

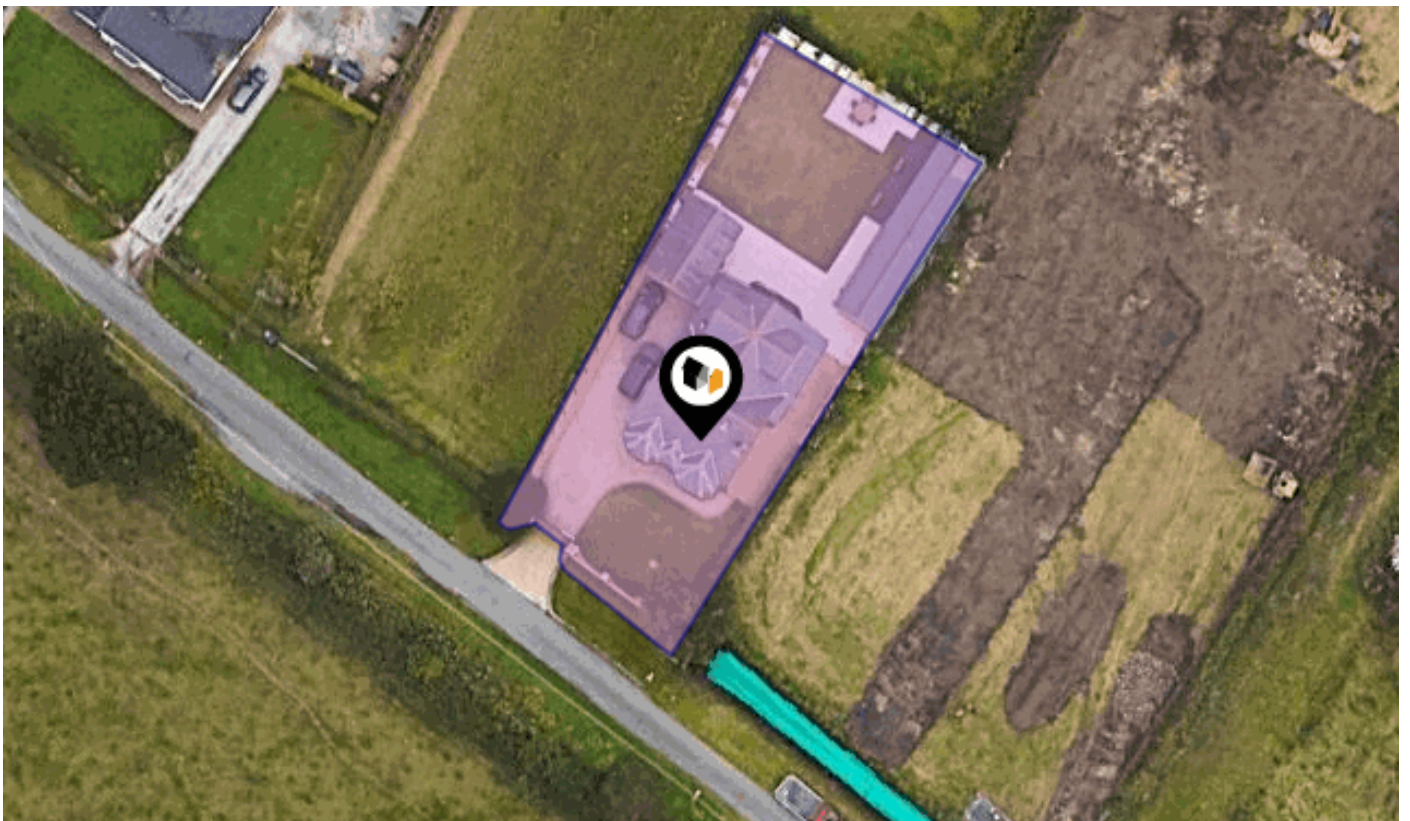


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th August 2023



LODGE LANE, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

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

01772 977100

lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

If you're looking for a spacious home in a sought-after location, Lodge Lane ticks all the boxes.

