

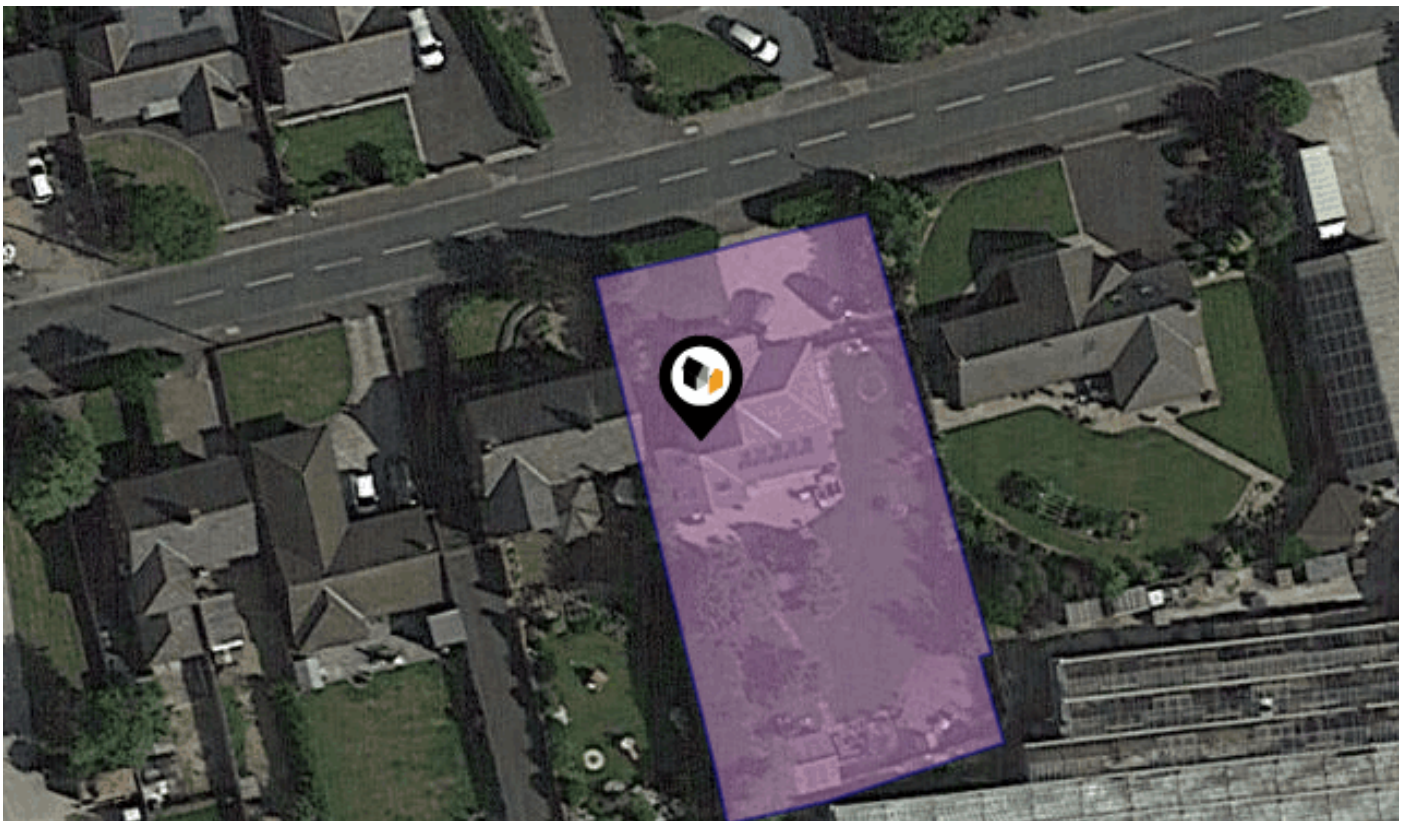


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13<sup>th</sup> October 2023



