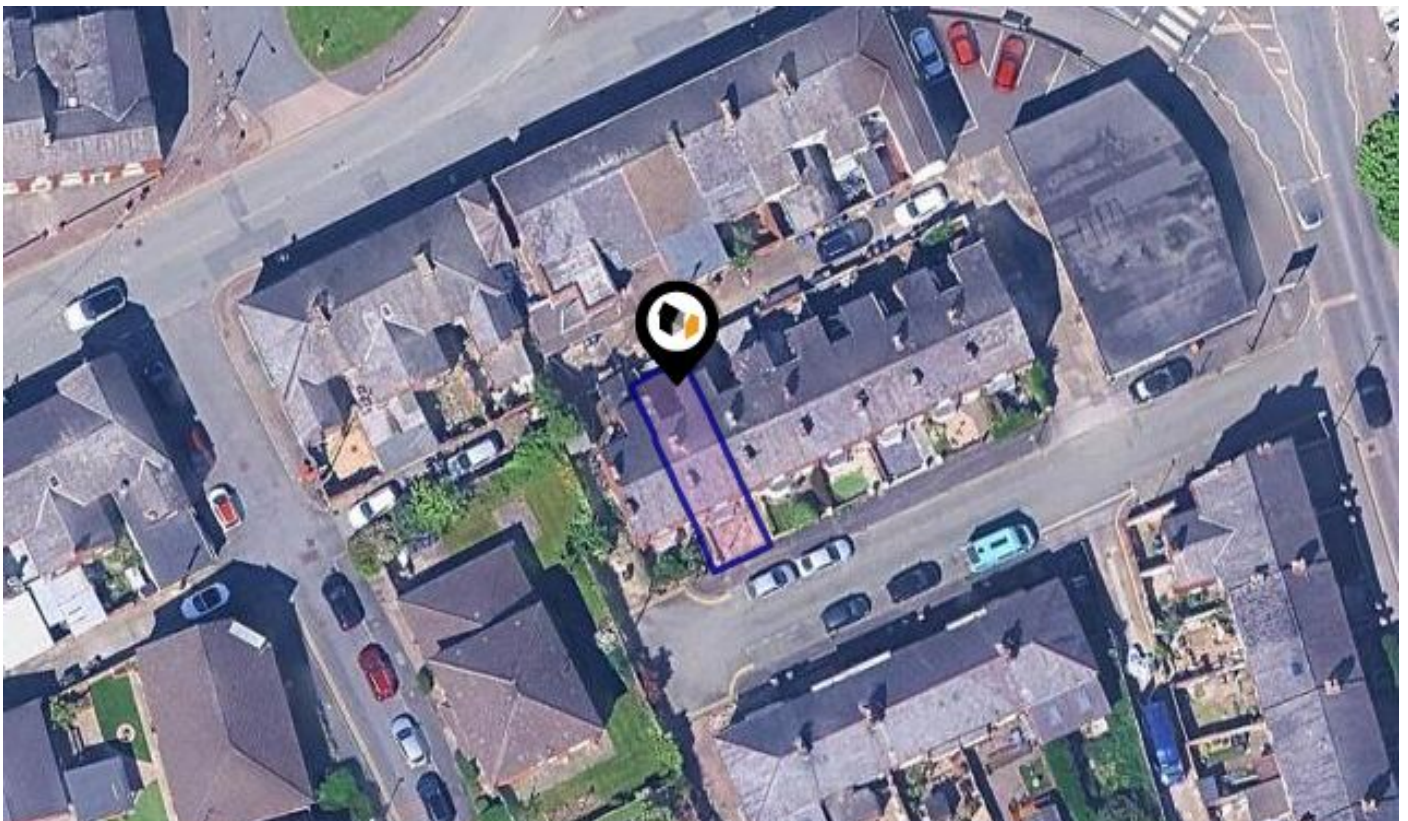




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 16th March 2026



CHARNOCK STREET, LEYLAND, PR25

Roberts & Co

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

01772 746100

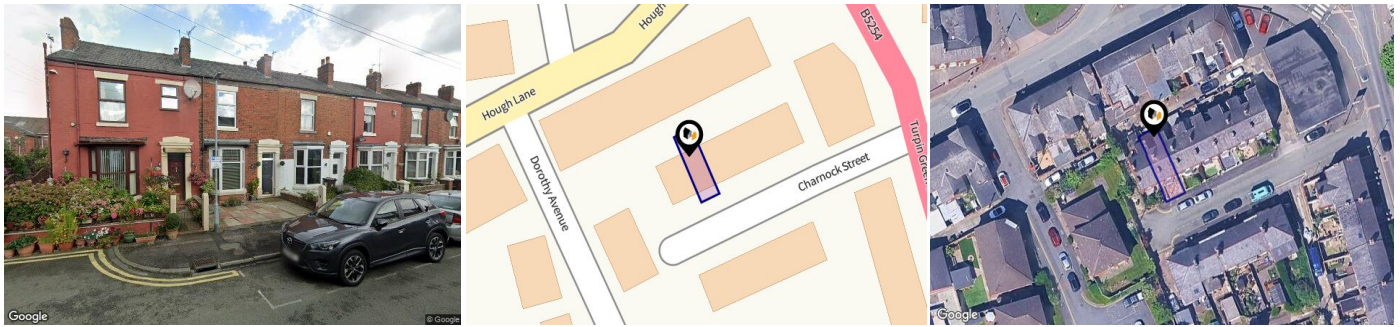
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Ideal First Time Buy * Beautifully Presented Throughout * 2 Double Bedroom Home

Beautifully presented and ideal for first-time buyers, this charming mid-terrace home offers stylish living spaces and character features throughout. Step through the welcoming entrance hall, the perfect place to hang up coats and shoes, before moving into the impressive open-plan living, dining, and kitchen area that forms the heart of the home. At the front of the property, the living area is bright and inviting, enhanced by a beautiful bay window with a fitted seat—an ideal spot to relax. A contemporary media wall provides a stylish focal point and makes the space perfect for cosy evenings. The room flows seamlessly into the dining area, where a striking exposed brick chimney breast adds warmth and character. From here, the staircase leads to the first floor, while patio doors open directly onto the rear garden, allowing plenty of natural light to fill the space and creating a wonderful indoor-outdoor feel. The modern kitchen is thoughtfully designed with sleek cabinets and complementary worktops, offering both style and practicality. There is space for a washing machine and dryer, along with a gas hob, electric oven, and room for a large American-style fridge freezer. Outside, the enclosed rear garden enjoys a private, courtyard-style setting. Designed for low maintenance, it features a patio area perfect for outdoor seating and artificial grass, creating an attractive and usable space throughout the year. Heading upstairs, the property offers two generously sized double bedrooms. Both rooms feature cast-iron fireplaces that add charm and character, while the second bedroom also benefits from built-in fitted cupboards on either side of the chimney breast, providing excellent storage. The modern bathroom is finished to a good standard with a stylish three-piece suite and a useful built-in storage cupboard. To the front of the property there is on-street parking, along with a practical hard-standing front garden area. Overall, this is a beautifully maintained home that blends modern style with period character—perfect for those looking to step onto the property ladder.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,568		
Title Number:	LA671262		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

