

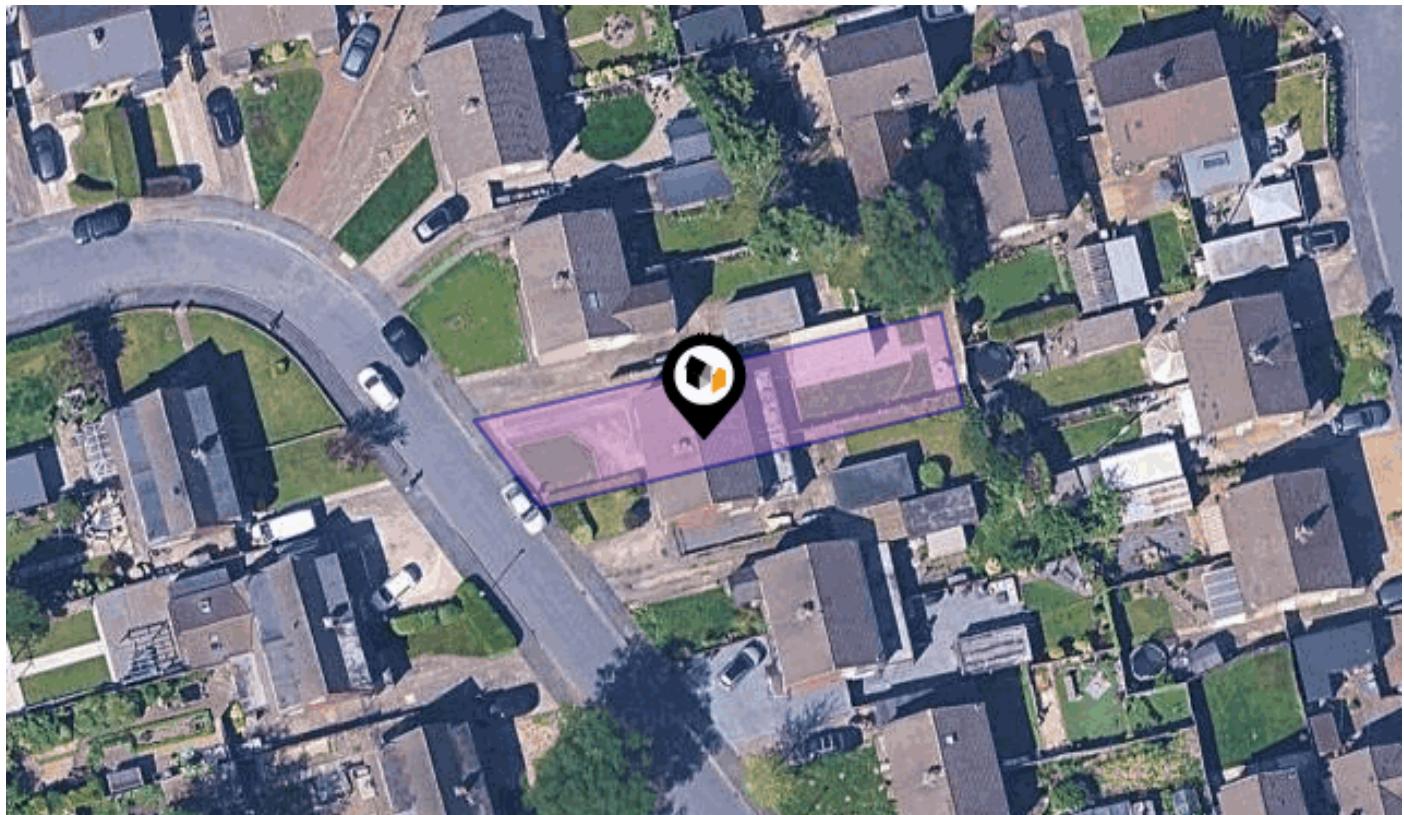


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 05<sup>th</sup> February 2026**