**MOSS LANE, HESKETH BANK, PRESTON, PR4**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



### Property Overview

Welcome to Moss Lane, Hesketh Bank, a beautifully maintained traditional detached family home. This property provides a peaceful retreat for you and your family. As you approach the front of the house, you'll appreciate the stunning frontage and detached plot. The spacious driveway provides ample parking space for multiple vehicles, ensuring convenience for you and your guests. The well-maintained property greets you with a warm and inviting ambiance. Solid oak flooring graces the main reception rooms, adding a touch of timeless elegance to the living spaces. Welcome to the heart of this beautiful home - the open plan family dining kitchen. This inviting space seamlessly combines modern functionality with timeless charm, creating a warm and welcoming environment for all your culinary and social needs. Connecting the kitchen, dining area, and family space, allowing for effortless interaction and a sense of togetherness. The kitchen island serves as the focal point of the room, and it features granite worktops for a touch of luxury. With integrated appliances, including a fridge, freezer, and dishwasher, meal preparation becomes a breeze. With the luxurious feature of under floor heating, a charming window seat which is the ideal place to curl up with a book, enjoy a cup of tea, or simply gaze out at the garden. Overhead, the room is bathed in natural light, thanks to the strategically placed Velux windows. The crowning jewel is the bi-fold doors that gracefully open onto the garden. They are perfect for entertaining, as they allow guests to flow seamlessly from the dining kitchen to the garden, creating a natural extension of your living space. The living areas are designed for relaxation and entertaining. The very spacious living room is bathed in an abundance of natural light, creating a warm and inviting atmosphere. Additionally, it features a wood-burning stove, adding a cosy element that enhances the overall comfort and charm of the space. For those seeking a more intimate setting, a separate sitting room awaits, showcasing a bay window at the front, which adds a touch of elegance and character to the space. The downstairs WC offers ample space to accommodate the installation of a convenient ground floor shower. The separate utility room with side access offers additional practicality and storage options. Upstairs, you'll find five bedrooms that offer ample space for your family or visitors, and the family bathroom boasts the additional comfort of underfloor heating and caters to your everyday needs. Outside, the property truly shines with its stunning rear south facing garden. Immerse yourself in the captivating beauty while enjoying the views surrounding the home. As you savour a morning coffee, or relish in the joy of entertaining guests amidst the breath-taking open-air setting. This garden provides an exquisite canvas for relaxation, recreation, and the creation of cherished memories. Moss Lane is convenient



## Property

**Type:** Detached  
**Bedrooms:** 5  
**Plot Area:** 0.26 acres  
**Council Tax :** Band F  
**Annual Estimate:** £2,982  
**Title Number:** LAN78211  
**UPRN:** 100010671379

**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)

<b>11</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *131, Moss Lane, Hesketh Bank, Preston, PR4 6AE*

Reference - 2013/1064/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd October 2013
<b>Description:</b>	Single storey rear extension and double storey side extension

