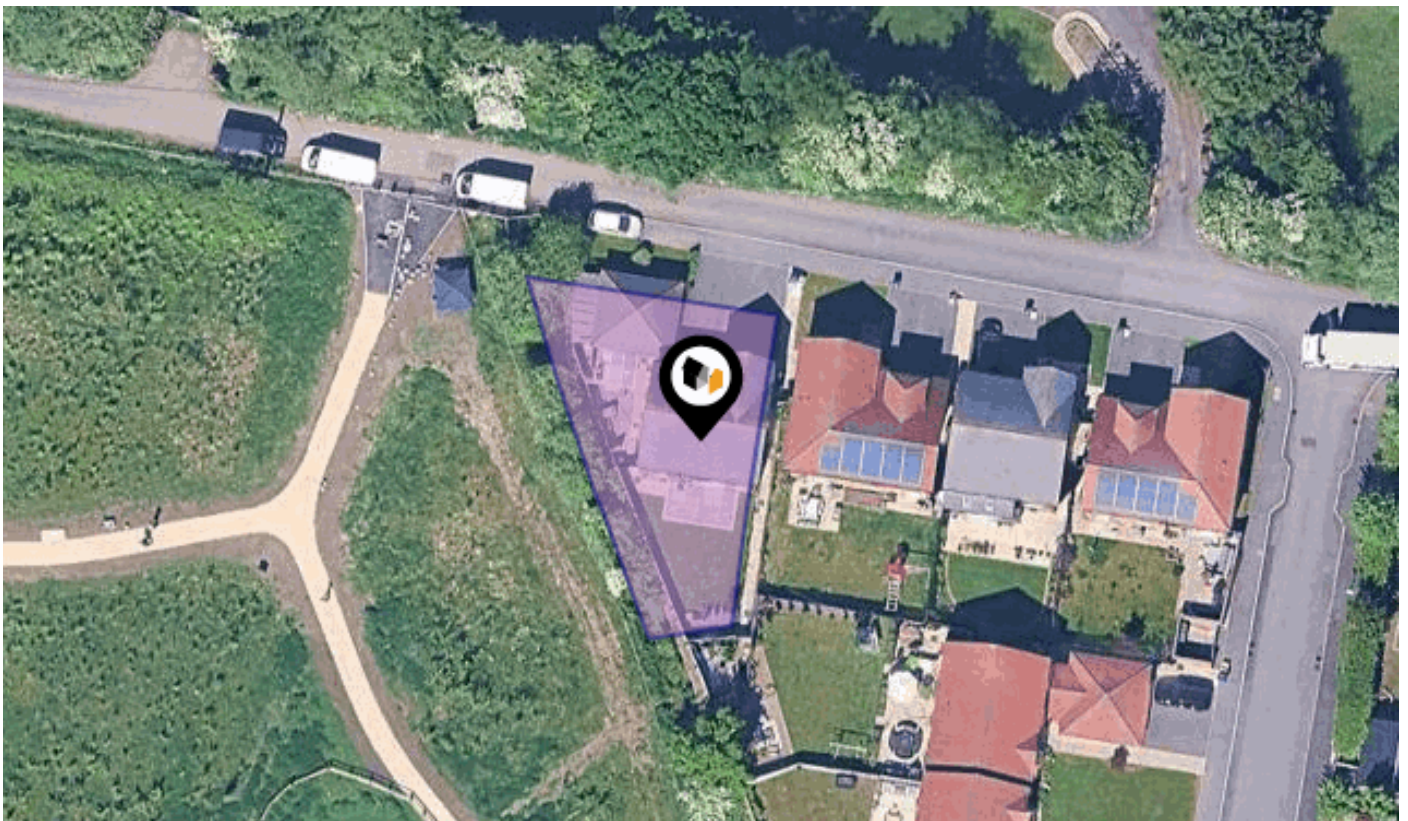




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 27th February 2026



MOSS LANE, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Exceptional 4 Bedroom Home Ready to Move Into * South Facing Plot, Surrounded by Open Fields * Beautifully Presented Throughout

