

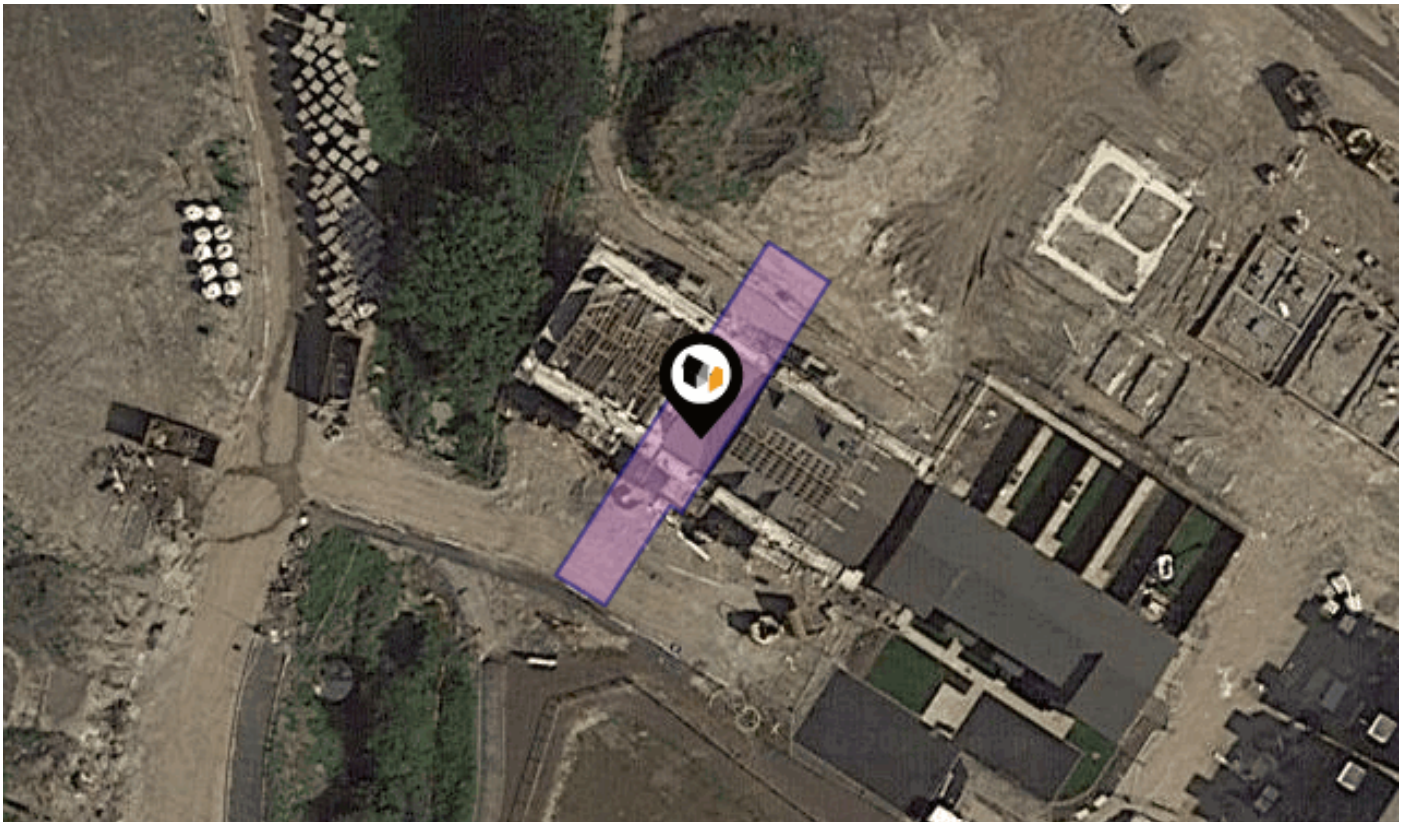


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th June 2023



TWINE WAY, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

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Introduction

Our Comments

Property Overview

Number 31 sits on a quiet part of Twine Way. The property boasts a double driveway with parking for two cars.

The entrance hallway has a handy downstairs WC and leads on to the spacious living room, which is very well presented, sitting at the back of the house and has doors opening onto the rear garden. The kitchen diner has plenty of cupboards and space for appliances, there's even space for a table and chairs.

Upstairs there are three bedrooms and a family bathroom.

The rear garden enjoys much privacy resulting in a quiet place to sit and relax.

This is a must view property whether you are first time buyers, or downsizing.

Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£232
Bedrooms:	3	Tenure:	Freehold
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.04 acres		
Year Built :	2021		
Title Number:	LAN257302		
UPRN:	10093572033		

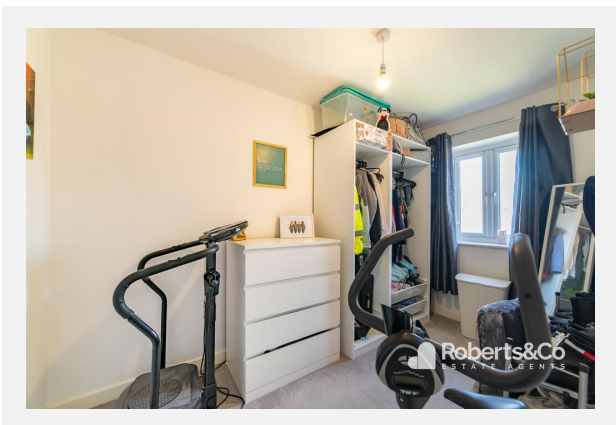
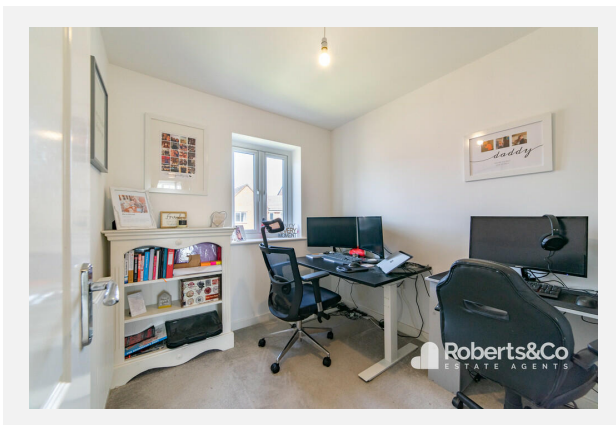
Local Area

Local Authority:	South Ribble
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Satellite/Fibre TV Availability:



Gallery Photos



Gallery

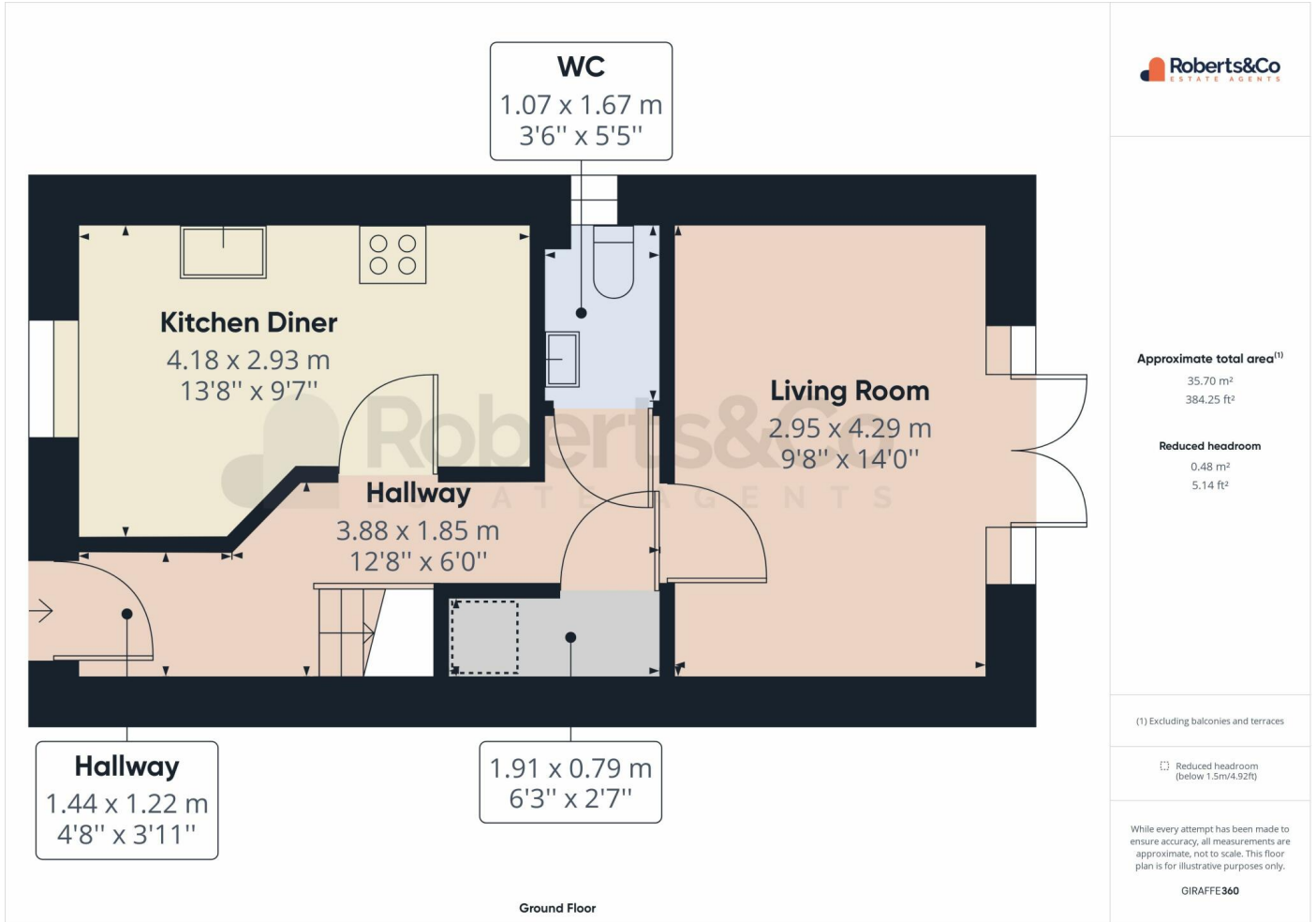
Photos



TWINE WAY, FARINGTON MOSS, LEYLAND, PR26



TWINE WAY, FARINGTON MOSS, LEYLAND, PR26



TWINE WAY, FARINGTON MOSS, LEYLAND, PR26



Property EPC - Certificate

Farington Moss, PR26

Energy rating

B

Valid until 16.11.2031

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

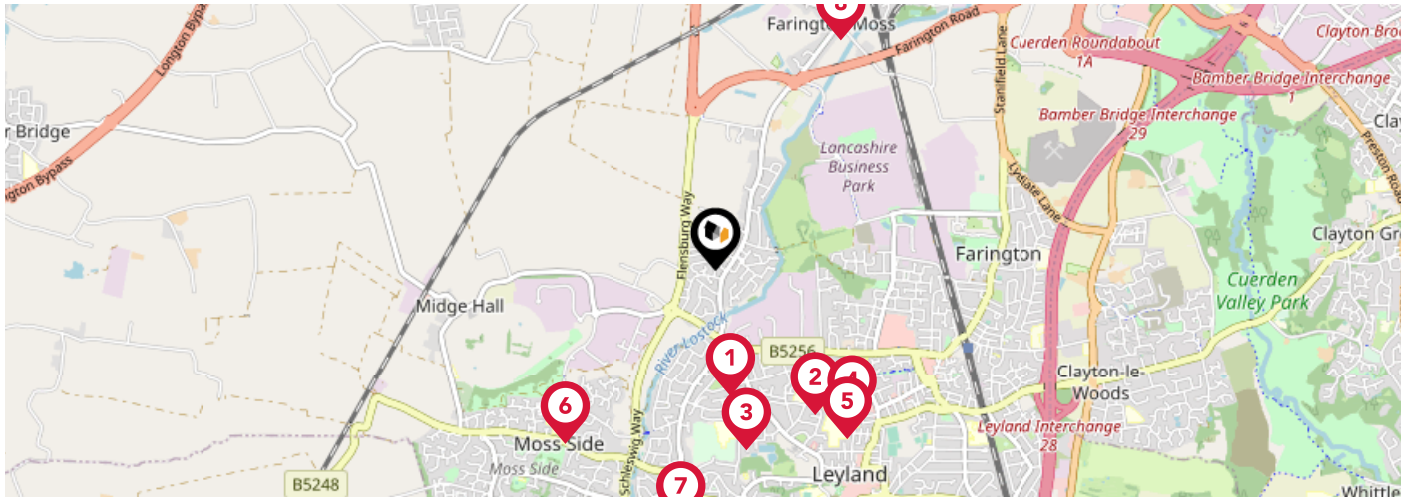
Property

EPC - Additional Data

Additional EPC Data

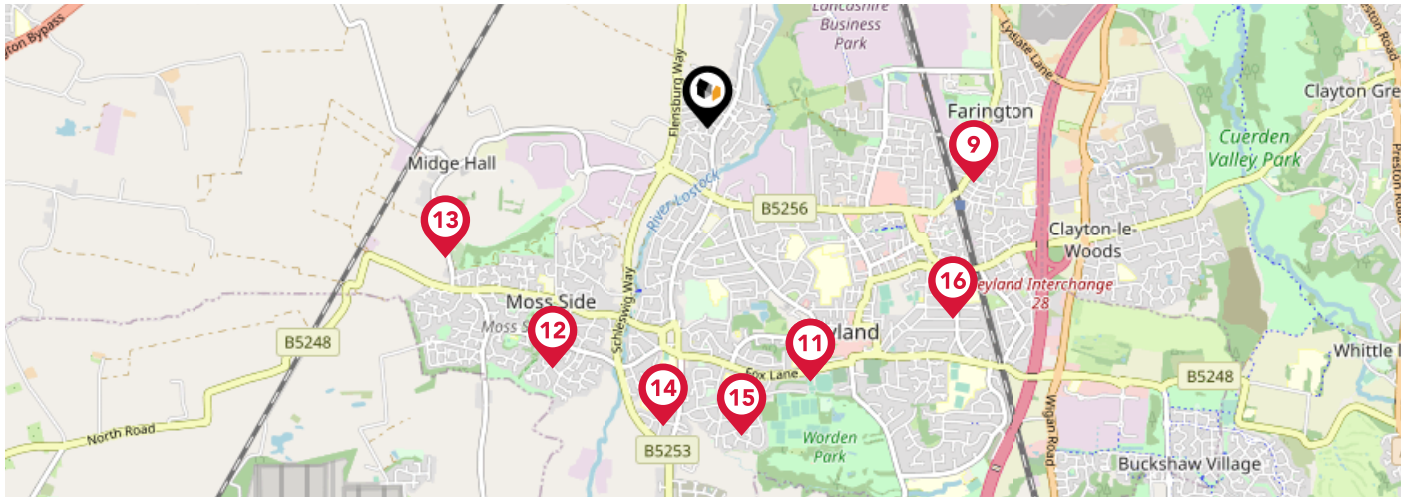
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.07 W/m ² ·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 0.17 W/m ² ·K
Total Floor Area:	74 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 300 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 252 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Anne's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 192 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