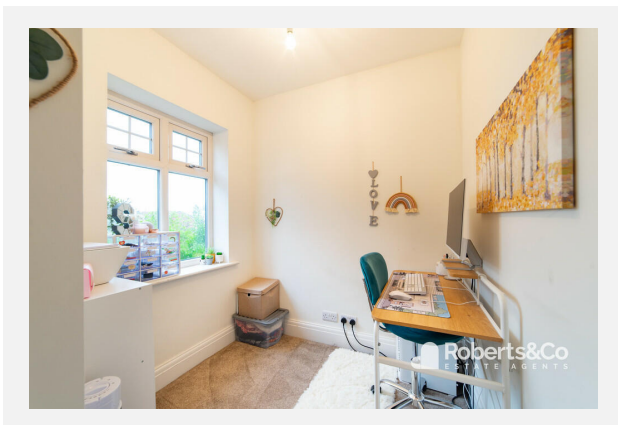
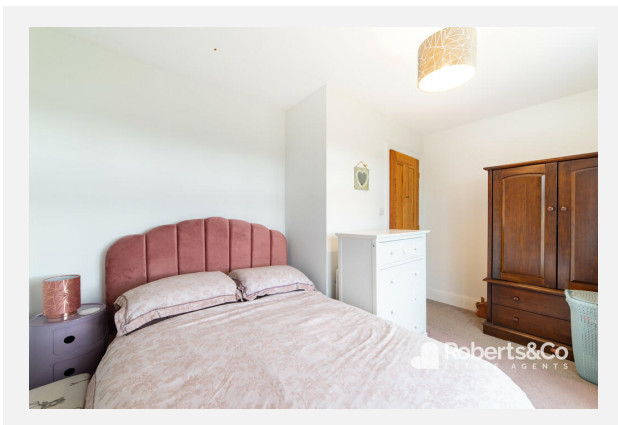
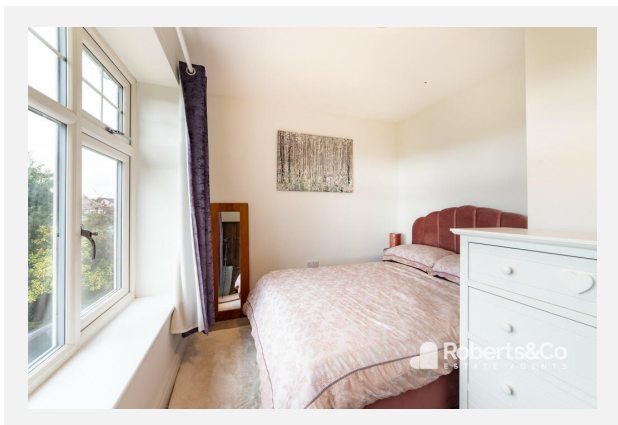
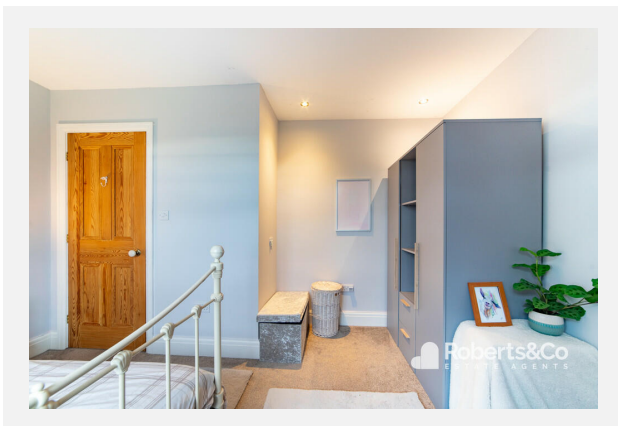
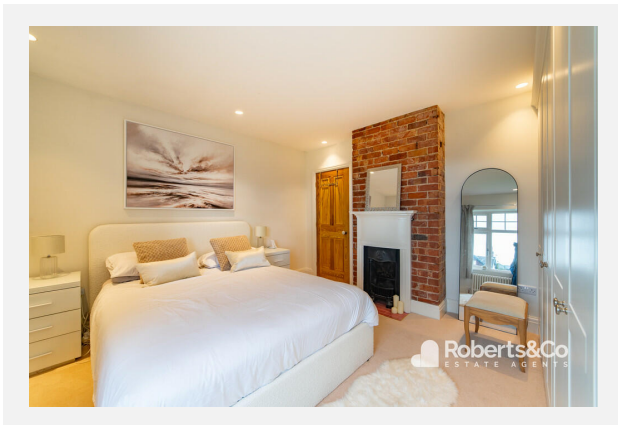
  

Reference - 2009/0802/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd July 2009
<b>Description:</b>	Glasshouse extension to existing nursery including three water storage tanks to rear.