Externally, the home offers ample off-road parking and a detached double garage, which has been partially converted into a stylish bar, with the remaining section serving as a useful store room. Inside, the property is extremely well presented and finished to a high modern specification throughout. The entrance hall leads to a convenient ground-floor WC, a spacious living room, and a versatile office to the front, which could also function as a playroom. The stunning open-plan family dining kitchen is the heart of the home, featuring dark grey cabinetry with complementary work surfaces, an integrated double electric oven, a five-ring gas hob, fridge freezer, dishwasher, and a breakfast bar. Bi-fold doors open onto the garden, allowing natural light to flood the space, and there is ample room for both a dining table and a family seating area. A separate utility room provides space and plumbing for a washing machine. Upstairs, the home offers four double bedrooms, two of which benefit from en-suite facilities. The principal bedroom features fitted wardrobes, while a modern family bathroom serves the remaining bedrooms. The outdoor space is equally impressive, with a courtyard entertaining area complete with a covered pergola, a main garden with a raised patio, mainly laid to lawn with slate borders, perfect for relaxing or entertaining. This home is ready to move into, combining modern style, high specification finishes, and practical family living in a peaceful, rural setting. The property is part of a small development managed by a management company, with shared rainwater and sewage pump systems maintained collectively by the residents, contributing £180 per year towards upkeep. Notably, the management company now owns the properties within the development.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,560 ft ² / 145 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,875		
Title Number:	LAN244184		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

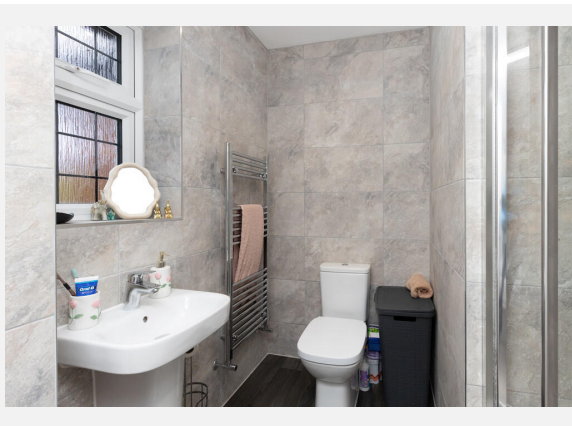
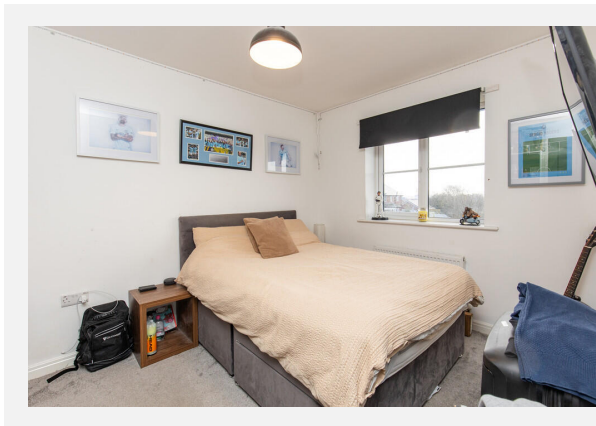
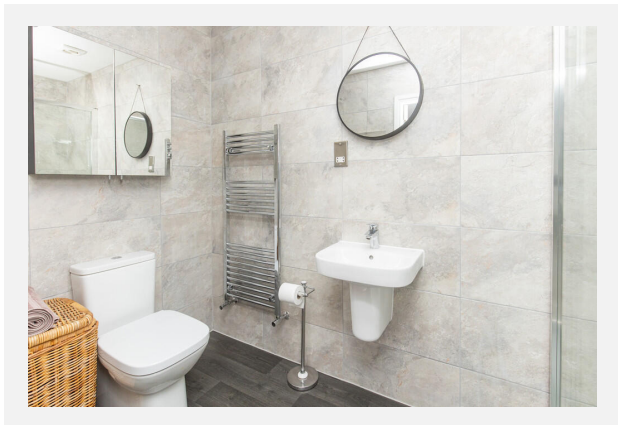
5 mb/s	80 mb/s	- mb/s

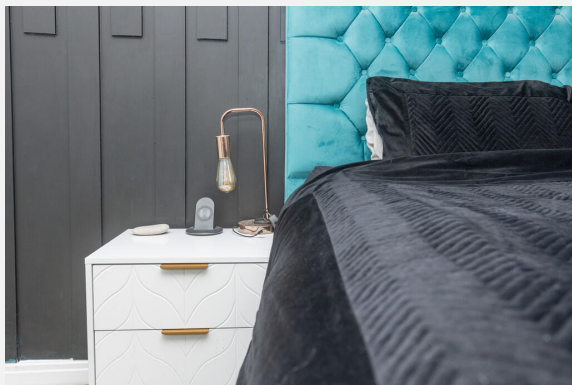
Mobile Coverage: (based on calls indoors)

