

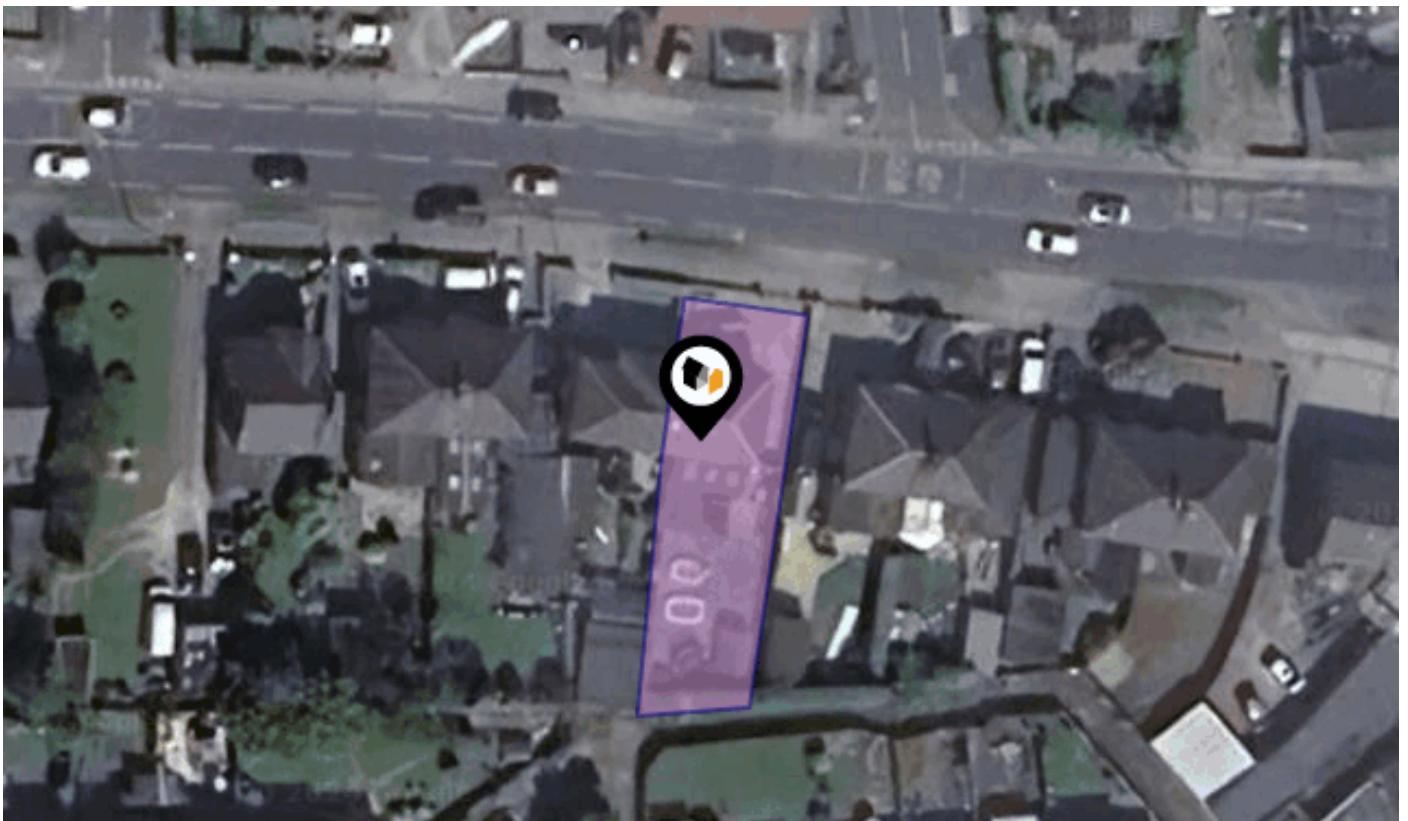


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25<sup>th</sup> April 2024



## GOLDEN HILL LANE, LEYLAND, PR25

### Roberts & Co

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# Introduction

## Our Comments

### Property Overview

Step into the realm of elegance and comfort with this beautifully presented semi-detached house boasting three bedrooms, nestled on Golden Hill Lane in Leyland.