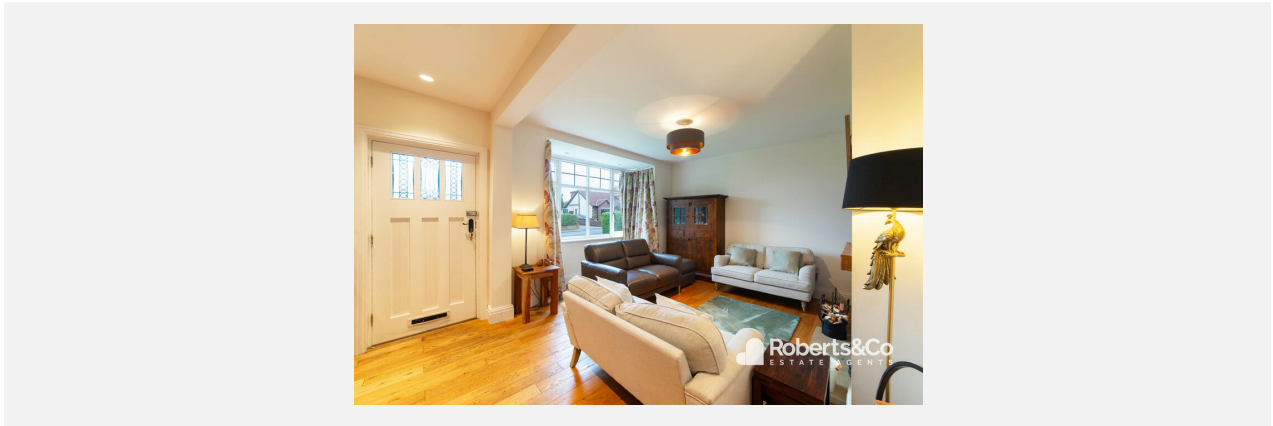
# Gallery Photos







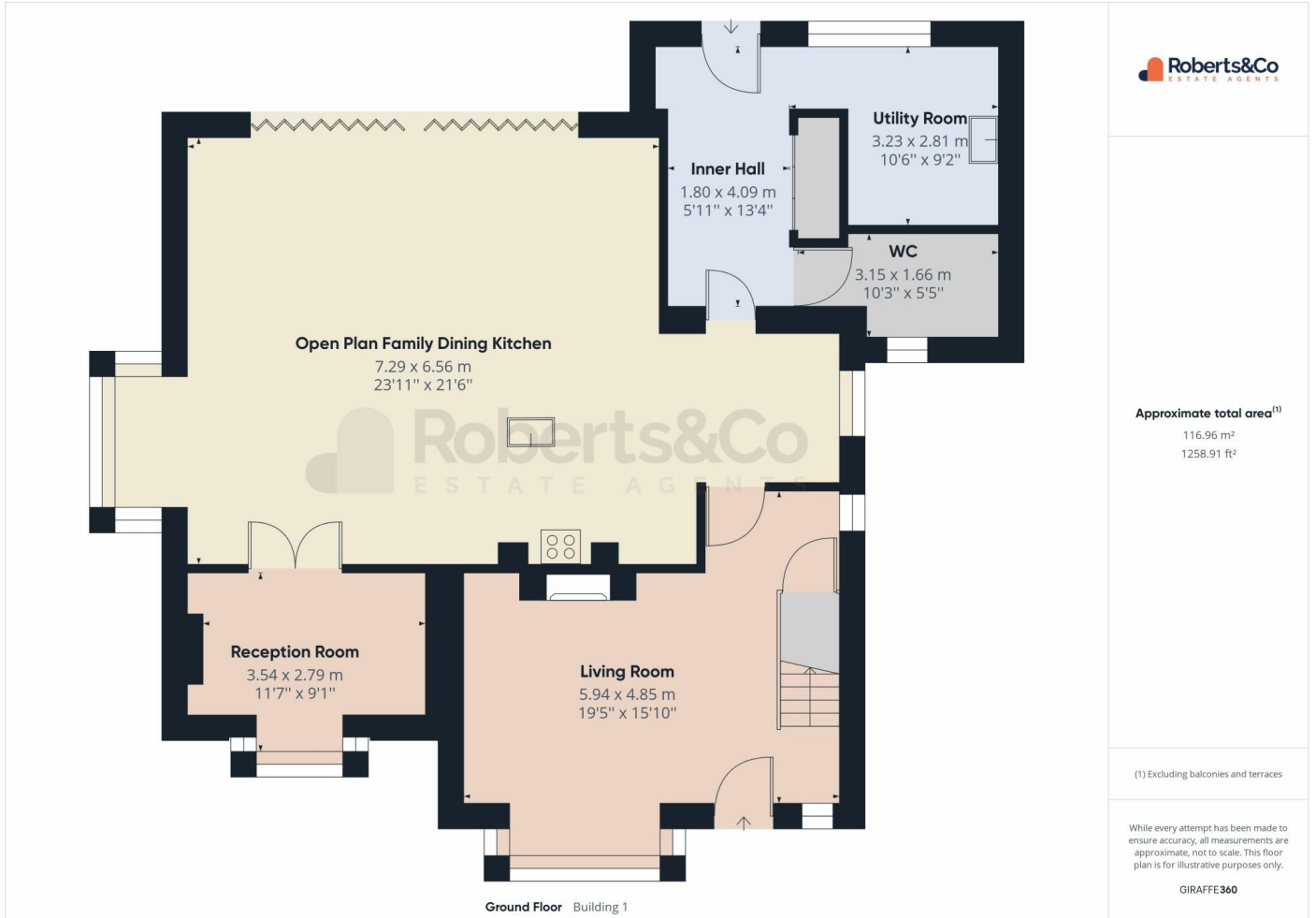




