

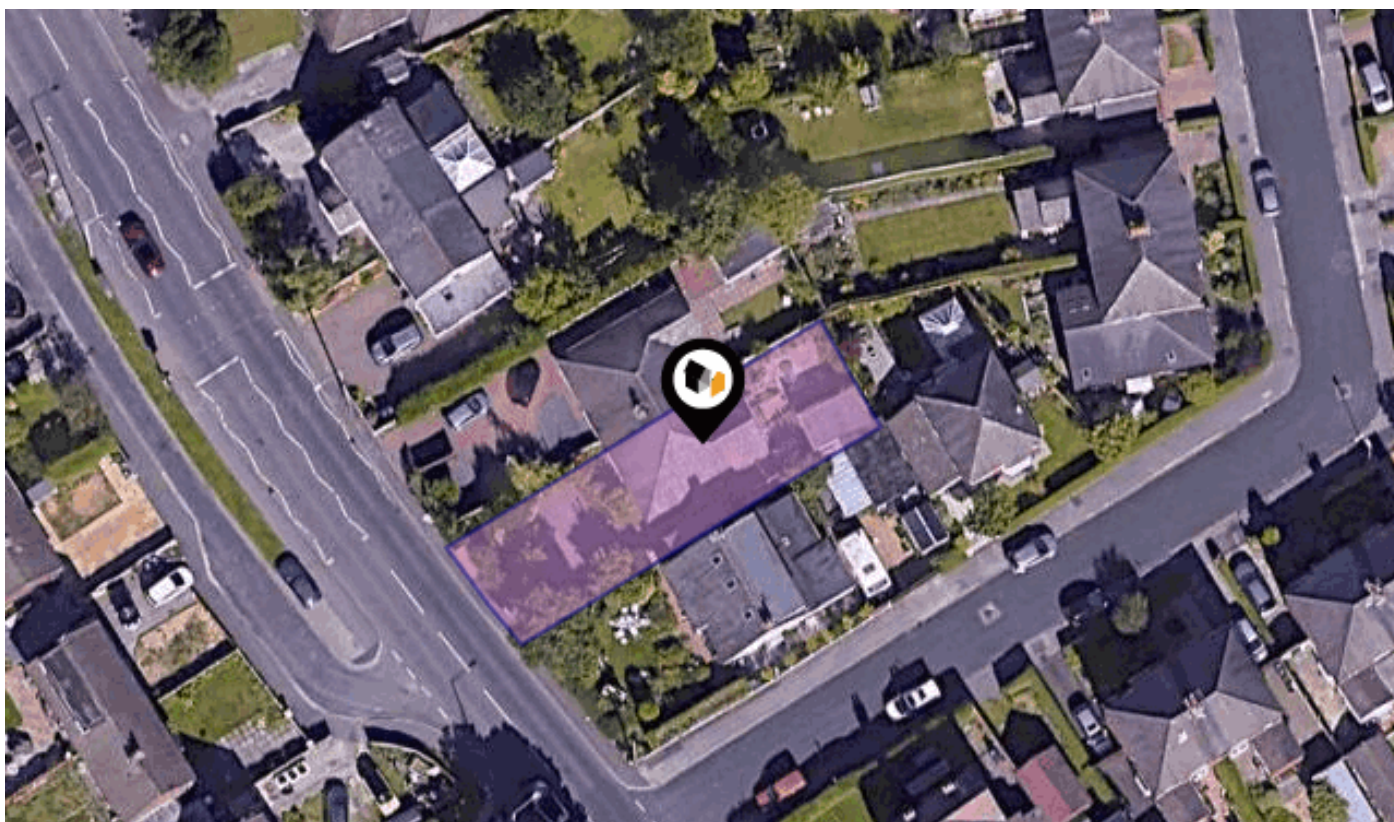


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 21<sup>st</sup> May 2025**



**LEYLAND ROAD, PENWORTHAM, PRESTON, PR1**

## Roberts & Co

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

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### Renovation Opportunity – 2-Bedroom Semi-Detached Bungalow with No Chain