## CLAUGHTON AVENUE, LEYLAND, PR25

### Roberts & Co

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

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# Introduction

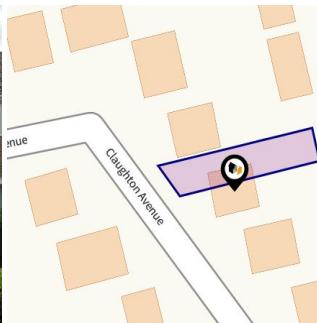
## Our Comments

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\* Well-Presented Extended Semi- Detached Home \* 3 Bedrooms \* Offering Generous and Versatile Living Space Throughout

To the ground floor, the property features a spacious living room which flows seamlessly into a second reception room, currently used as a dining room, making it ideal for family living and entertaining. To the rear, the ground-floor extension houses a well-proportioned kitchen, complemented by a separate utility room which also includes a convenient WC. The first floor comprises three bedrooms, two of which are comfortable double rooms. The third bedroom is a particularly generous single that could easily accommodate a double bed if required. The family bathroom is fitted with a modern white three-piece suite with a shower over the bath. Externally, the property boasts an excellent-sized rear garden featuring a combination of lawn and patio areas. The main patio is positioned at the foot of the garden, enjoying the best of the sun throughout the day. Within the garden is a large single garage with an up-and-over door to the front and additional side access. To the front and side of the property, there is driveway parking providing space for multiple vehicles. Ideally located, the home offers excellent access to the M6 motorway and is conveniently positioned close to a range of local amenities, all within comfortable walking distance.

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	957 ft <sup>2</sup> / 89 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,822
Title Number:	LA196311

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)

6  
mb/s



60  
mb/s

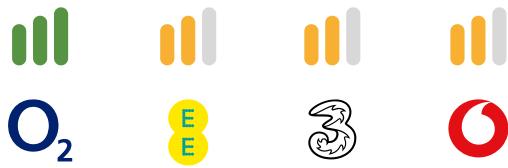


1000  
mb/s



### Mobile Coverage:

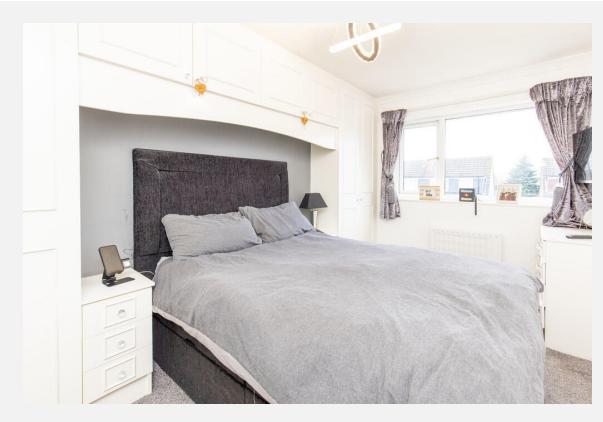
(based on calls indoors)



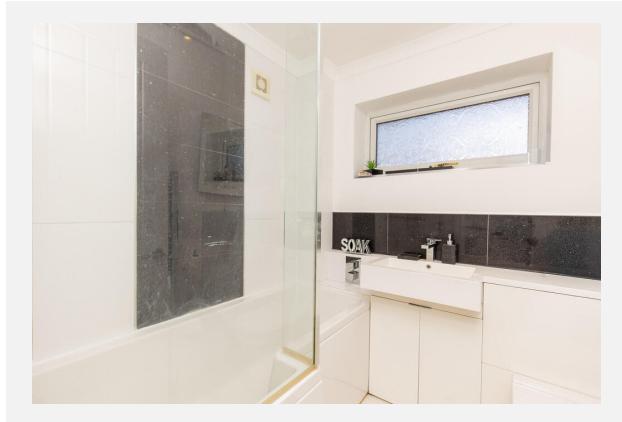
### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