With its traditional, exterior and ultra-modern interior, it balances old and new perfectly. Box-fresh and completely ready to move into, simply everything has been taken care of, from electrics to plastering, and central heating to carpets; creating the perfect canvas.

This beautiful home exudes character. You'll find an electric gated entrance and there's parking aplenty, with space for four cars on the stylish imprinted tarmac driveway.

Inside the entrance hall, the feature staircase pays homage to carpentry craftsmanship, and the interior design that unfolds before you is quite simply sublime.

We love the hand-crafted, capacious dining kitchen. The open plan design, meanwhile, lends itself beautifully to family life. Gather round the centre island with its quartz worktop and enjoy a bite to eat together whilst catching up on the day. Bi-fold doors allow the light and airy space to be completely opened up to the garden. And the dreamy, uninterrupted views stretch across the fields and beyond. Appliances are integrated and even include a wine cooler. There's also a separate utility room for keeping the laundry in check.

Kick off your shoes and relax in the sumptuous living room. All you need here is a good book or favourite playlist to unwind from the day.

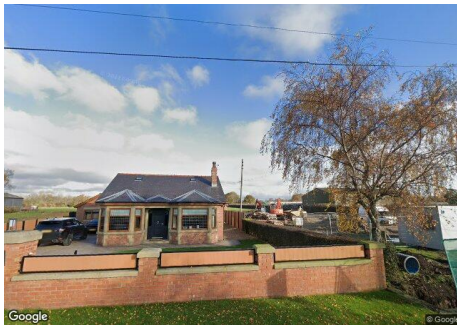
The dedicated games room is incredibly versatile. Young or old, tween or teen, it makes a wonderful getaway and playroom. Or gym... Or perhaps a hobby room... We have a feeling that this space will be popular!

With four double bedrooms and two bathrooms, there's plenty of space for everyone. The primary bedroom, with its own dressing area, and a whole room with fitted wardrobes, is generous and the romantic, glass Juliet balcony provides the perfect vantage point to look out onto the backdrop of pastures below. The ensuite bathroom boasts a jacuzzi free standing bath, wash hand basin and WC.

The stunning ground floor shower room features twin wash hand basins, walk in shower and WC.

The garden, featuring a superb outdoor kitchen, hot tub and decked area, has entertaining written all over it. Enjoy food and drinks on the decking with friends and family, and with that vista to enjoy, it's a space that you'll want to use all year round. Separate outbuilding containing a gym and studio/office space which is fully finished and heated.

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£181
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,120 ft ² / 197 m ²		
Plot Area:	0.21 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LAN26669		
UPRN:	10033040791		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	34 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