## MOSS LANE, HESKETH BANK, PRESTON, PR4



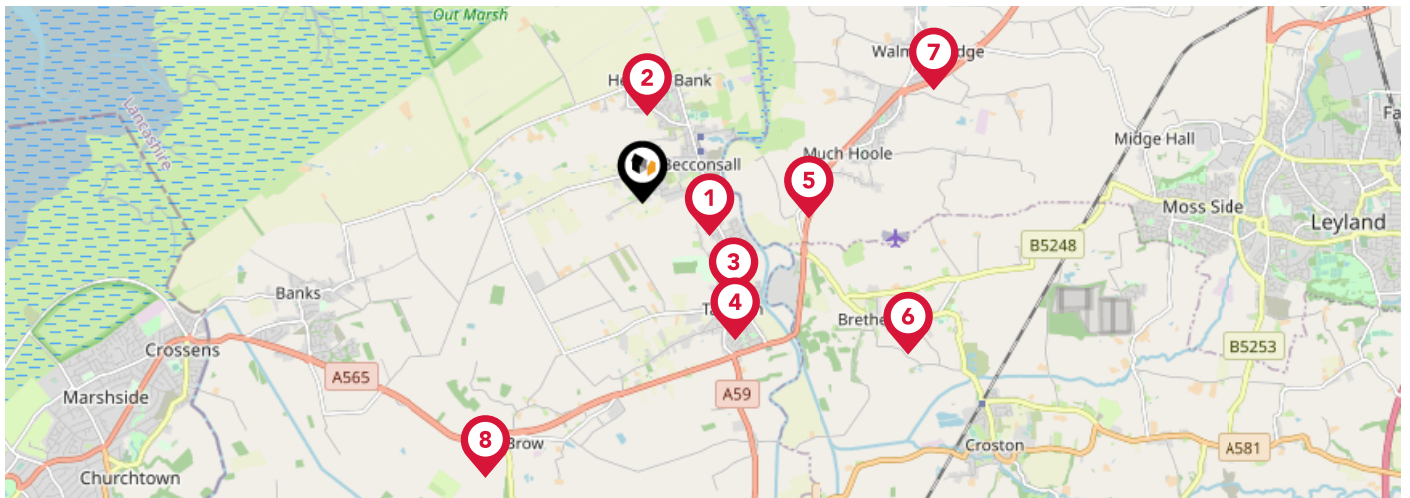
**MOSS LANE, HESKETH BANK, PRESTON, PR4**