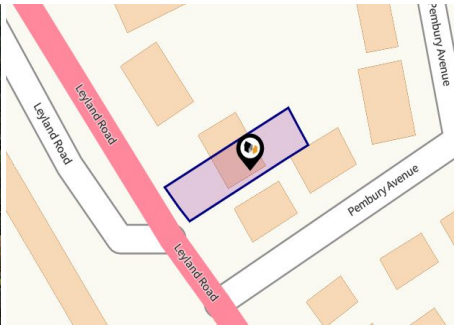
This semi-detached bungalow presents a fantastic opportunity for buyers looking to take on a renovation project. Offered with no onward chain, the property is ideal for those wanting to put their own stamp on a home or investors seeking a project with strong potential.

Internally, the accommodation includes a spacious living room, a kitchen with scope for modernisation, two generously sized bedrooms, and a shower room. With some updating, the layout offers the potential to create a comfortable and functional single-storey home.

Externally, the property benefits from a private rear garden, a detached garage, and a good-sized driveway providing off-road parking.

Located in a convenient and accessible area, the bungalow is well positioned for local bus routes and excellent road links, making it ideal for commuters or anyone needing easy access to nearby towns and amenities.

We have been informed by the seller that the central heating boiler is not working currently. This is a superb chance to acquire a property with great potential in a desirable location-perfect for those ready to renovate and add value.



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	721 ft <sup>2</sup> / 67 m <sup>2</sup>
Plot Area:	0.08 acres
Council Tax :	Band B
Annual Estimate:	£1,829
Title Number:	LA733264

Tenure:	Freehold
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## Local Area

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

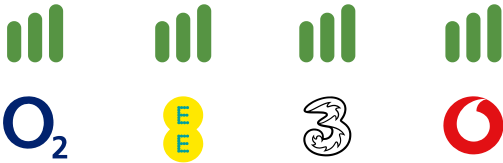
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>8</b>	<b>80</b>	<b>1000</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