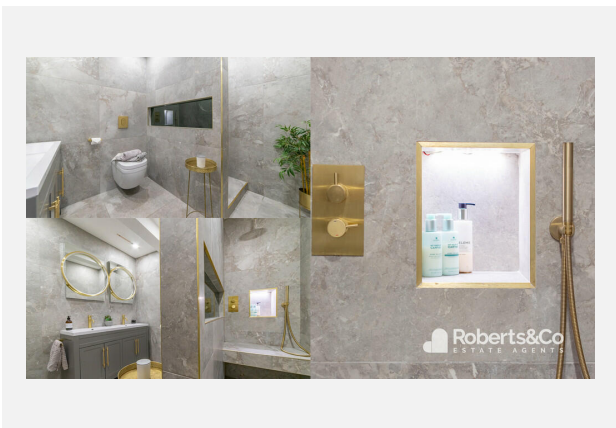
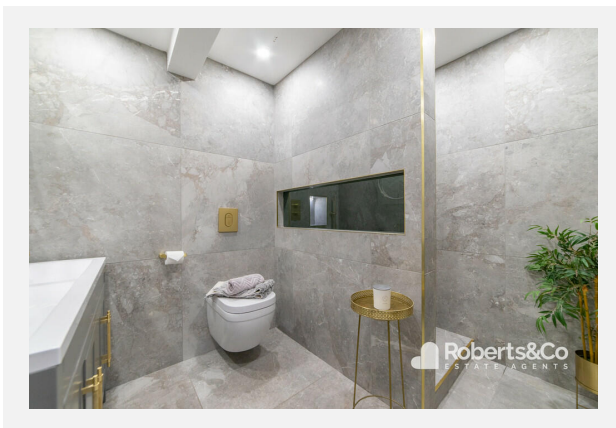
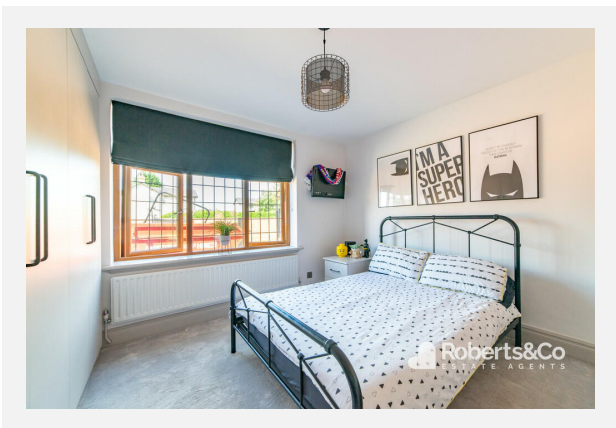
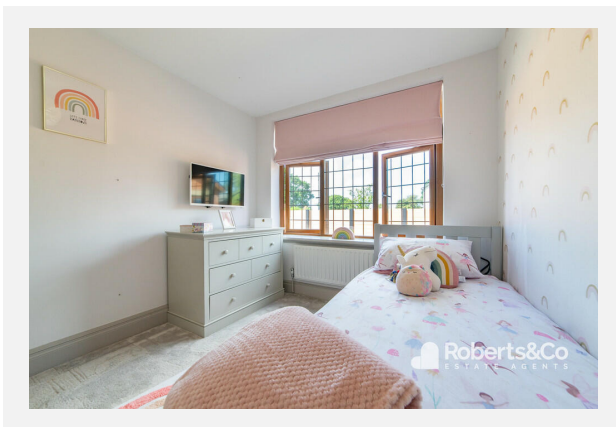
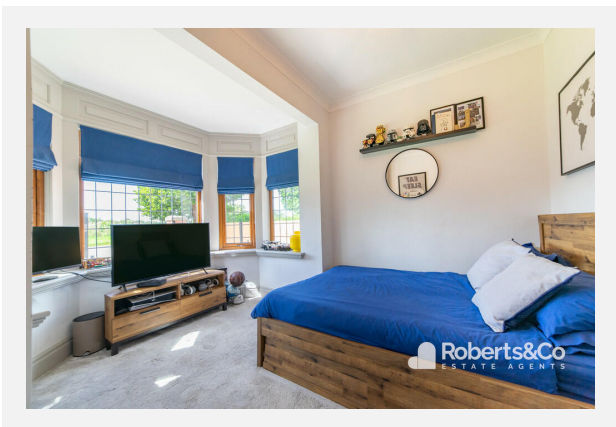
Satellite/Fibre TV Availability:



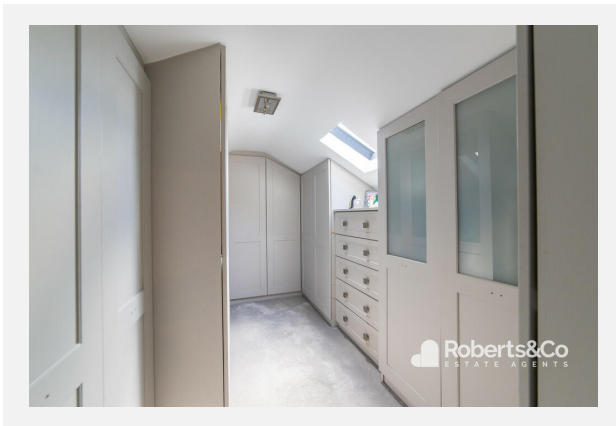
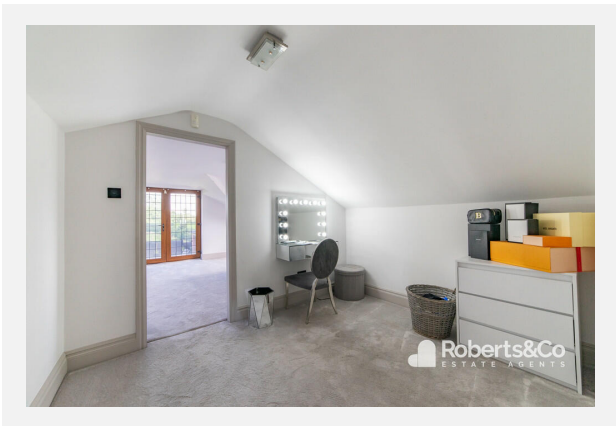
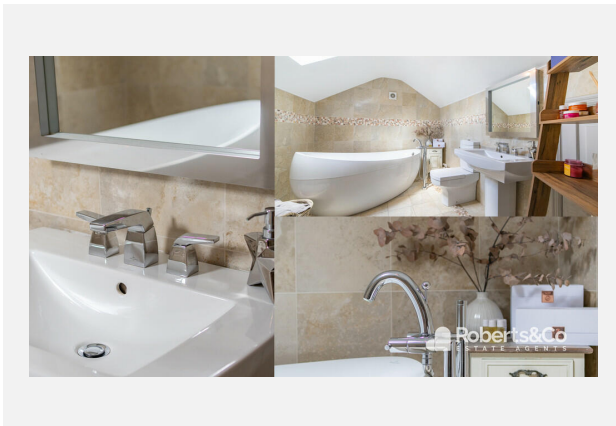
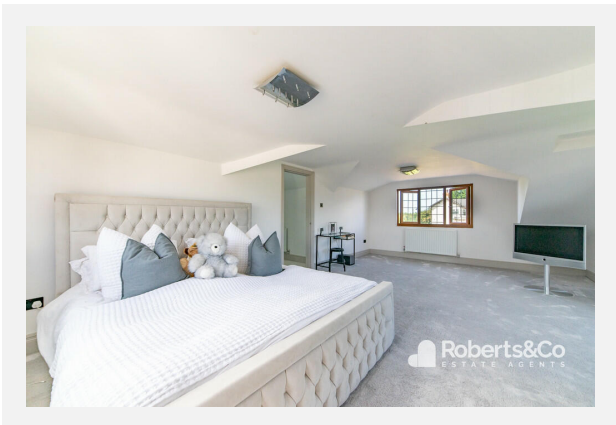
Gallery Photos