## MOSS LANE, HESKETH BANK, PRESTON, PR4

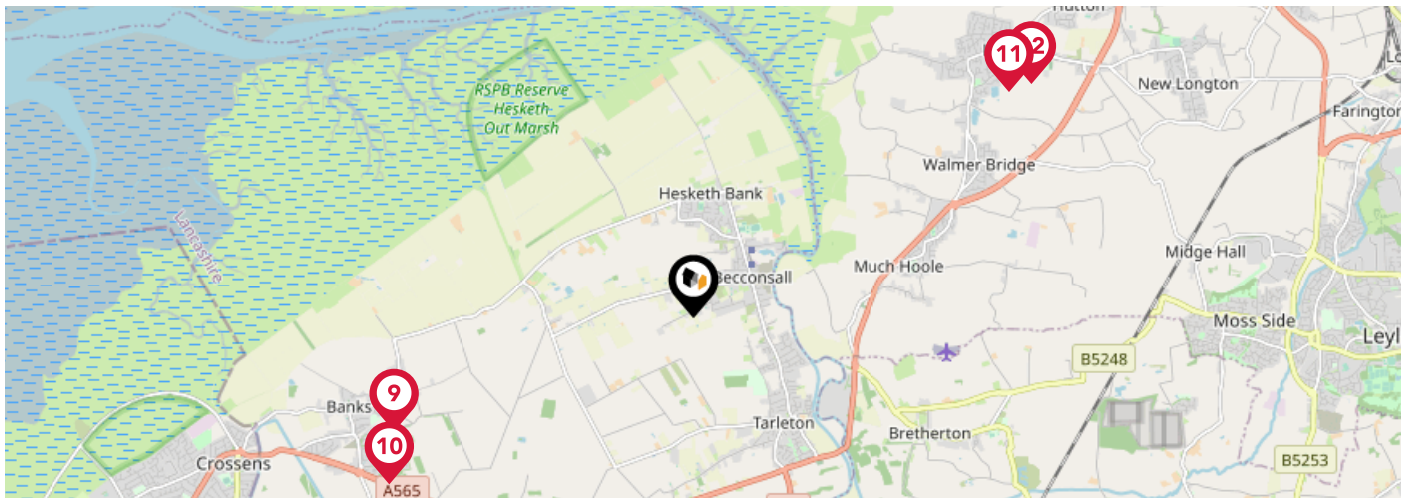


# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Tarleton Community Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hesketh-with-Becconsall All Saints CofE School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Academy</b> Ofsted Rating: Good   Pupils: 649   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Holy Trinity CofE Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bretherton Endowed Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Mere Brow Church of England Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

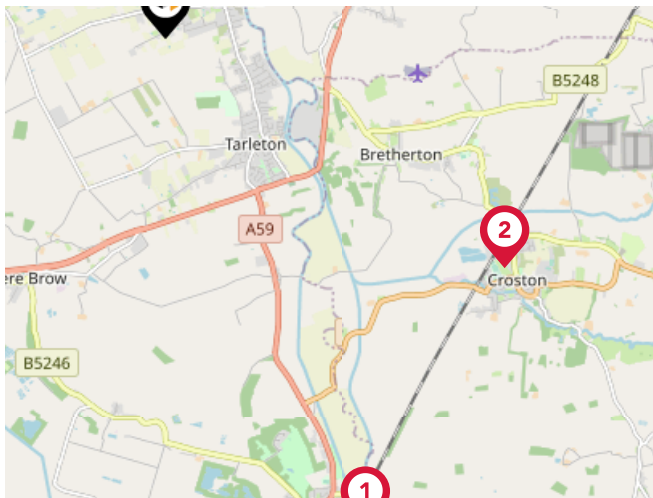
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Banks Methodist School</b> Ofsted Rating: Good   Pupils: 73   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Banks St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 168   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holmeswood Methodist School</b> Ofsted Rating: Good   Pupils: 46   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity and St Michael's VA CofE/Methodist Primary School</b> Ofsted Rating: Outstanding   Pupils: 214   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Family Catholic Primary School, Warton</b> Ofsted Rating: Good   Pupils: 123   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