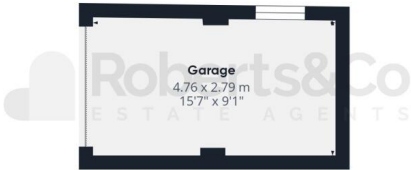




LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Ground Floor Building 2

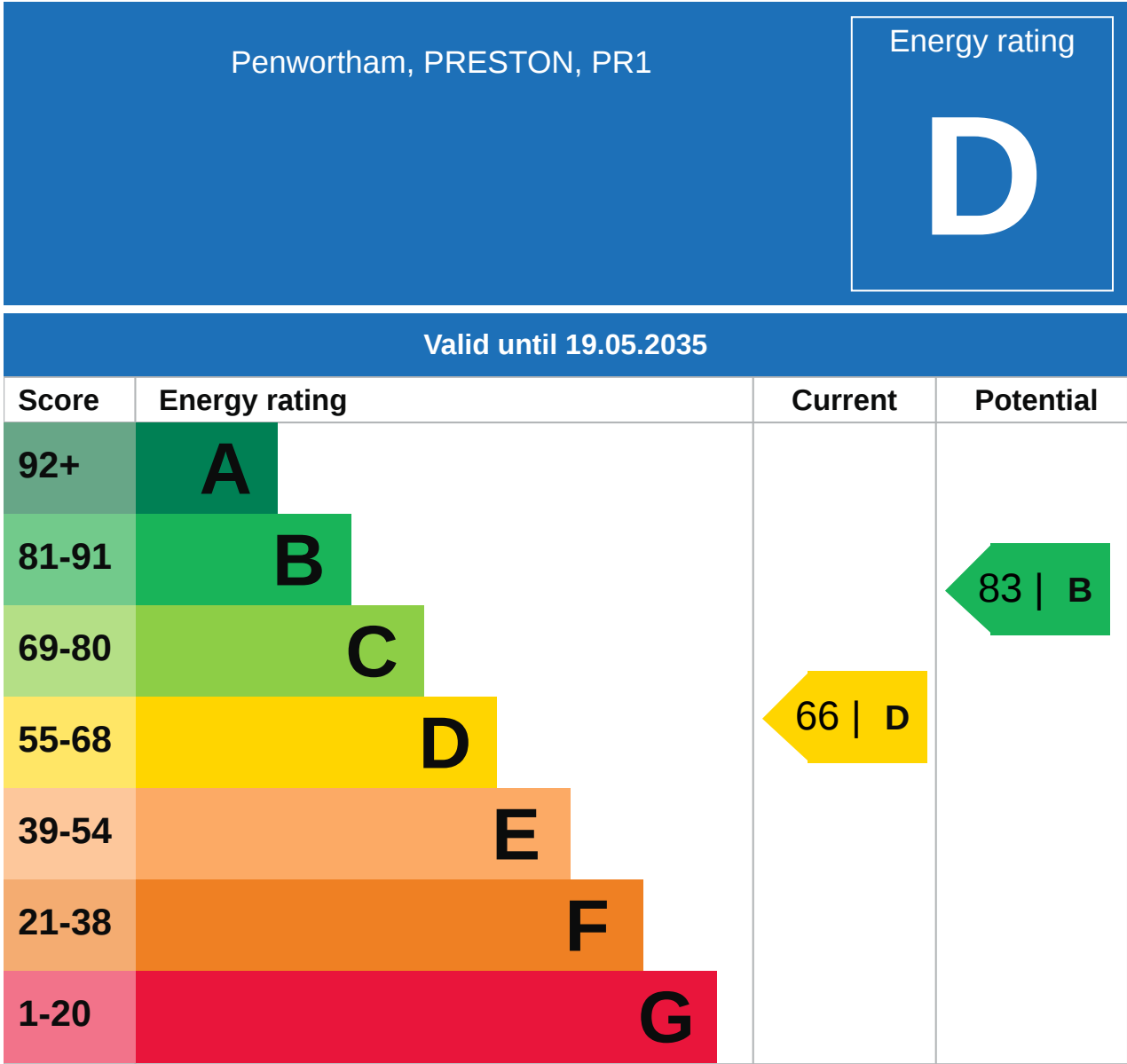
Approximate total area<sup>®</sup>  
76.1 m<sup>2</sup>  