Upon entry, you'll be greeted by a welcoming entrance hall. A spacious living room adorned with a cosy gas fire, perfect for chilly evenings and intimate gatherings.

Continue your journey through to the dining kitchen, where culinary delights await amidst a spacious layout complemented by a sitting area, offering a seamless blend of functionality and relaxation.

For added convenience, a utility room awaits, providing ample space for laundry tasks and additional storage solutions.

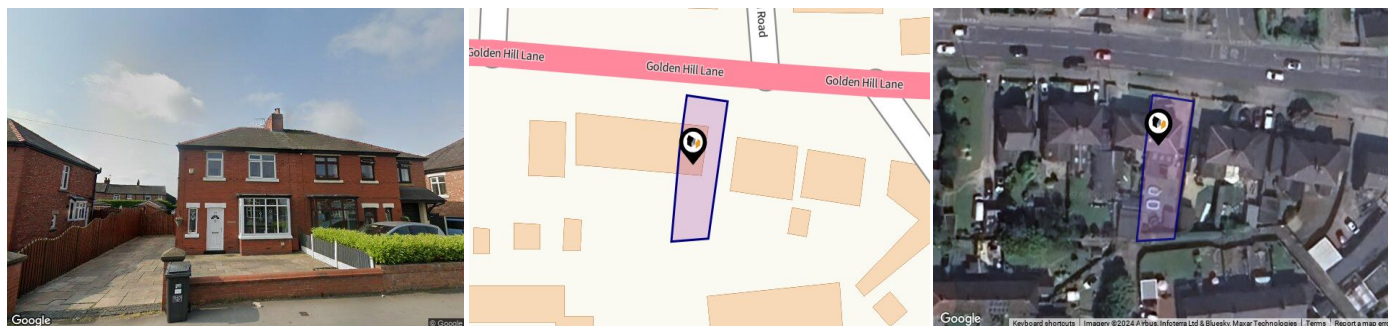
Retreat to the three bedrooms, each offering a comfortable and tranquil haven for rest and rejuvenation.

Completing the ensemble is a four-piece family bathroom, providing the perfect sanctuary for unwinding after a long day.

Outside, a fantastic rear garden beckons, offering a serene oasis for outdoor enjoyment, whether it's alfresco dining, gardening endeavour's, or simply basking in the sunshine.

Parking is a breeze with the provision of a driveway accommodating three cars, ensuring hassle-free access and convenience for residents and visitors alike.

In summary, this exquisite semi-detached house in Leyland promises a lifestyle of comfort, convenience, and timeless charm, making it an ideal abode to call home.



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£157
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,744		
<b>Title Number:</b>	LA842436		
<b>UPRN:</b>	100010630824		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

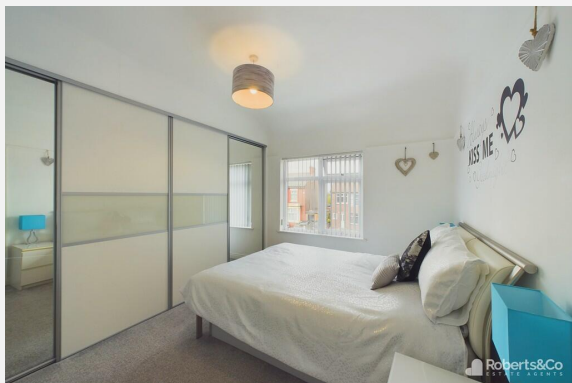
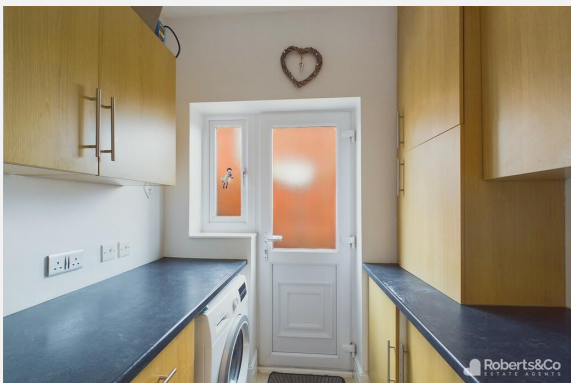