## CLAUGHTON AVENUE, LEYLAND, PR25



# Gallery Floorplan

## CLAUGHTON AVENUE, LEYLAND, PR25



# Gallery Floorplan

## CLAUGHTON AVENUE, LEYLAND, PR25



# Property EPC - Certificate

Claughton Avenue, PR25

Energy rating

**D**

Valid until 17.07.2029

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

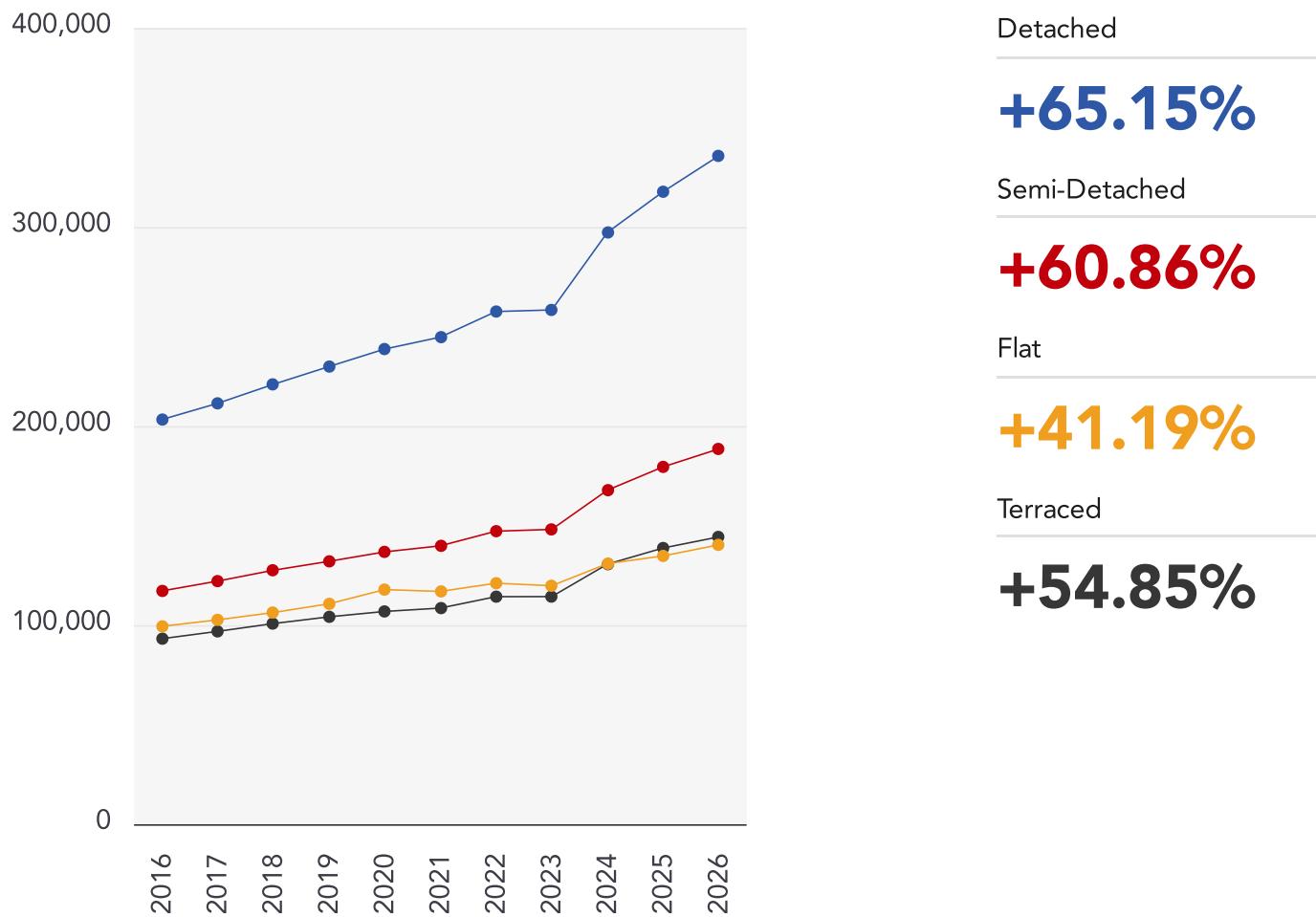
# Property EPC - Additional Data

## Additional EPC Data

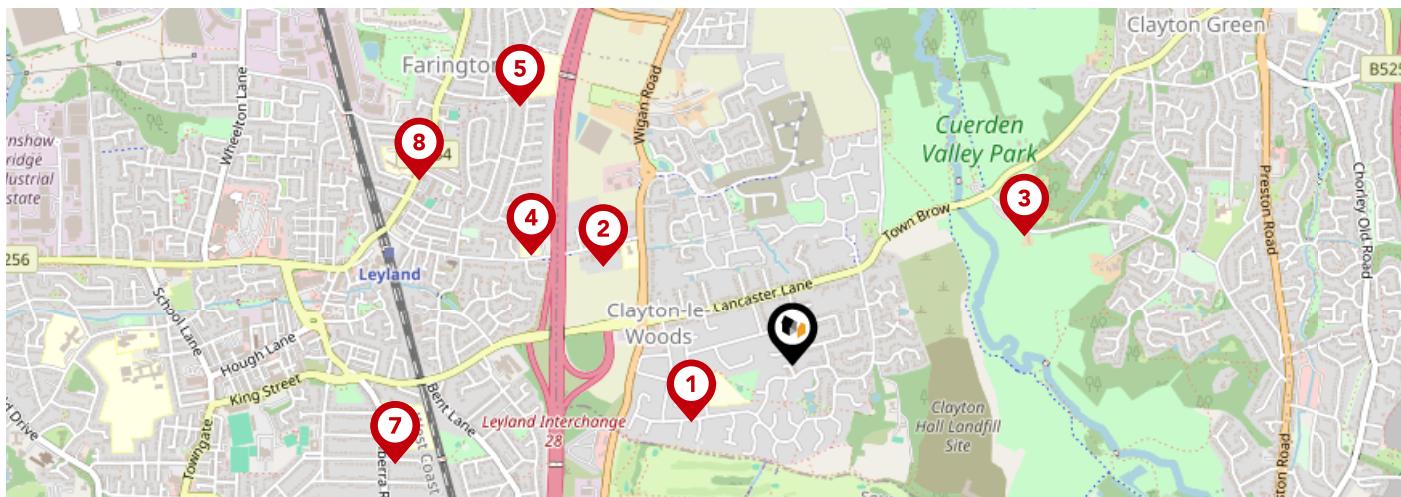
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	89 m <sup>2</sup>