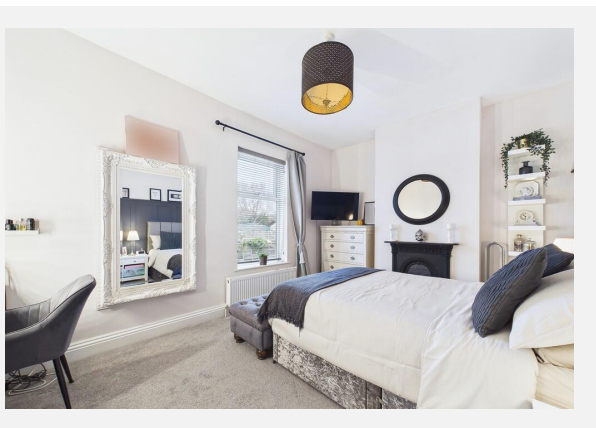
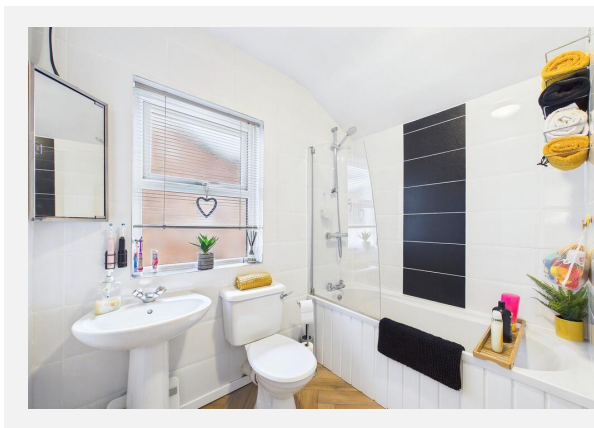
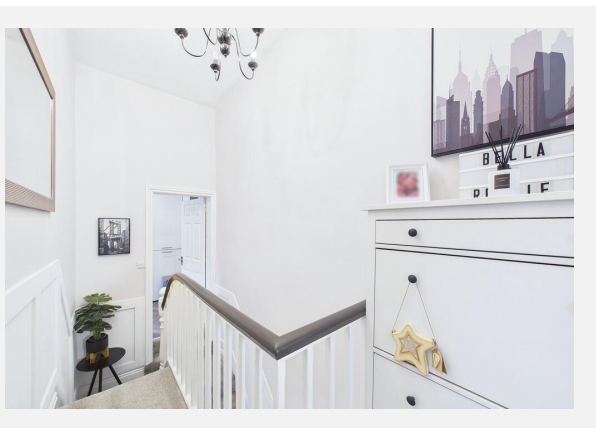
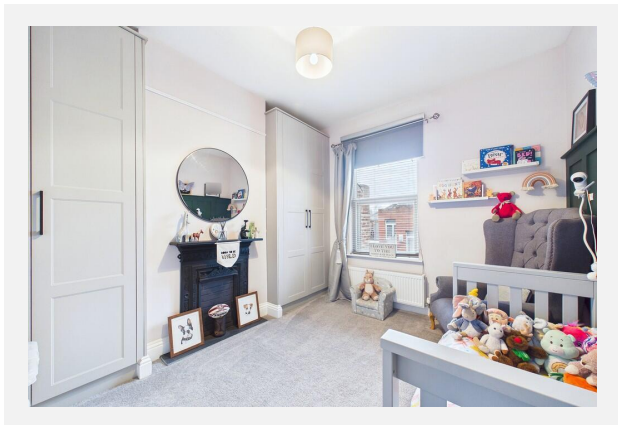
18 mb/s	80 mb/s	1800 mb/s

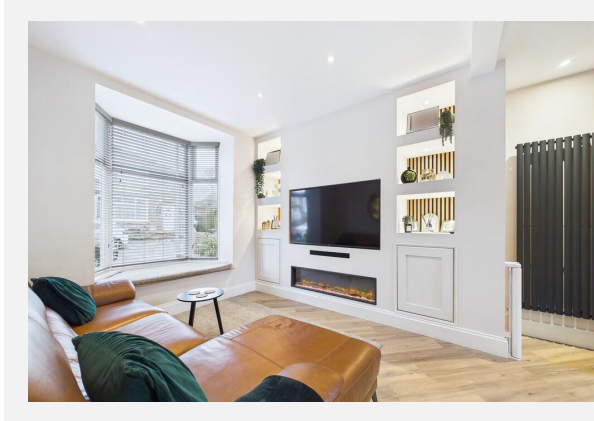
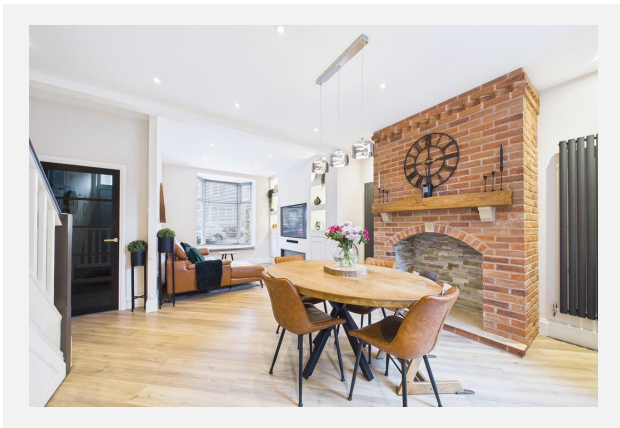
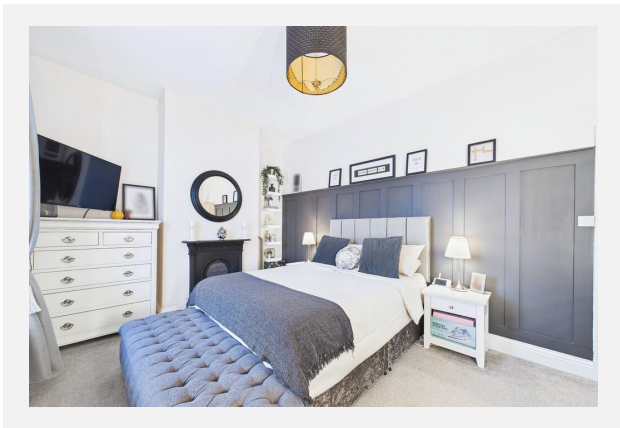
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