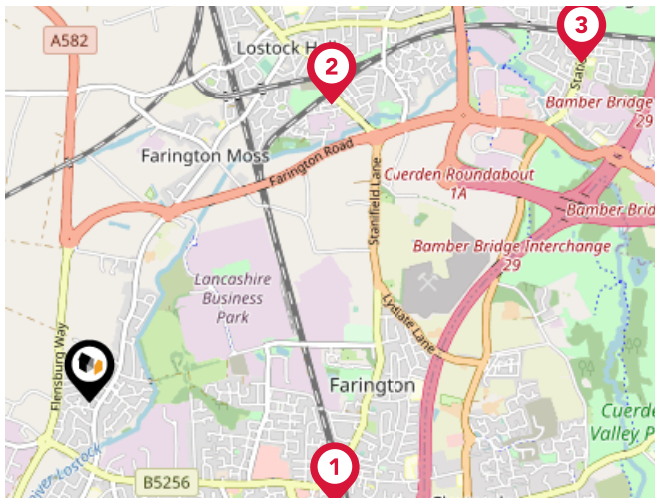
Area Schools



	Nursery	Primary	Secondary	College	Private
 Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodlea Junior School Ofsted Rating: Good Pupils: 237 Distance:1.2	<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: 177 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 232 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aurora Brambles School Ofsted Rating: Requires improvement Pupils: 65 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's Catholic High School Ofsted Rating: Good Pupils: 688 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils: 207 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

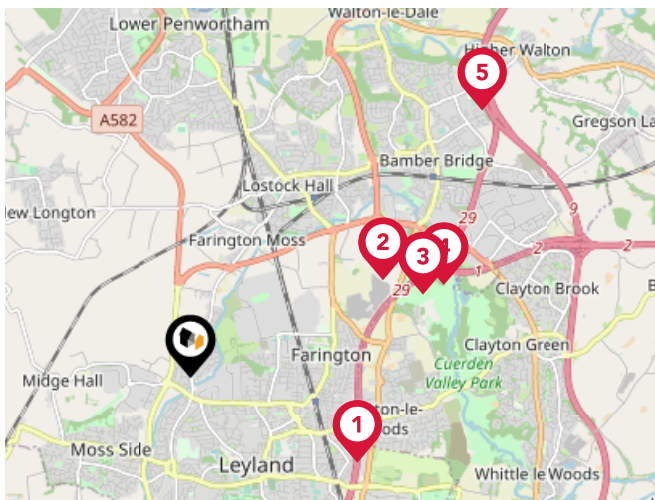
Area

Transport (National)