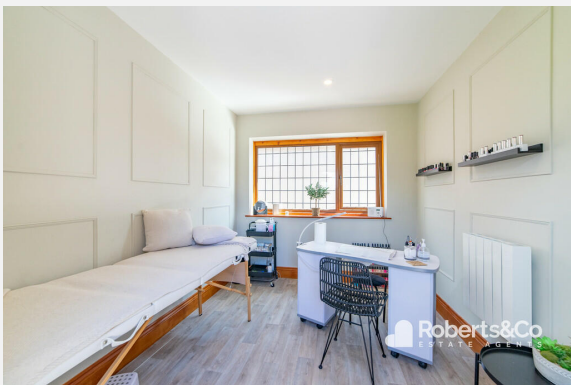
Gallery Photos



Gallery Photos



Gallery Photos



LODGE LANE, FARINGTON MOSS, LEYLAND, PR26



LODGE LANE, FARINGTON MOSS, LEYLAND, PR26



Approximate total area⁽¹⁾

206.84 m²
2226.46 ft²

Reduced headroom

5.46 m²
58.81 ft²

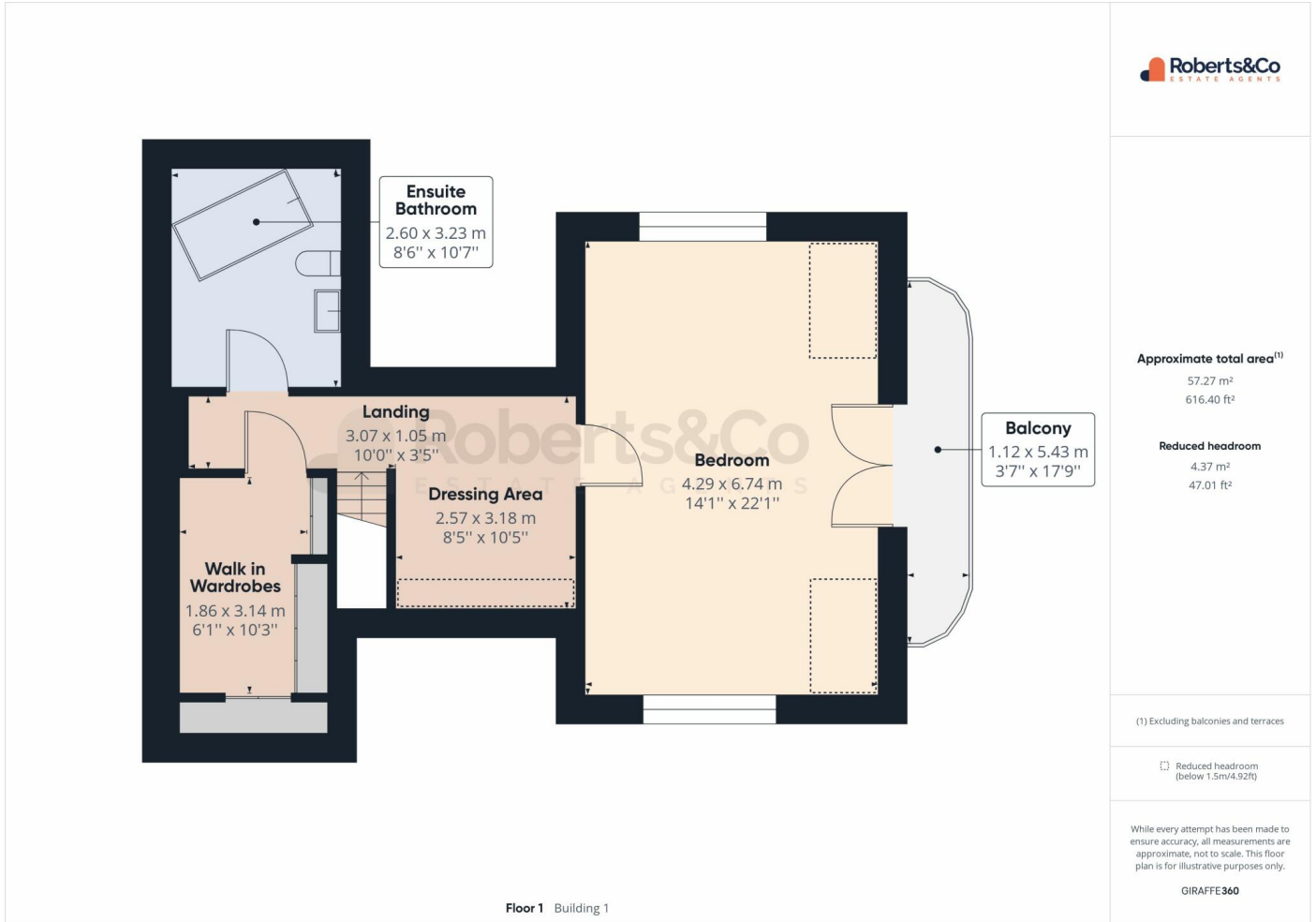
(1) Excluding balconies and terraces

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