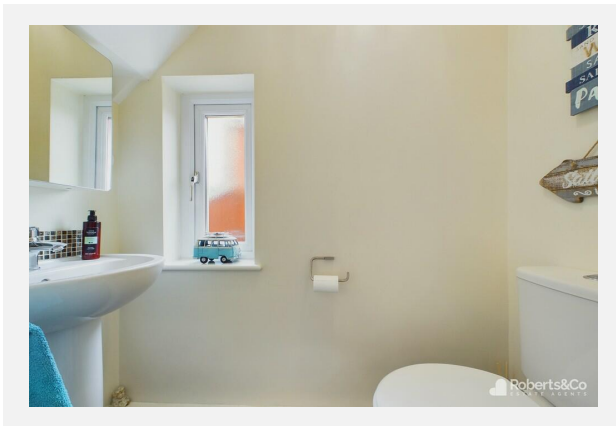
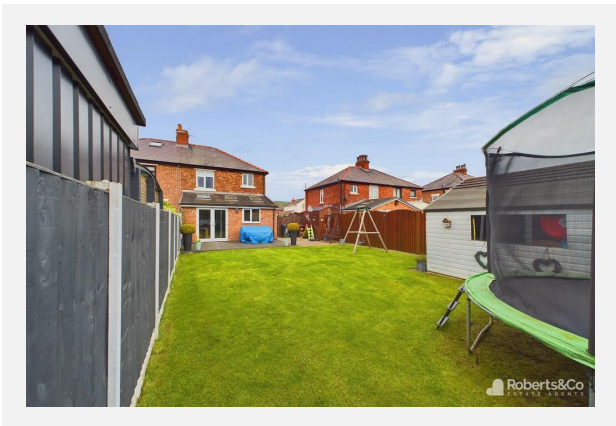
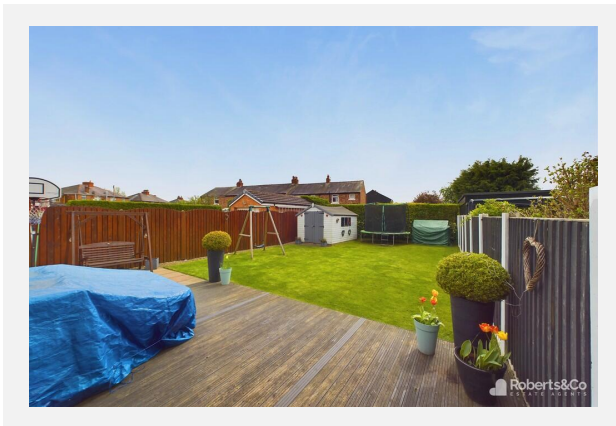
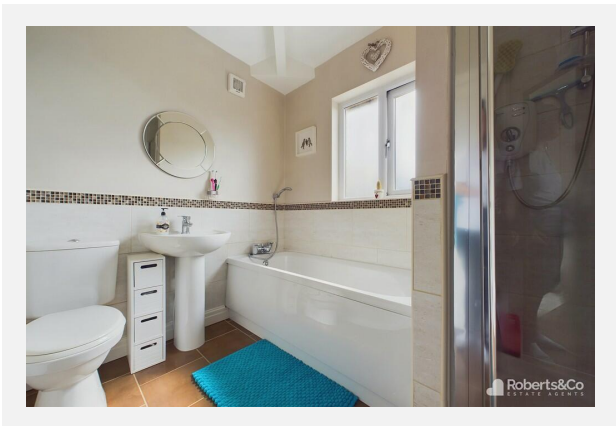
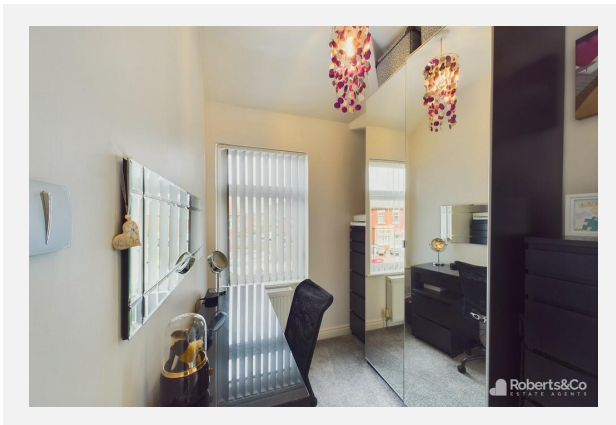
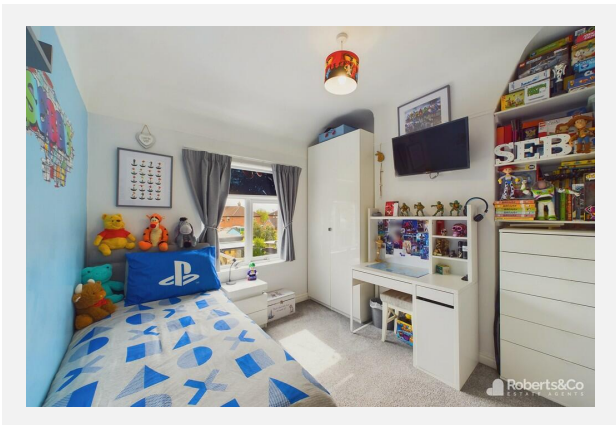
# Planning History