CHARNOCK STREET, LEYLAND, PR25



CHARNOCK STREET, LEYLAND, PR25



CHARNOCK STREET, LEYLAND, PR25



Energy rating

C

Valid until 09.02.2036

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		

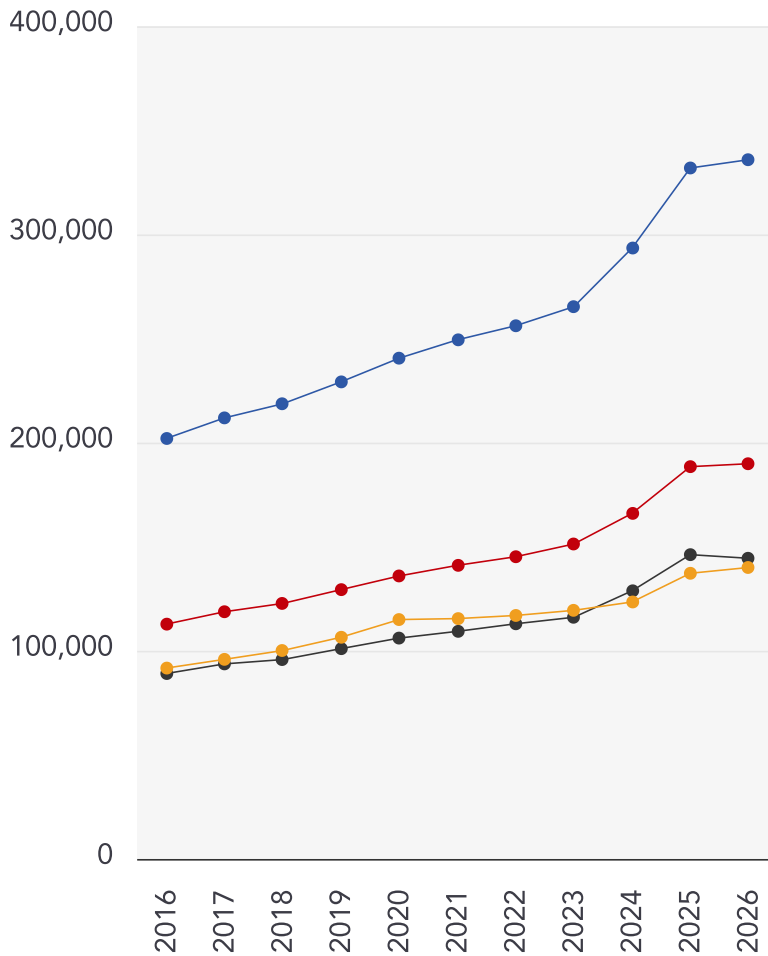
Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