LODGE LANE, FARINGTON MOSS, LEYLAND, PR26



LODGE LANE, FARINGTON MOSS, LEYLAND, PR26



Property EPC - Certificate

Lodge Lane, Farington Moss, PR26

Energy rating

D

Valid until 09.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

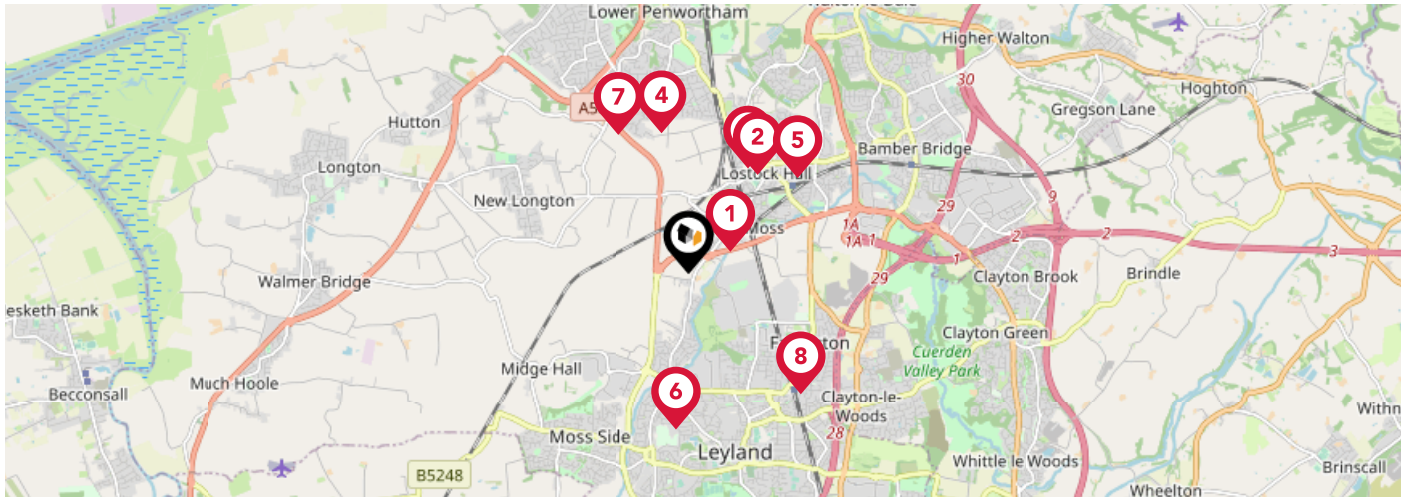
Property

EPC - Additional Data

Additional EPC Data

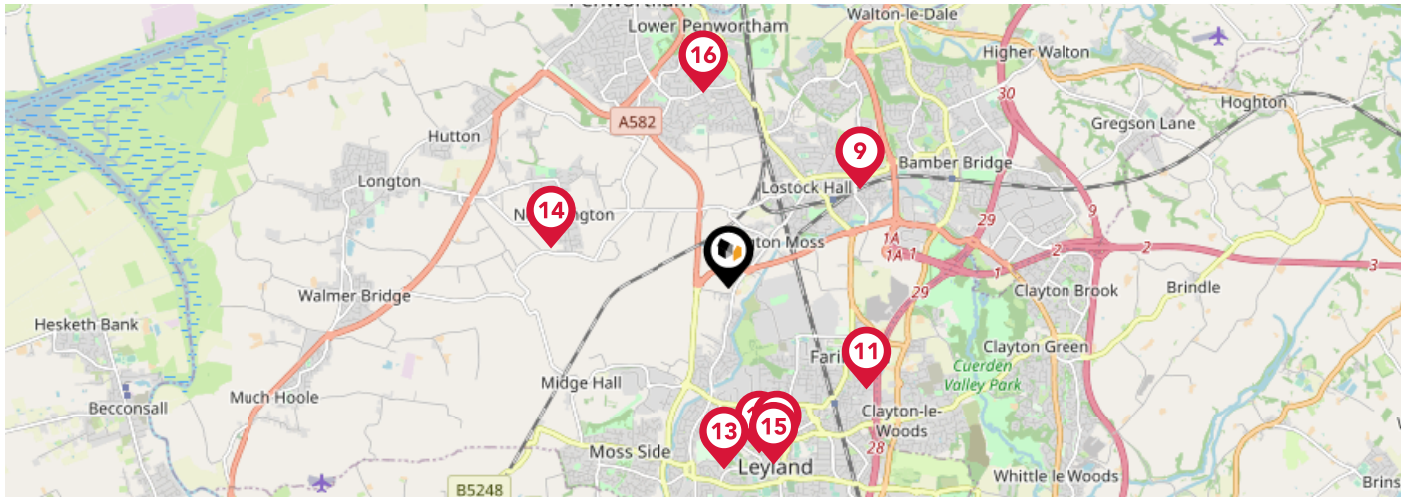
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	197 m ²