## This Address

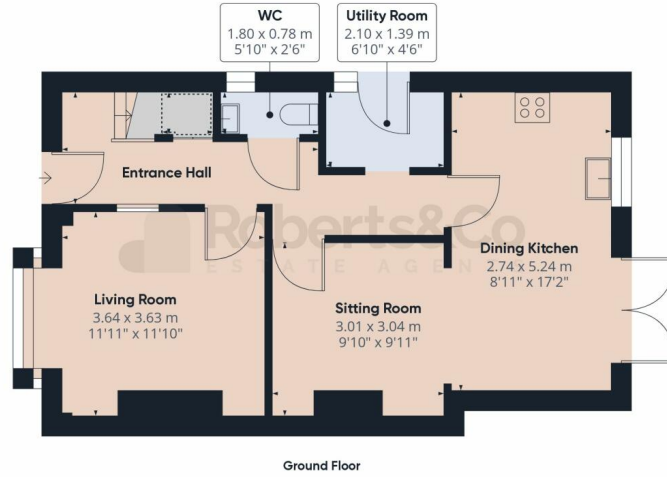
Planning records for: *143, Golden Hill Lane, Leyland, PR25 3XJ*

Reference - SouthRibble/07/2009/0491/HOH	
<b>Decision:</b>	Decided
<b>Date:</b>	12th August 2009
<b>Description:</b>	Detached garage





## GOLDEN HILL LANE, LEYLAND, PR25



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
88.52 m<sup>2</sup>  
952.8 ft<sup>2</sup>

**Reduced headroom**  
0.91 m<sup>2</sup>  
9.8 ft<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**GOLDEN HILL LANE, LEYLAND, PR25**





## GOLDEN HILL LANE, LEYLAND, PR25



PR25

Energy rating

# C

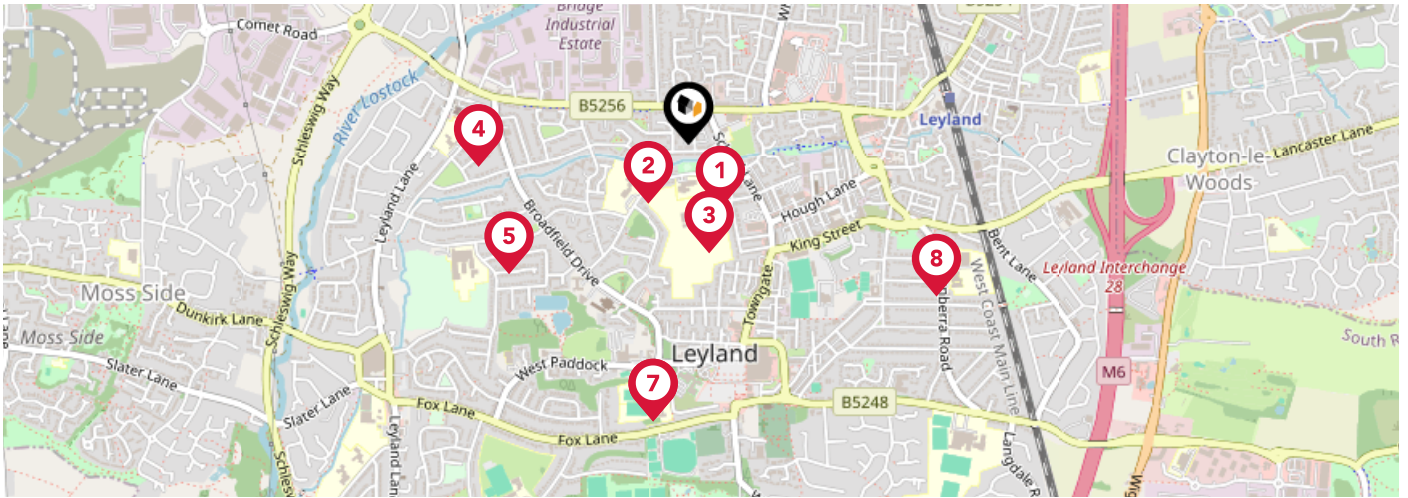
Valid until 31.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