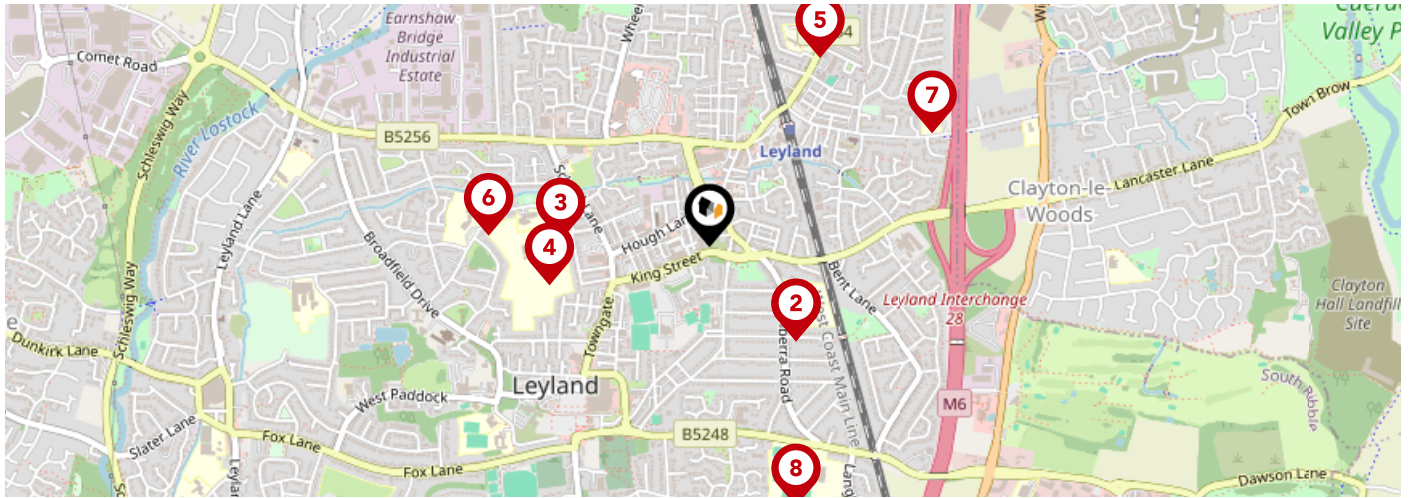
Flat

+52.7%

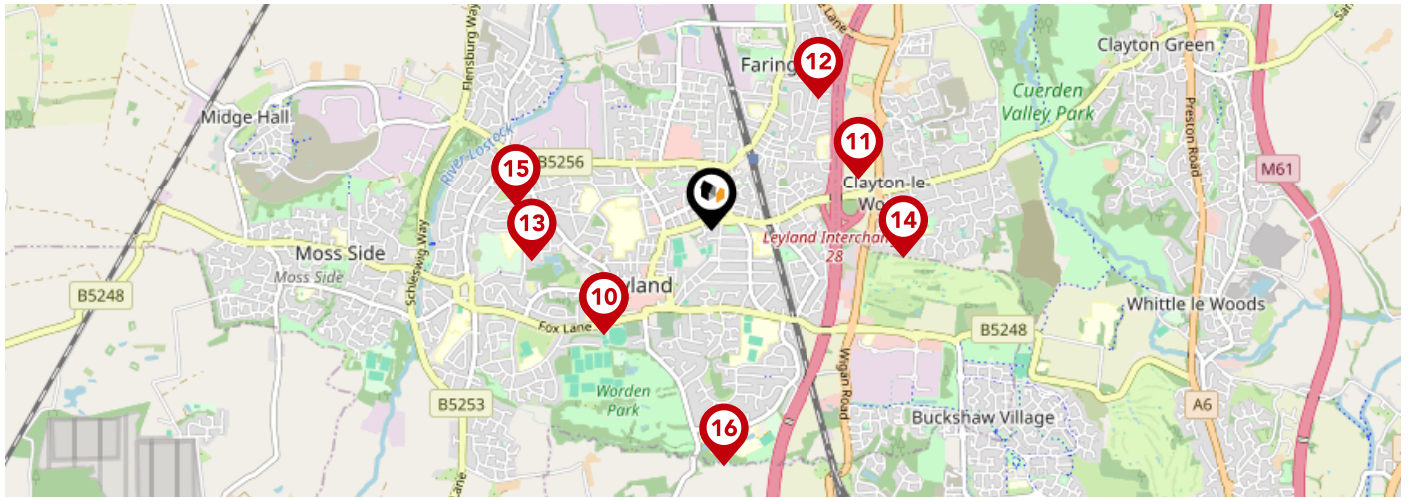
Terraced

+62.15%

Area Schools



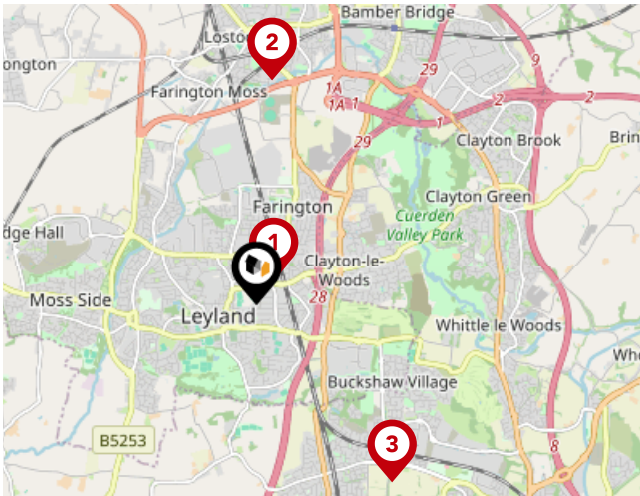
		Nursery	Primary	Secondary	College	Private
1	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leyland Methodist Junior School Ofsted Rating: Good Pupils:0 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Farinton Primary School Ofsted Rating: Good Pupils: 186 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Balshaw's Church of England High School Ofsted Rating: Good Pupils: 921 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance:0.66	<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:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roselyn House School Ofsted Rating: Good Pupils: 77 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster Lane Primary and Pre-School Ofsted Rating: Good Pupils: 202 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Runshaw College Ofsted Rating: Good Pupils:0 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