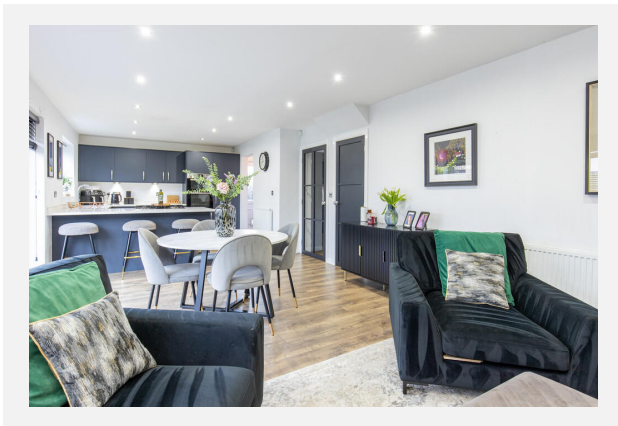
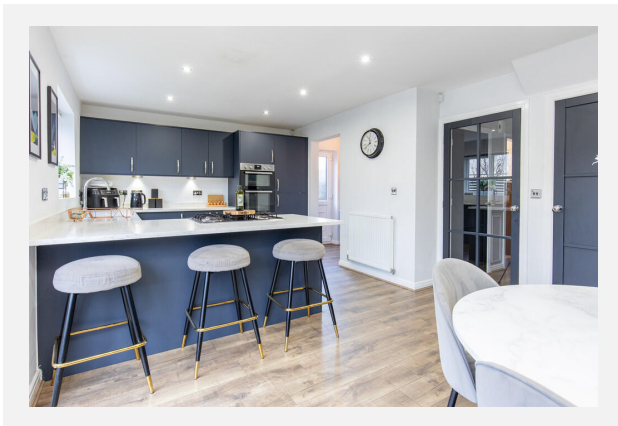
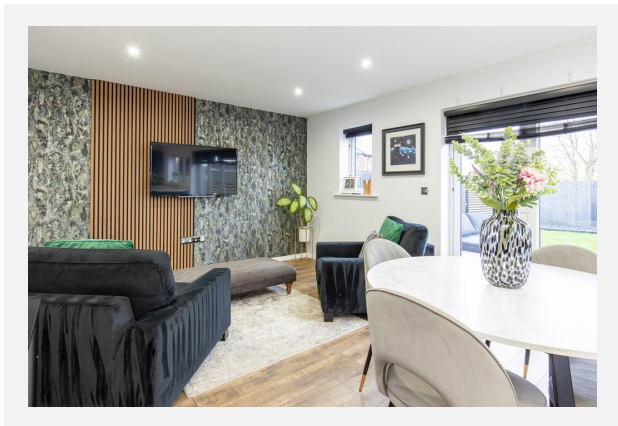
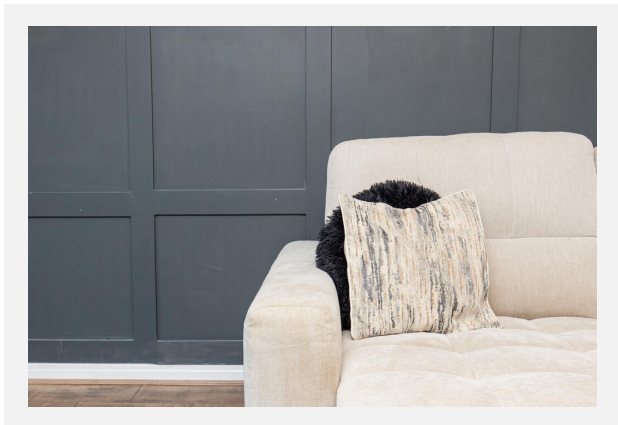


Satellite/Fibre TV Availability:





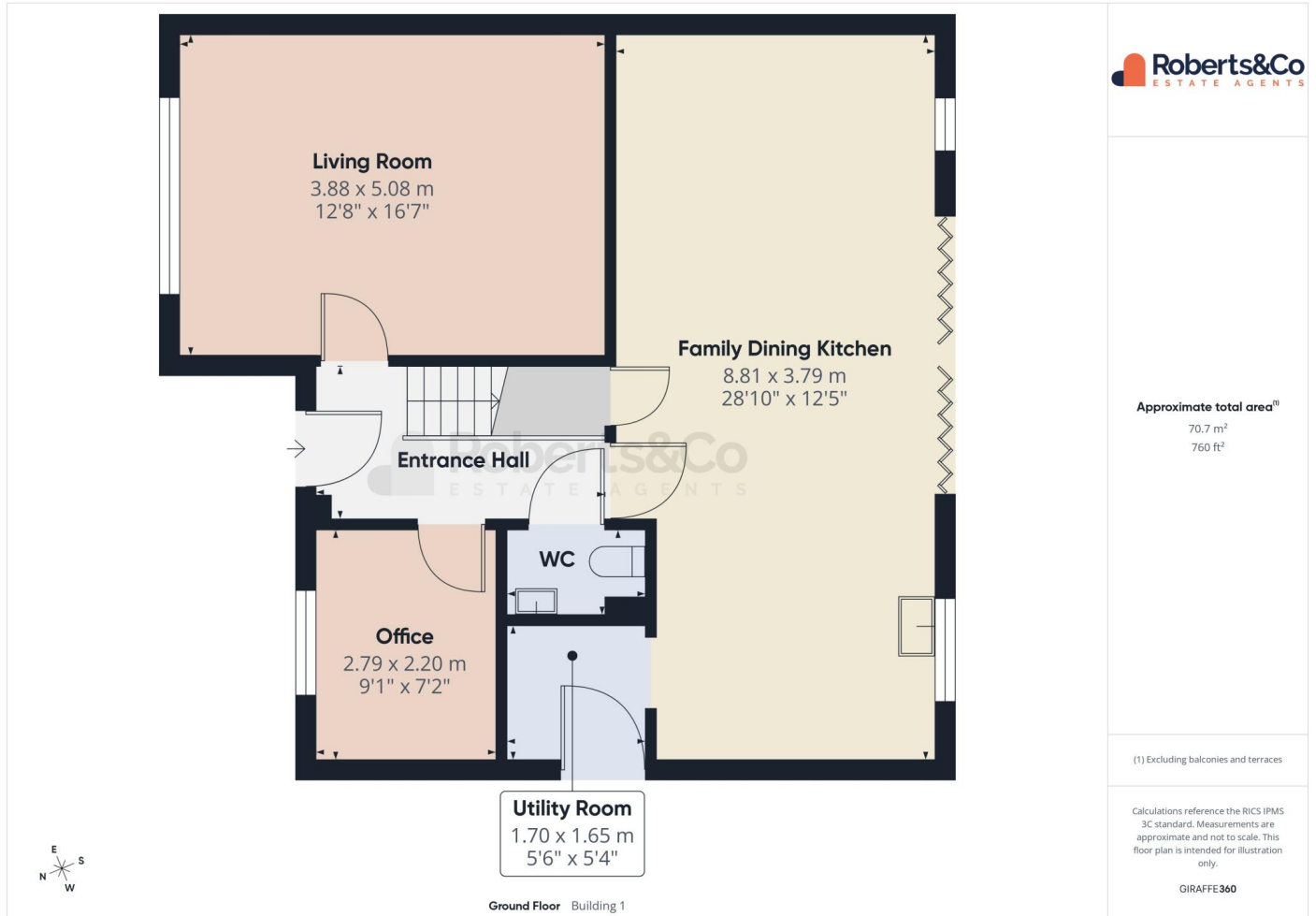




MOSS LANE, FARINGTON MOSS, LEYLAND, PR26



MOSS LANE, FARINGTON MOSS, LEYLAND, PR26



MOSS LANE, FARINGTON MOSS, LEYLAND, PR26



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
168.4 m²
1811 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Farrington Moss, PR26