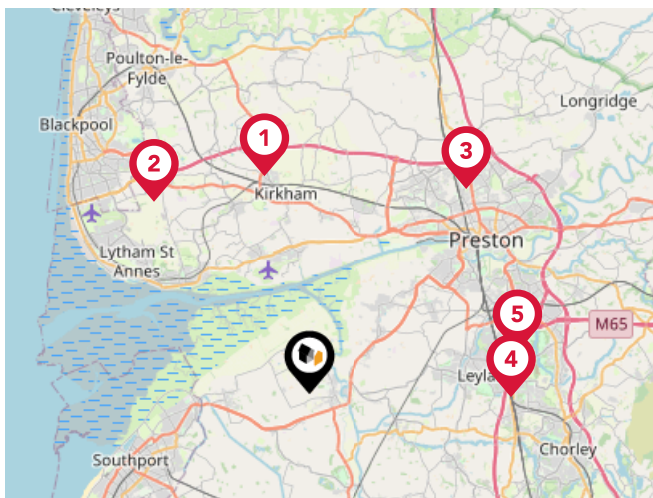
# Area

## Transport (National)



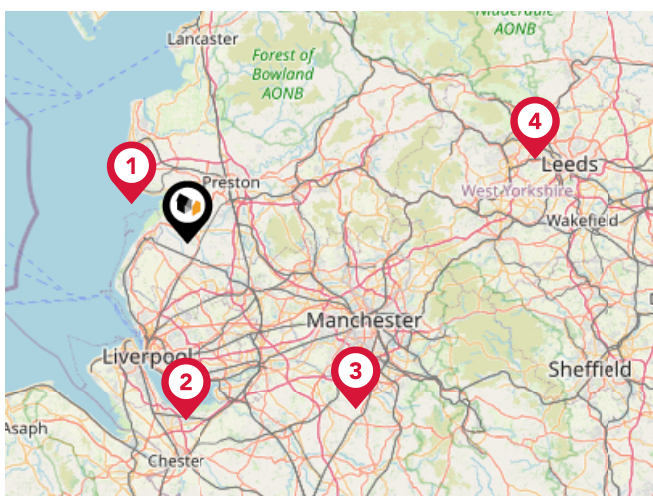
### National Rail Stations

Pin	Name	Distance
1	Rufford Rail Station	4.64 miles
2	Croston Rail Station	3.6 miles
3	Bescar Lane Rail Station	5.68 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	7.8 miles
2	M55 J4	8.67 miles
3	M55 J1	9.06 miles
4	M6 J28	7.08 miles
5	M65 J1A	7.45 miles

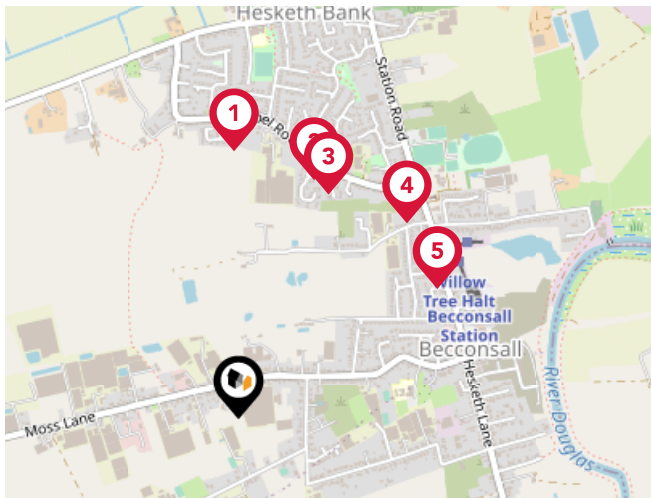


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	9.64 miles
2	Liverpool John Lennon Airport	24.82 miles
3	Manchester Airport	33.21 miles
4	Leeds Bradford International Airport	50.09 miles

