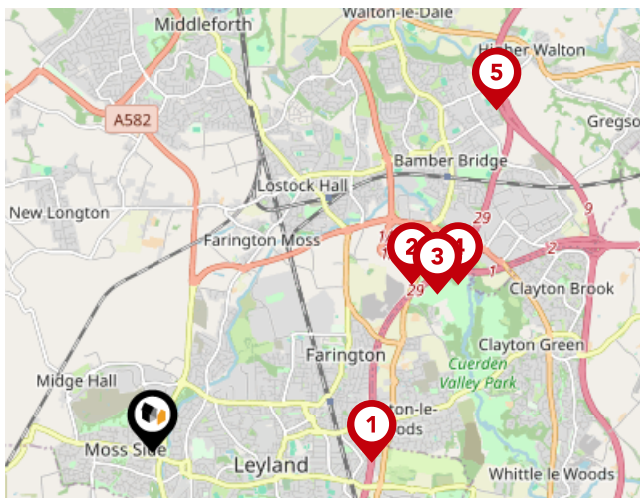
Area

Transport (National)



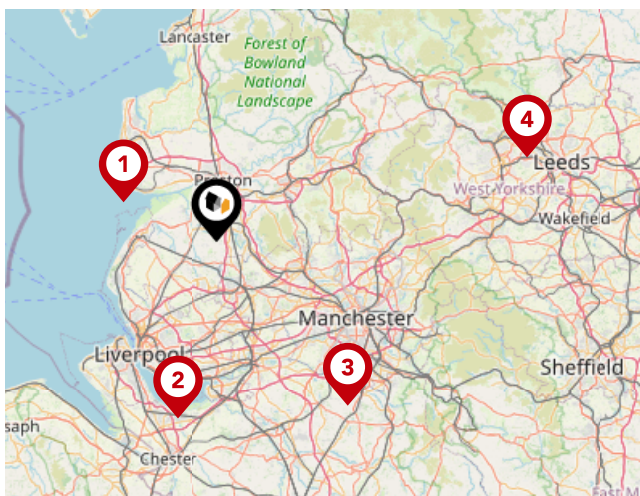
National Rail Stations

Pin	Name	Distance
	Leyland Rail Station	1.54 miles
	Lostock Hall Rail Station	2.47 miles
	Croston Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J28	1.92 miles
	M65 J1A	2.71 miles
	M65 J1	2.86 miles
	M6 J29	3.07 miles
	M6 J30	4.27 miles

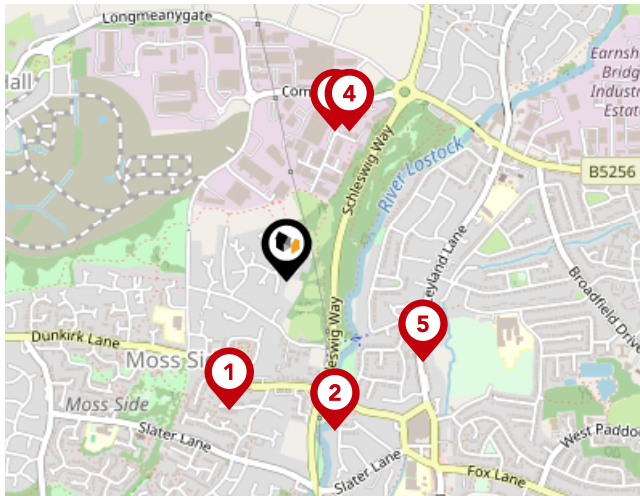


Airports/Helipads

Pin	Name	Distance
	Highfield	14.17 miles
	Speke	25.35 miles
	Manchester Airport	29.6 miles
	Leeds Bradford Airport	45.12 miles

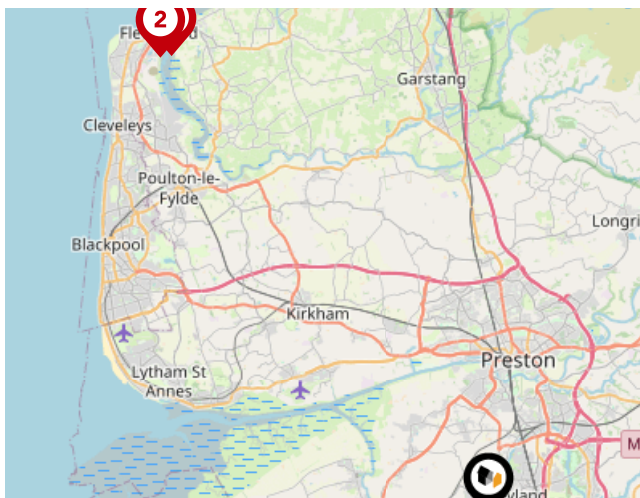
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newton Close	0.31 miles
2	Downham Road	0.34 miles
3	Clydesdale Place	0.34 miles
4	Clydesdale Place	0.36 miles
5	Daisy Bank Close	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.56 miles
2	Fleetwood for Knott End Ferry Landing	19.73 miles



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



/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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