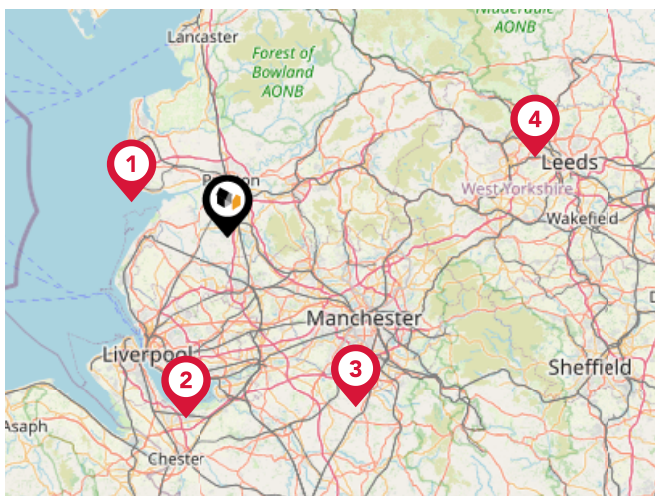
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.16 miles
2	Lostock Hall Rail Station	1.68 miles
3	Bamber Bridge Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.64 miles
2	M65 J1A	1.9 miles
3	M65 J1	2.17 miles
4	M6 J29	2.38 miles
5	M6 J30	3.49 miles

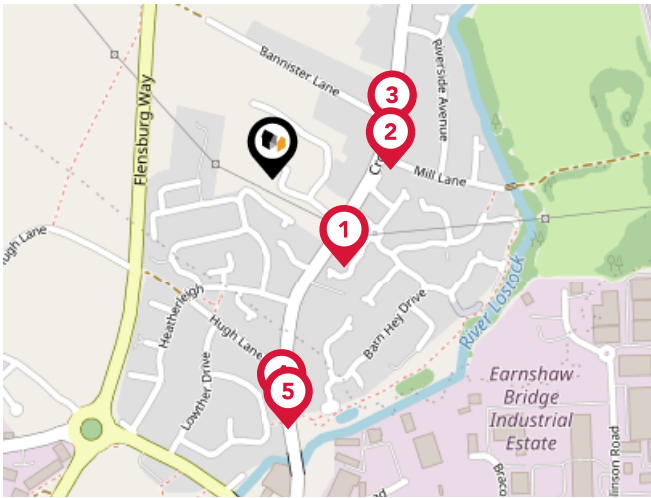


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.34 miles
2	Liverpool John Lennon Airport	26.08 miles
3	Manchester Airport	29.92 miles
4	Leeds Bradford International Airport	44.5 miles

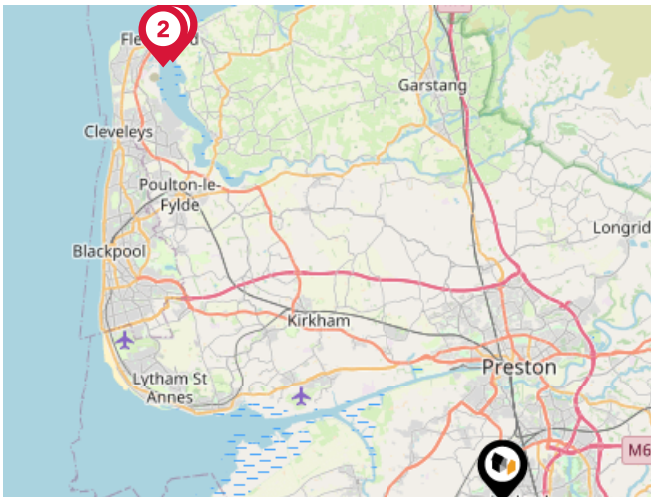
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor House	0.13 miles
2	Bannister Lane	0.13 miles
3	Bannister Lane	0.14 miles
4	Wheatshaf Inn	0.25 miles
5	Wheatshaf Inn	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.29 miles
2	Fleetwood for Ireland Ferry Terminal	19.34 miles



Roberts & Co

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.

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



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/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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