# Market House Price Statistics

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



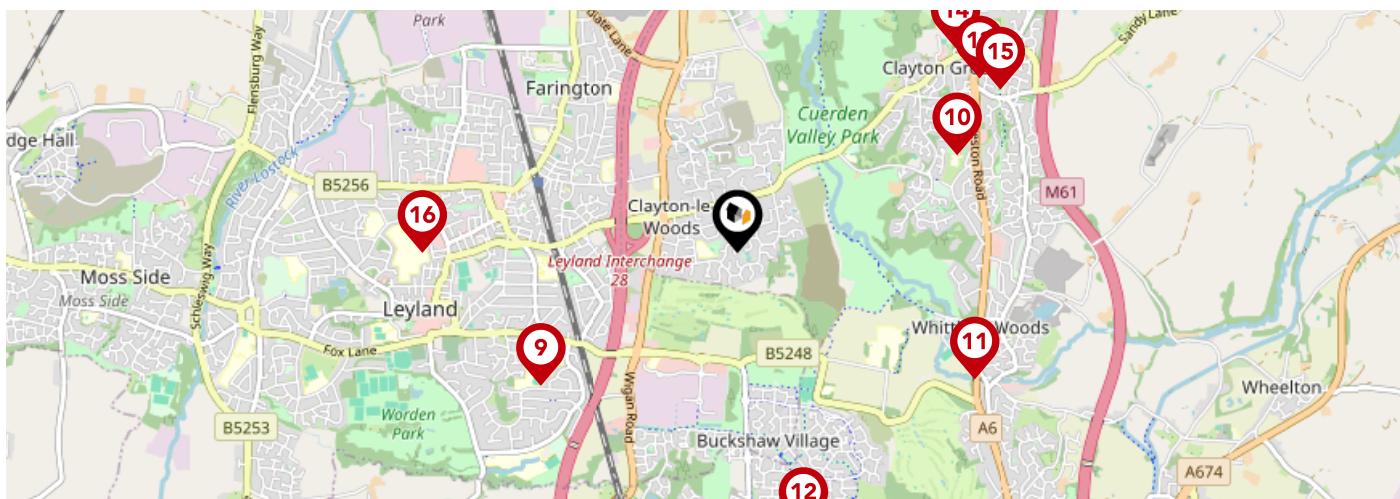
# Area Schools



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Lancaster Lane Primary and Pre-School	Good	202	0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Roselyn House School	Good	77	0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Clayton-le-Woods Church of England Primary School	Good	221	0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Catherine's RC Primary School	Good	219	0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lever House Primary School	Good	307	0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Leyland Methodist Infant School	Outstanding	0	0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leyland Methodist Junior School	Good	0	0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farington Primary School	Good	186	0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

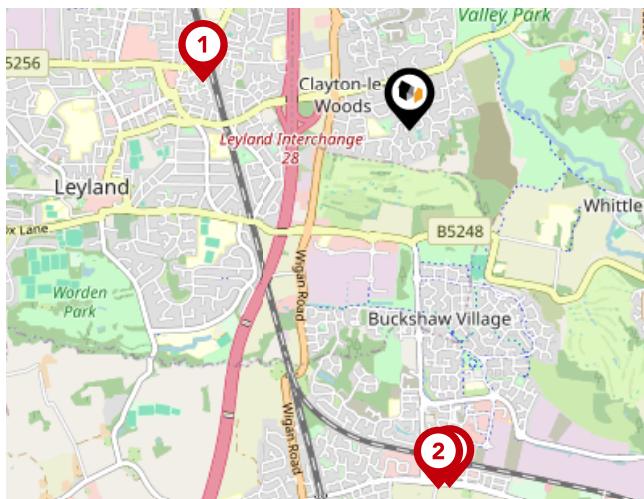
# Area Schools



Nursery Primary Secondary College Private

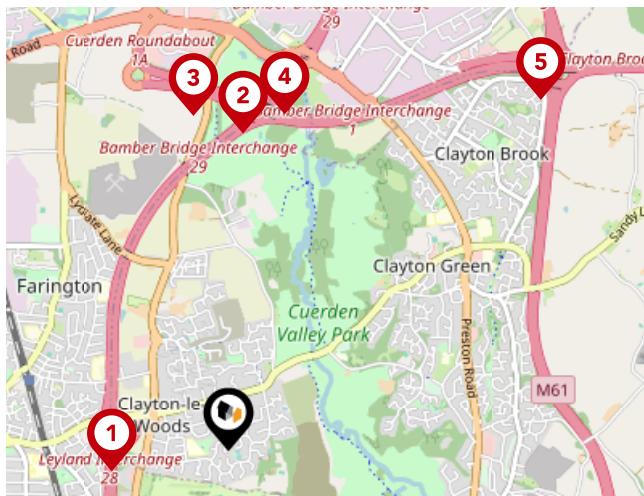
		Nursery	Primary	Secondary	College	Private
9	Balshaw's Church of England High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 921   Distance: 1.04					
10	Clayton-le-Woods Manor Road Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 252   Distance: 1.06					
11	Whittle-le-Woods Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 239   Distance: 1.18					
12	Trinity Church of England/Methodist Primary School, Buckshaw Village	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 614   Distance: 1.25					
13	St Bede's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 211   Distance: 1.31					
14	Cambian Red Rose School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 22   Distance: 1.31					
15	Westwood Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 170   Distance: 1.36					
16	Leyland St Mary's Roman Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 246   Distance: 1.39					