819 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

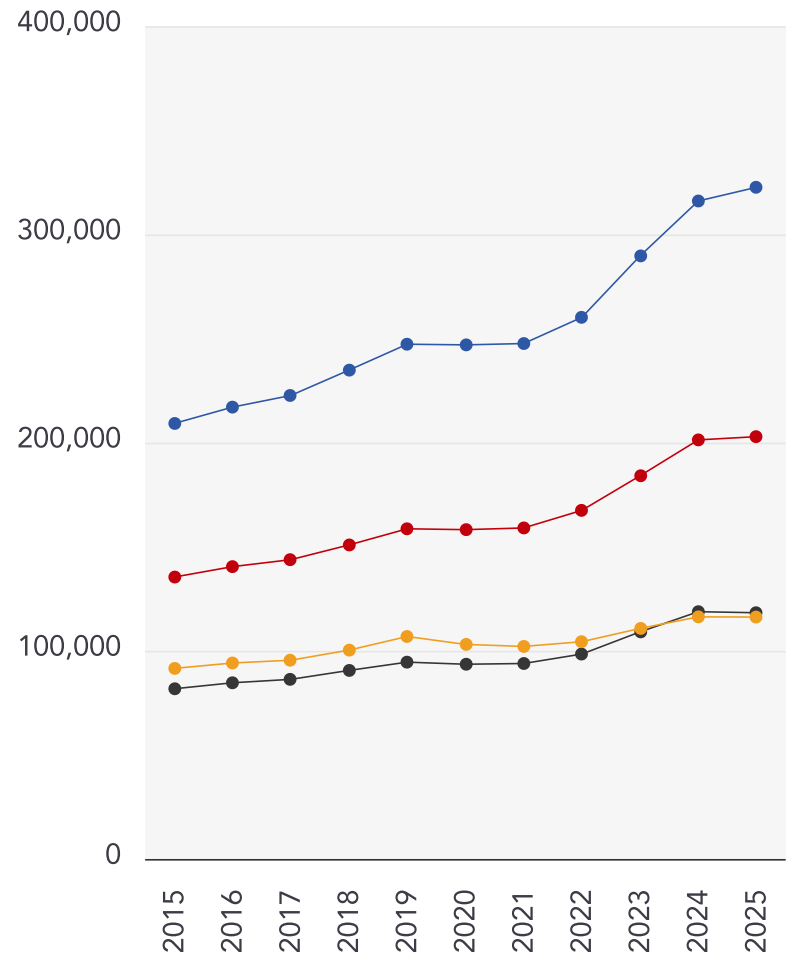
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<b>Property Type:</b>	Semi-detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