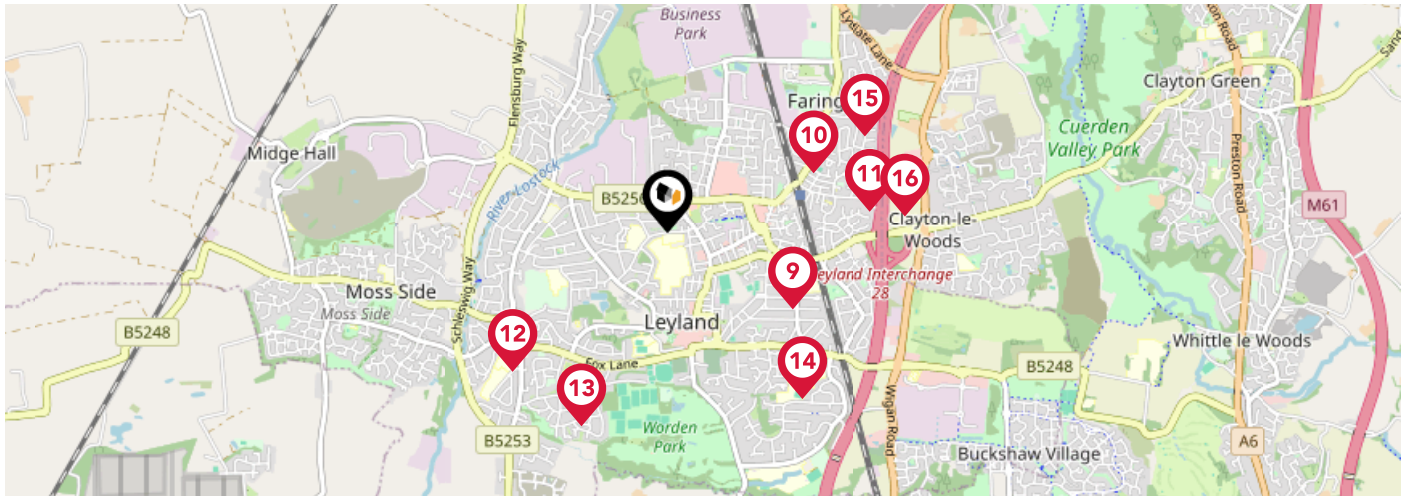
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>Leyland St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Northbrook Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Wellfield High School</b> Ofsted Rating: Requires Improvement   Pupils: 320   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Golden Hill Pupil Referral Unit</b> Ofsted Rating: Outstanding   Pupils: 28   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Academy@Worden</b> Ofsted Rating: Good   Pupils: 550   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Woodlea Junior School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Leyland St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Leyland Methodist Infant School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