Area Schools



		Nursery	Primary	Secondary	College	Private
1	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

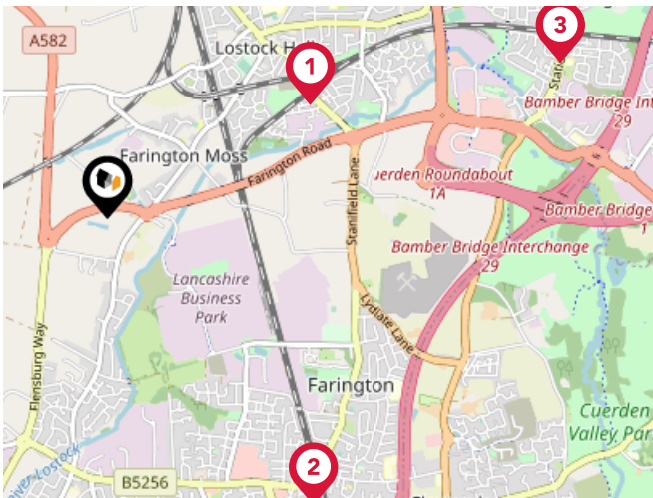
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 301 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 300 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

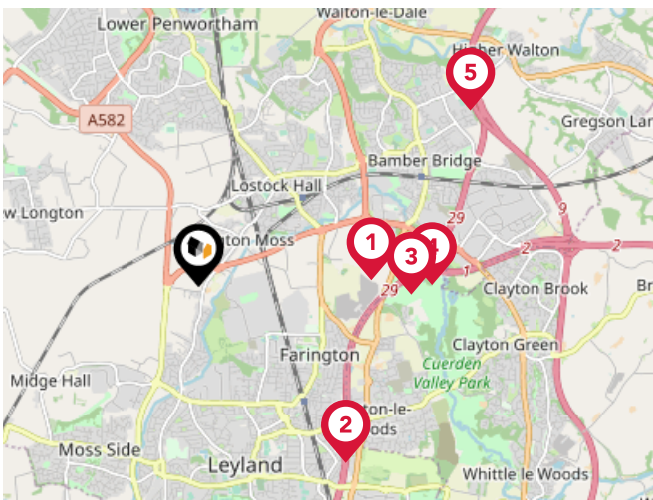
Area

Transport (National)