Energy rating

B

Valid until 13.12.2030

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

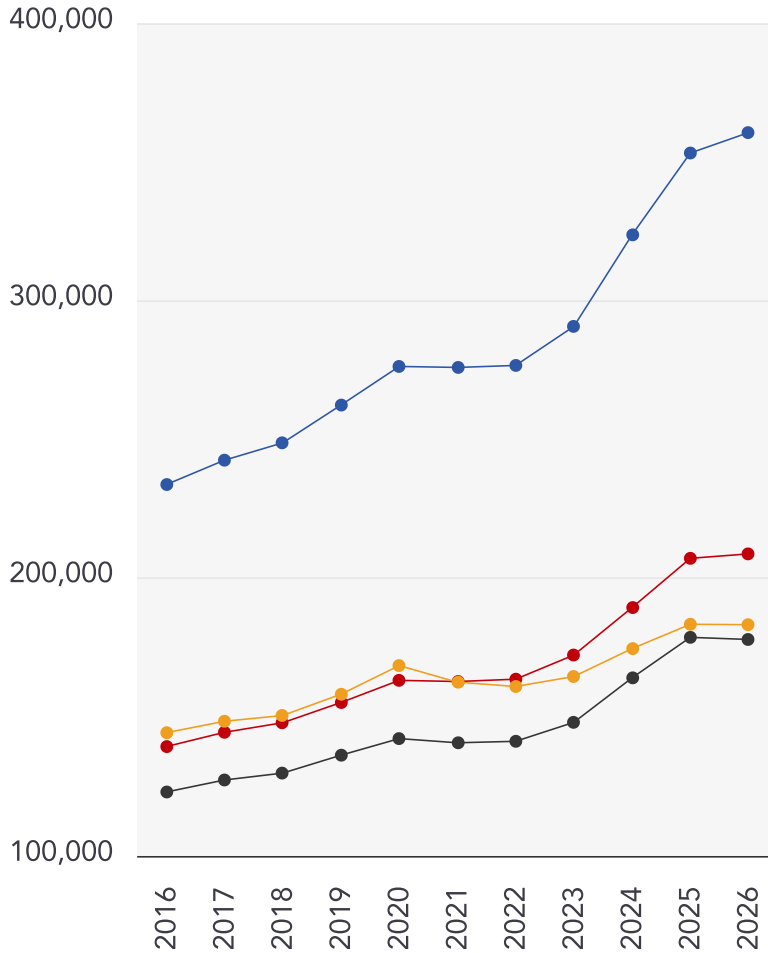
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-Â K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-Â K
Total Floor Area:	145 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