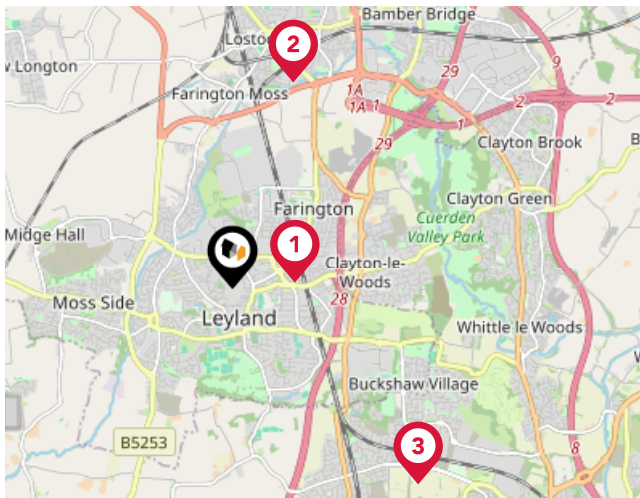
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Leyland Methodist Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.69	<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: 225   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 192   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 688   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Balshaw's Church of England High School</b> Ofsted Rating: Outstanding   Pupils: 915   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roselyn House School</b> Ofsted Rating: Good   Pupils: 45   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

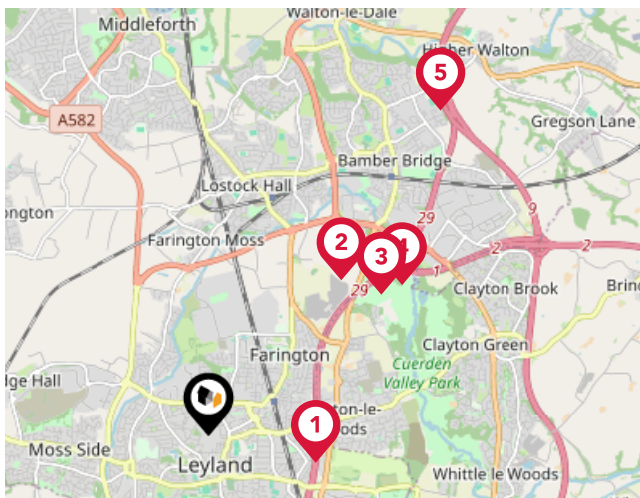
# Area

## Transport (National)



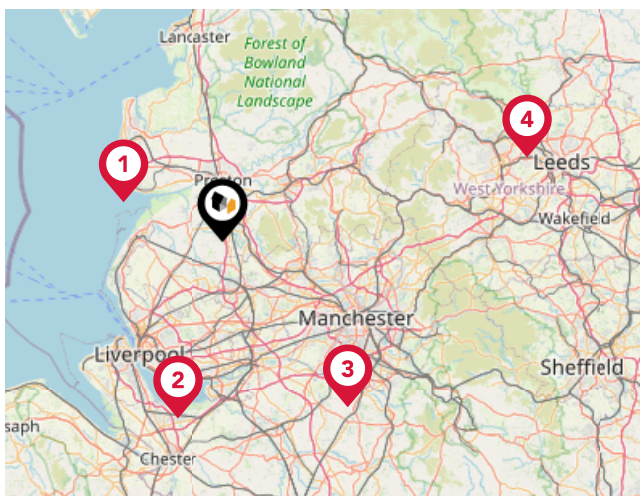
### National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.55 miles
2	Lostock Hall Rail Station	1.89 miles
3	Buckshaw Parkway Rail Station	2.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	0.97 miles
2	M65 J1A	1.8 miles
3	M65 J1	1.96 miles
4	M6 J29	2.16 miles
5	M6 J30	3.52 miles

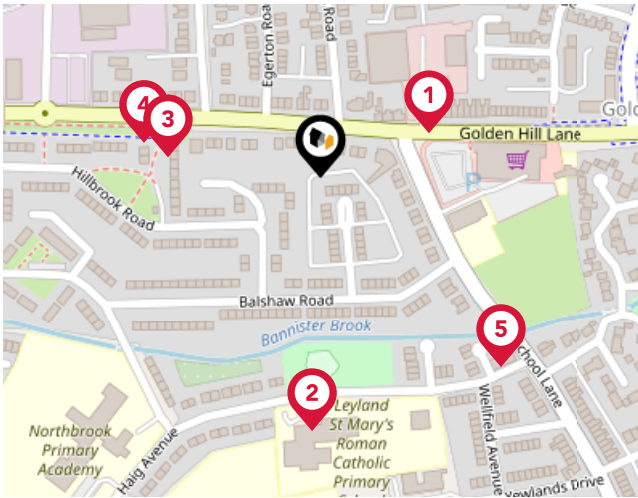


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.01 miles
2	Liverpool John Lennon Airport	25.72 miles
3	Manchester Airport	29.2 miles
4	Leeds Bradford International Airport	44.13 miles