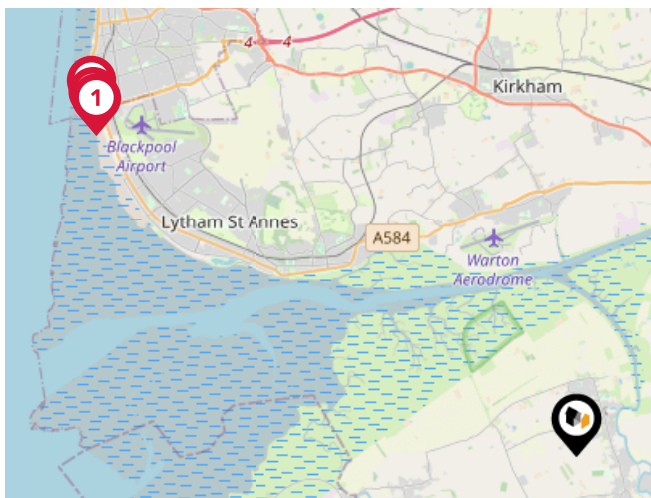
# Area

## Transport (Local)



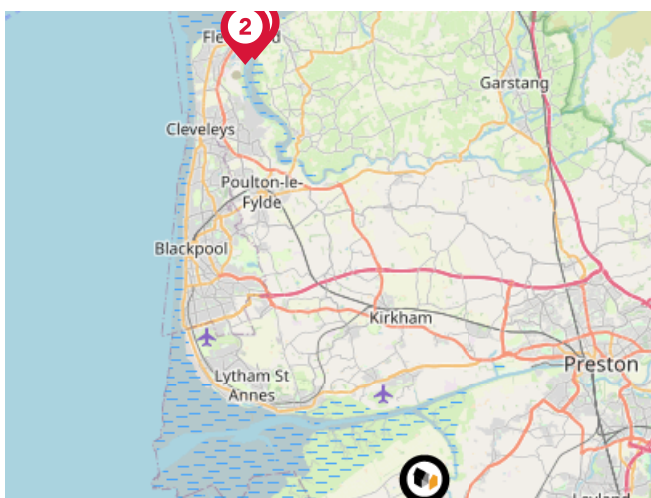
### Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.59 miles
2	Chandlers Croft	0.55 miles
3	Pardoe Close	0.53 miles
4	Station Road	0.57 miles
5	Rankin Avenue	0.52 miles



### Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	10.12 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	10.24 miles
3	Harrow Place (Blackpool Tramway)	10.36 miles



### Ferry Terminals

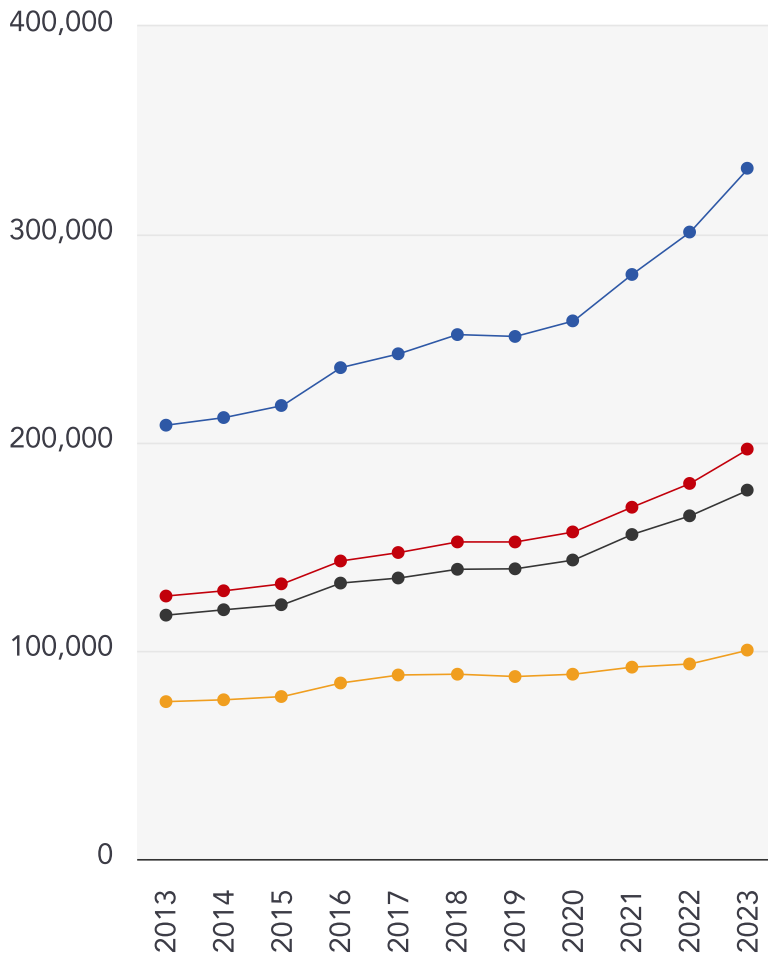
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.11 miles
2	Fleetwood for Ireland Ferry Terminal	17.06 miles



# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR4



Detached

**+59.23%**

Semi-Detached

**+55.88%**

Terraced

**+51.28%**

Flat

**+32.75%**



### 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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