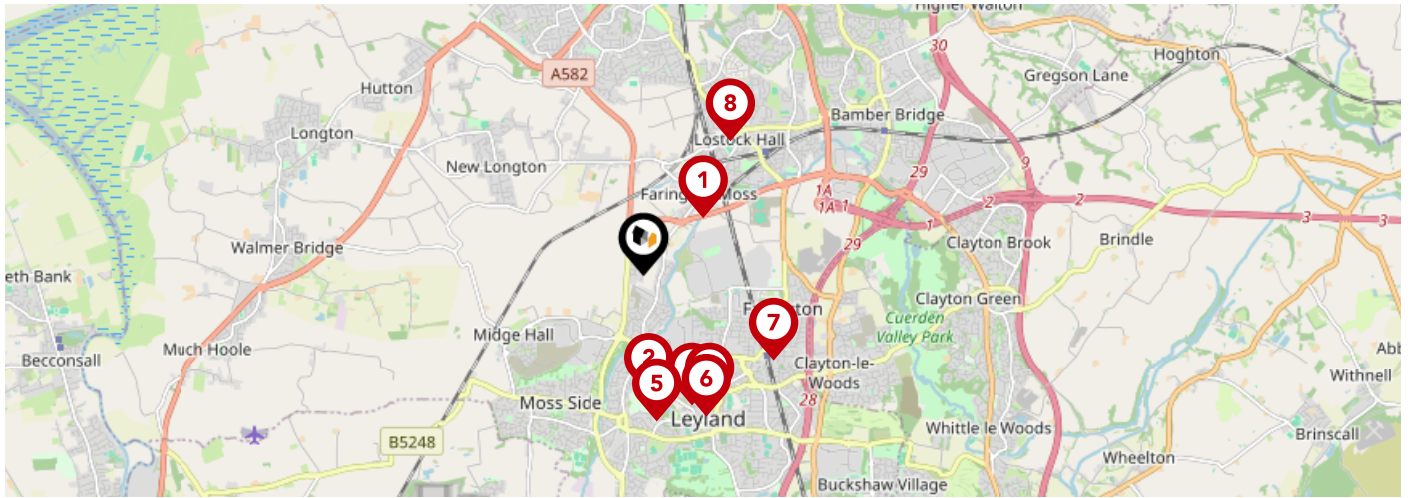
+49.8%

Flat

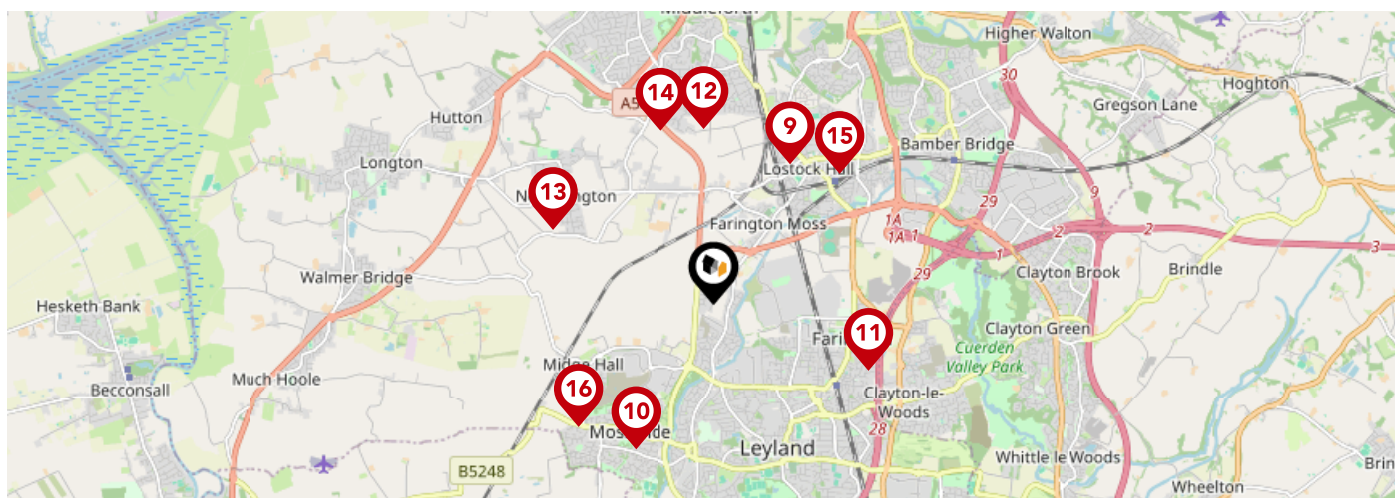
+26.94%

Terraced

+44.66%



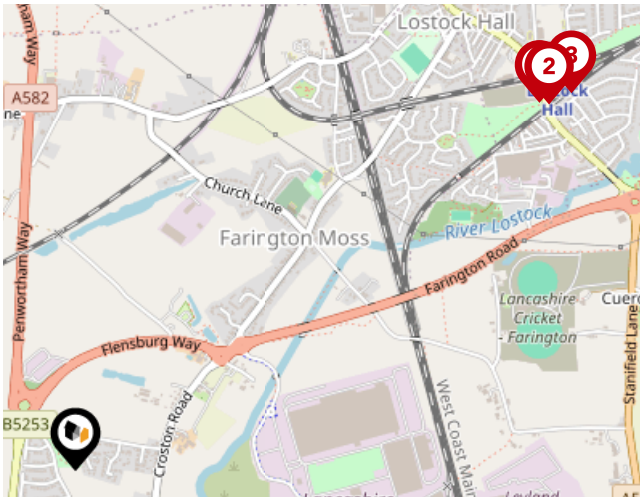
		Nursery	Primary	Secondary	College	Private
1	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:1.28	<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:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

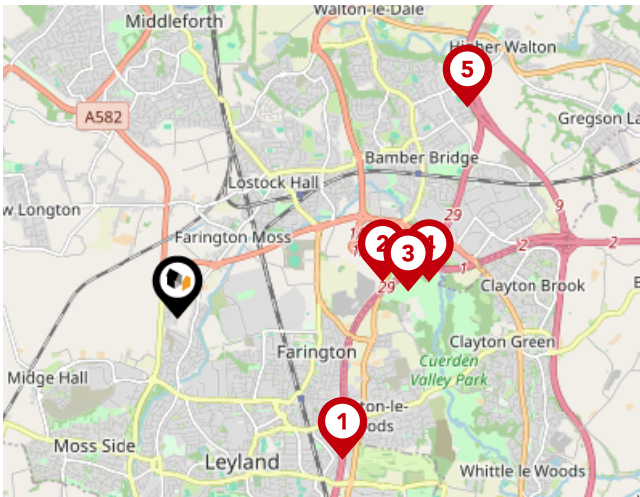
Area

Transport (National)