**+54.23%**

Semi-Detached

**+49.8%**

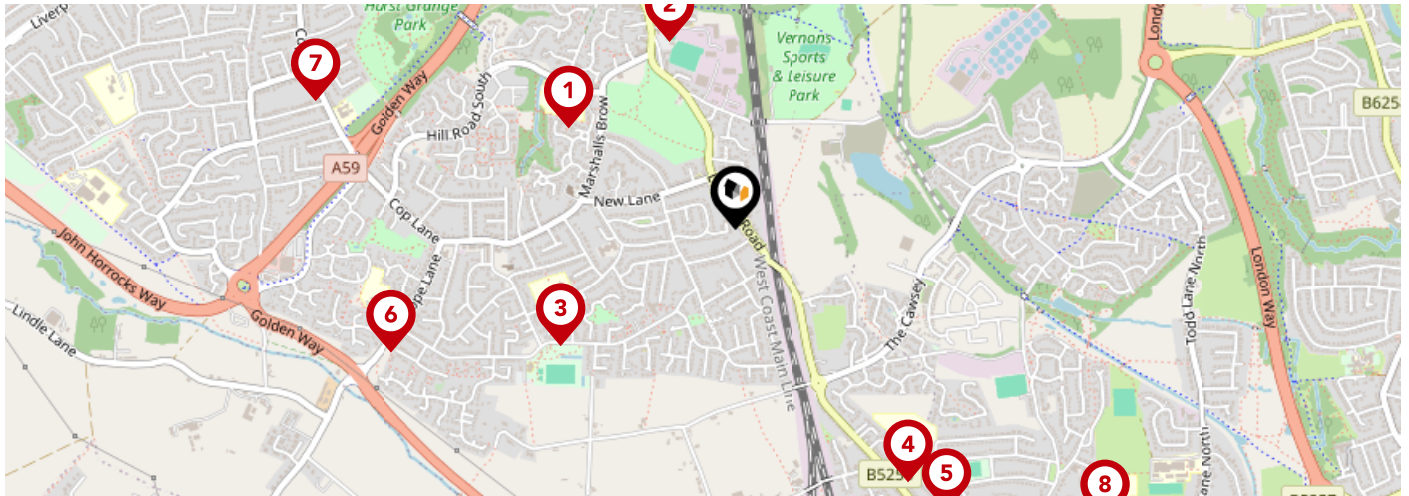
Flat

**+26.94%**

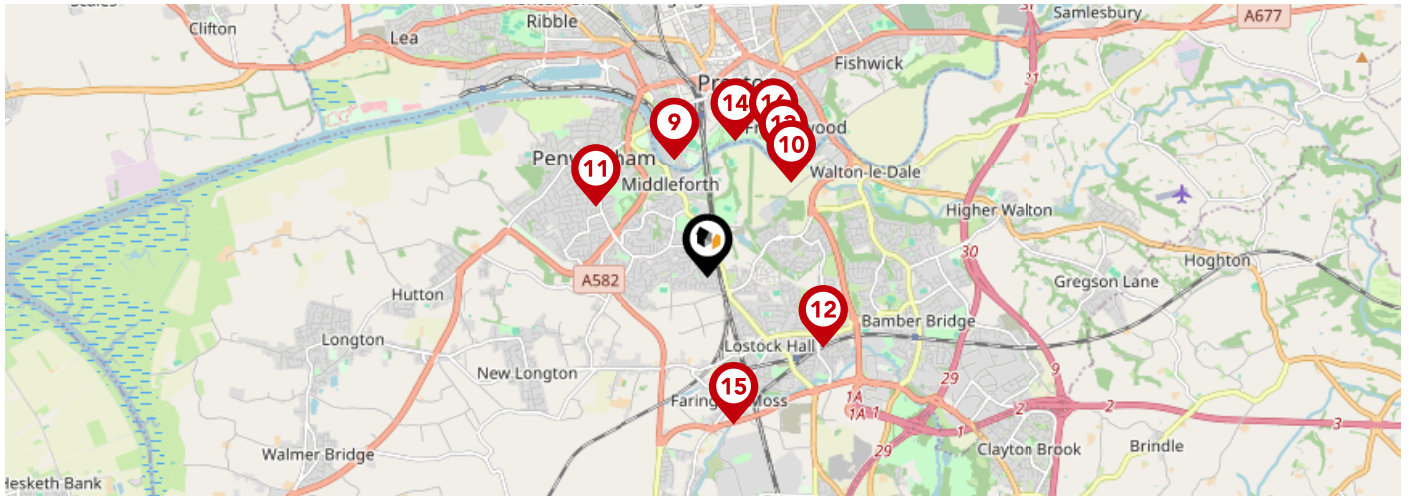
Terraced


**+44.66%**





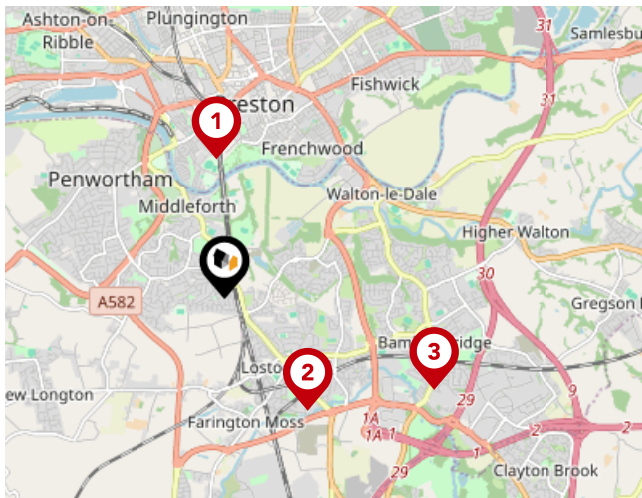
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance: 1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance: 1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 278   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