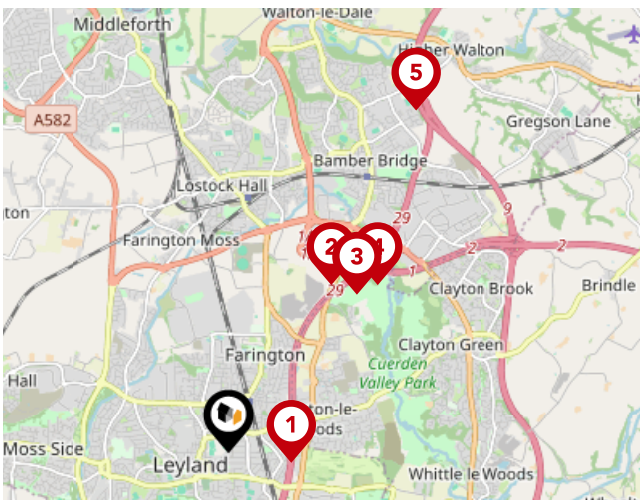
Area

Transport (National)



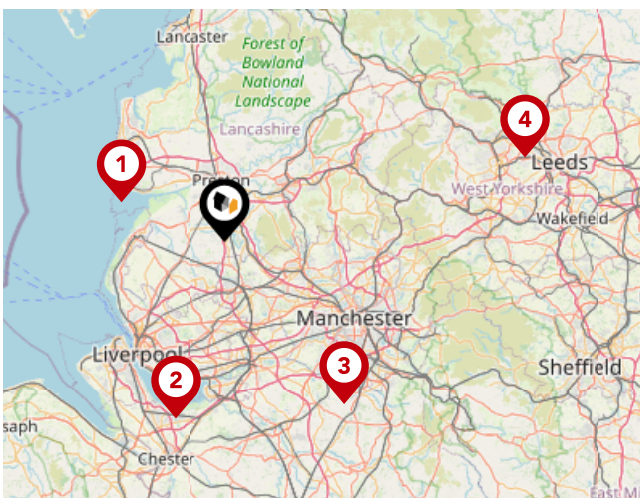
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.27 miles
2	Lostock Hall Rail Station	1.97 miles
3	Buckshaw Parkway Rail Station	1.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	0.55 miles
2	M65 J1A	1.73 miles
3	M65 J1	1.79 miles
4	M6 J29	1.98 miles
5	M6 J30	3.44 miles



Airports/HELIPADS

Pin	Name	Distance
1	Highfield	15.44 miles
2	Speke	25.68 miles
3	Manchester Airport	28.31 miles
4	Leeds Bradford Airport	43.79 miles

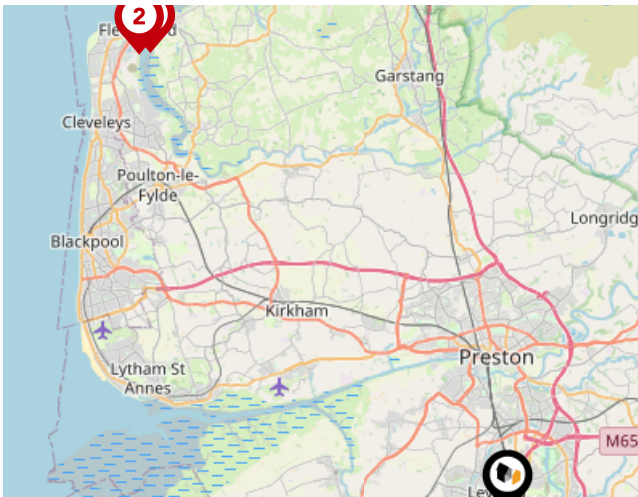
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dorothy Ave	0.03 miles
2	Methodist Church	0.06 miles
3	Churchill Way	0.13 miles
4	Northgate	0.16 miles
5	Starkie Street	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.37 miles
2	Fleetwood for Knott End Ferry Landing	20.55 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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