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.93 miles
2	Buckshaw Parkway Rail Station	1.58 miles
3	Buckshaw Parkway Rail Station	1.57 miles



## Trunk Roads/Motorways

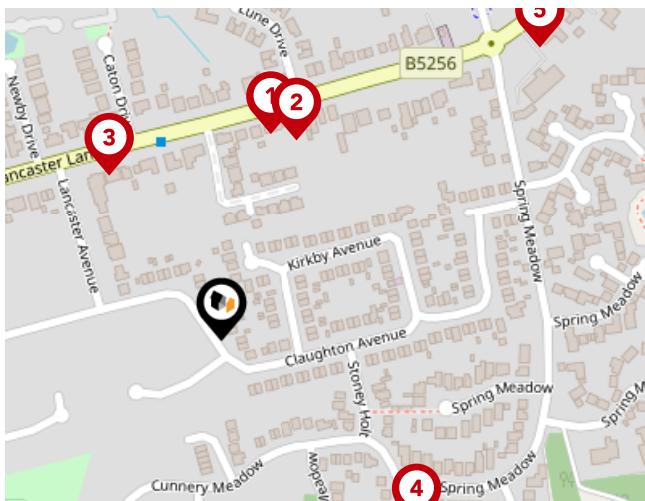
Pin	Name	Distance
1	M6 J28	0.52 miles
2	M65 J1	1.39 miles
3	M65 J1A	1.48 miles
4	M6 J29	1.5 miles
5	M61 J9	2.06 miles



## Airports/Helipads

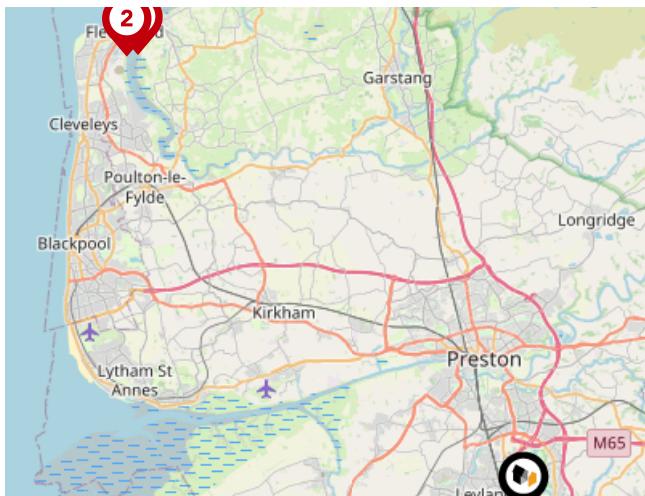
Pin	Name	Distance
1	Highfield	16.42 miles
2	Speke	25.99 miles
3	Manchester Airport	27.69 miles
4	Leeds Bradford Airport	42.77 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Lune Drive	0.12 miles
2	Lune Drive	0.12 miles
3	Caton Drive	0.11 miles
4	Stoney Holt	0.15 miles
5	Shady Lane	0.24 miles



## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.03 miles
2	Fleetwood for Knott End Ferry Landing	21.23 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.

# Roberts & Co

## Testimonials



### 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\_sales\_lettings/



@Roberts\_and\_Co

# 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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