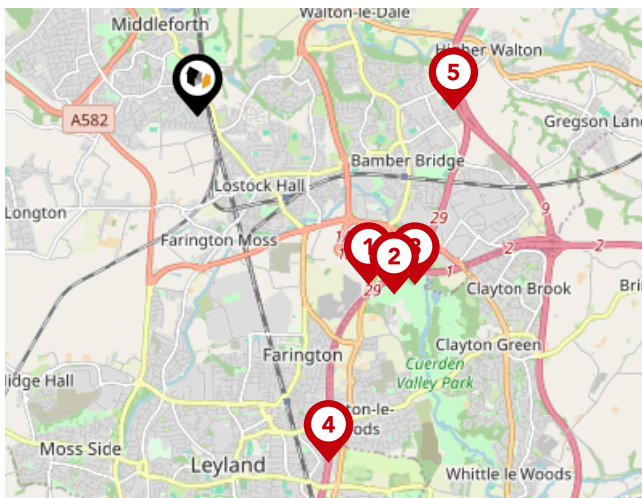
# Area

## Transport (National)



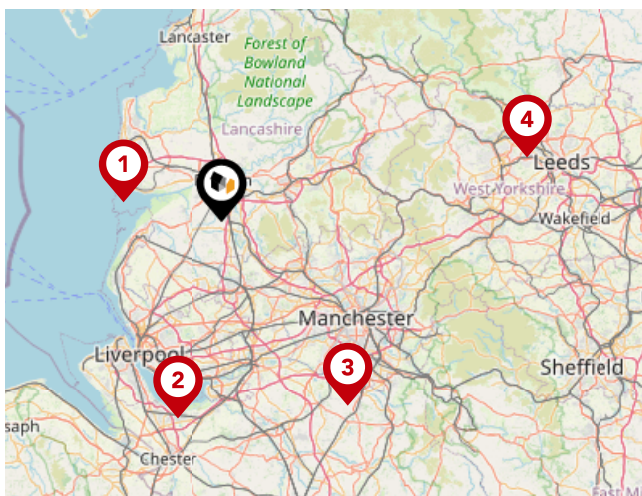
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.23 miles
2	Lostock Hall Rail Station	1.22 miles
3	Bamber Bridge Rail Station	2.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.11 miles
2	M65 J1	2.32 miles
3	M6 J29	2.41 miles
4	M6 J28	3.24 miles
5	M6 J30	2.25 miles



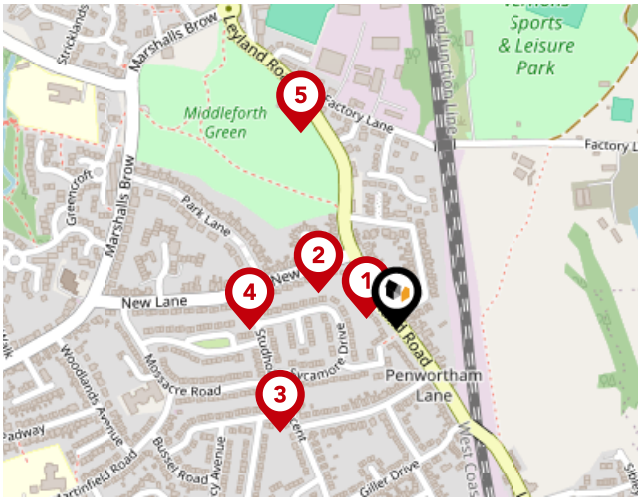
### Airports/Helipads

Pin	Name	Distance
1	Highfield	14.01 miles
2	Speke	28.4 miles
3	Manchester Airport	31.5 miles
4	Leeds Bradford Airport	43.66 miles








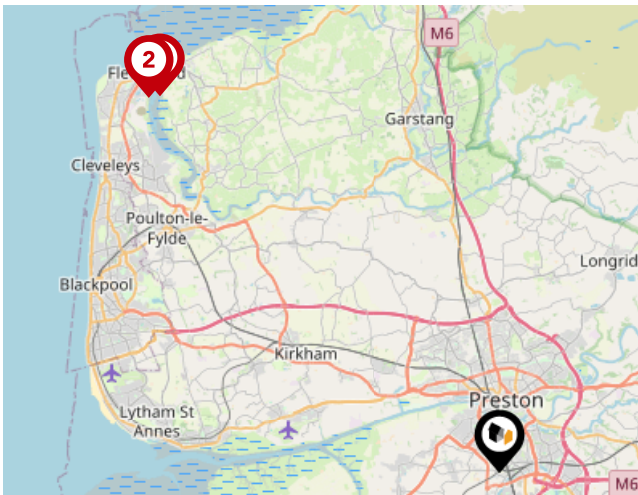
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	New Lane	0.04 miles
	New Lane School Stop	0.1 miles
	Charnock Avenue	0.17 miles
	Studholme Crescent	0.16 miles
	Factory Lane	0.24 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.72 miles
	Fleetwood for Knott End Ferry Landing	17.92 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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