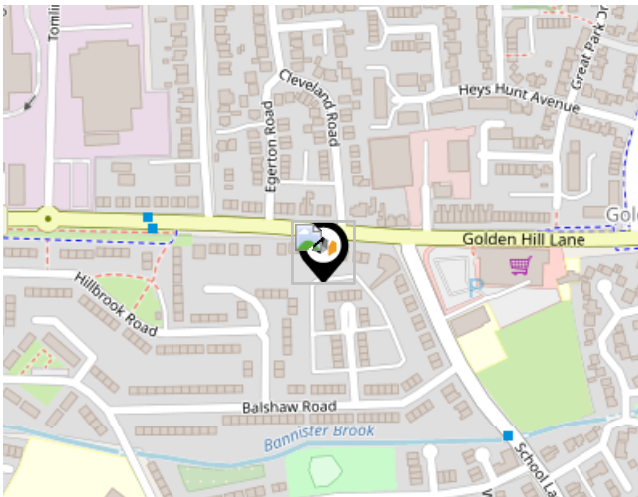
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fishwicks Garage	0.06 miles
2	St Marys RCPS	0.14 miles
3	Tomlinson Road	0.08 miles
4	Tomlinson Road	0.1 miles
5	Royal British Legion	0.14 miles



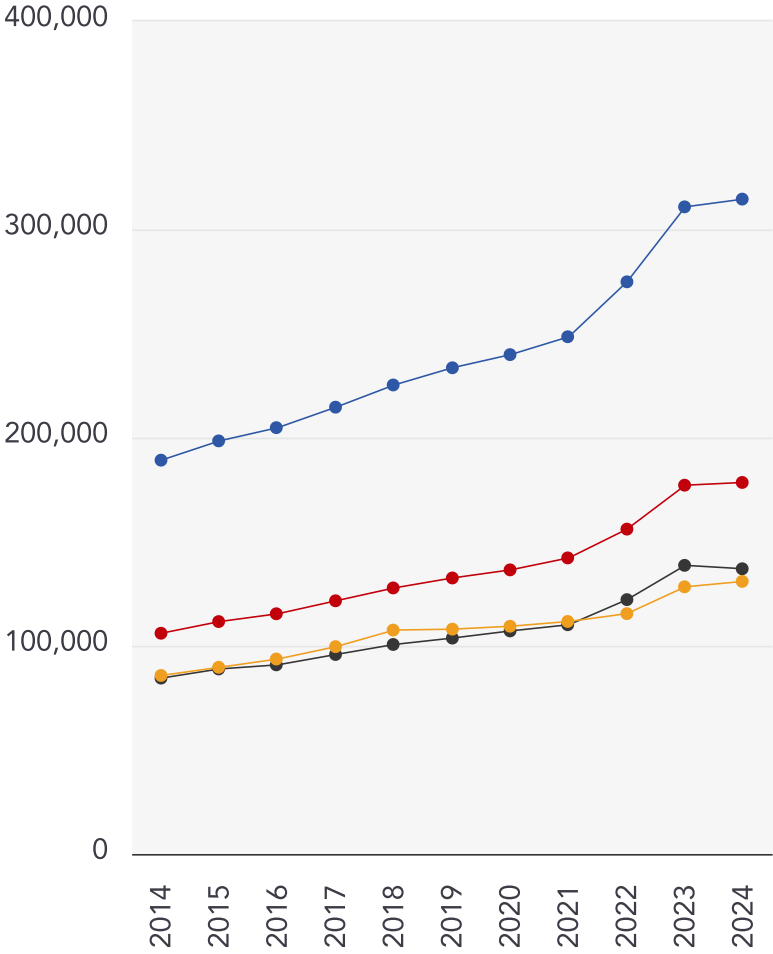
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.01 miles
2	Fleetwood for Ireland Ferry Terminal	20.06 miles

# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Flat

**+52.7%**

Terraced

**+62.15%**





### 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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