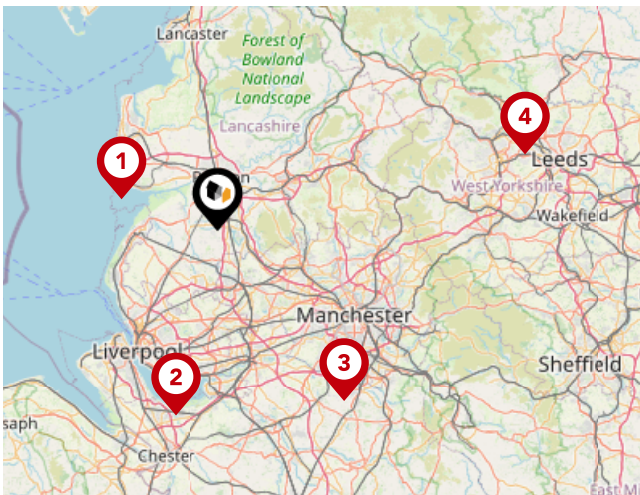
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.3 miles
2	Lostock Hall Rail Station	1.31 miles
3	Lostock Hall Rail Station	1.37 miles



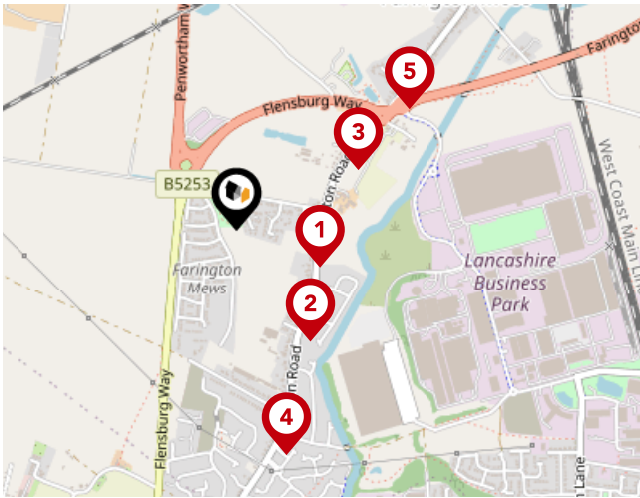
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.9 miles
2	M65 J1A	1.83 miles
3	M65 J1	2.04 miles
4	M6 J29	2.23 miles
5	M6 J30	3.15 miles



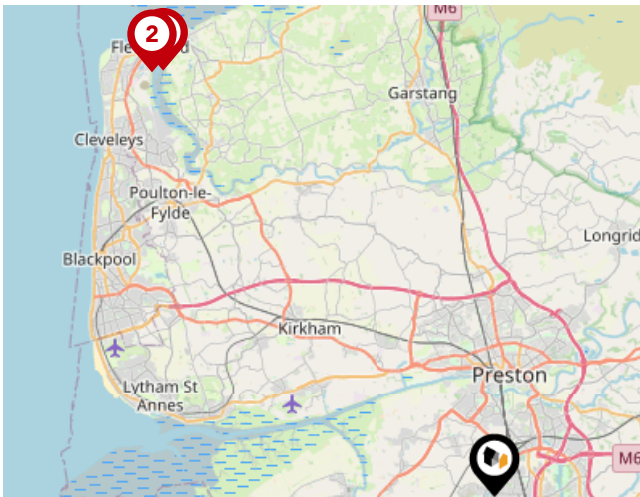
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	14.19 miles
2	Speke	26.59 miles
3	Manchester Airport	29.78 miles
4	Leeds Bradford Airport	44.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Moss Lane	0.2 miles
2	Fylde Avenue	0.29 miles
3	Fidler Lane	0.3 miles
4	Bannister Lane	0.51 miles
5	Lower Field	0.46 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.91 miles
2	Fleetwood for Knott End Ferry Landing	19.09 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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