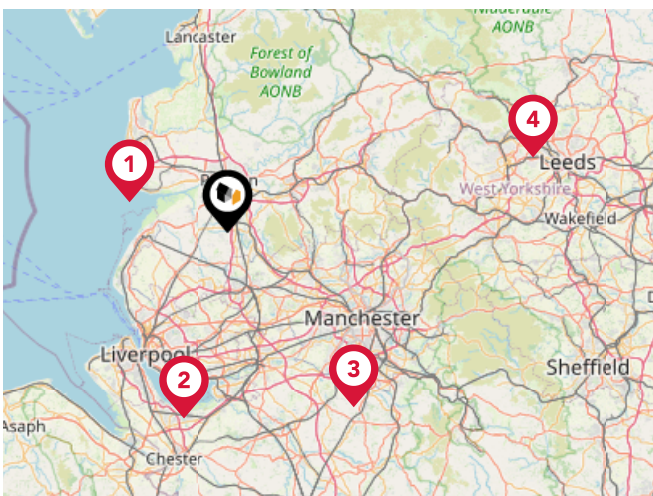
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.02 miles
2	Leyland Rail Station	1.55 miles
3	Bamber Bridge Rail Station	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.52 miles
2	M6 J28	2.02 miles
3	M65 J1	1.87 miles
4	M6 J29	2.06 miles
5	M6 J30	2.86 miles

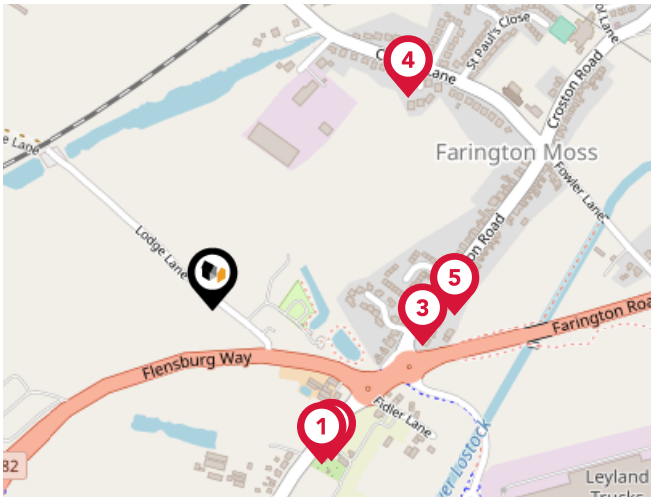


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.24 miles
2	Liverpool John Lennon Airport	26.91 miles
3	Manchester Airport	30.46 miles
4	Leeds Bradford International Airport	44.13 miles

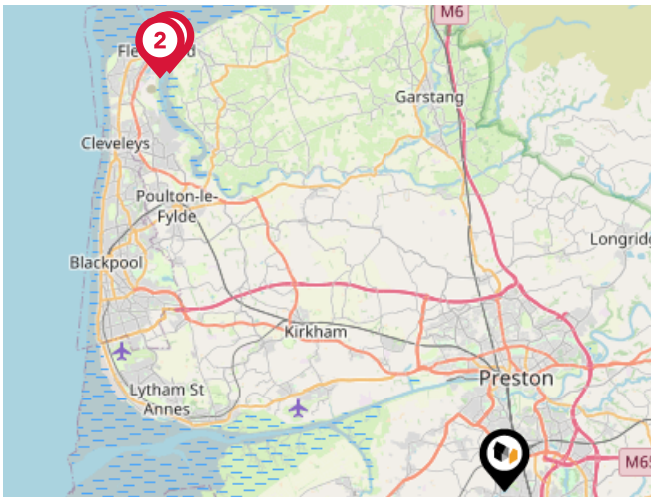
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fiddler Lane	0.21 miles
2	Fiddler Lane	0.21 miles
3	Lower Field	0.23 miles
4	Hillside Avenue	0.32 miles
5	Lower Field	0.26 miles



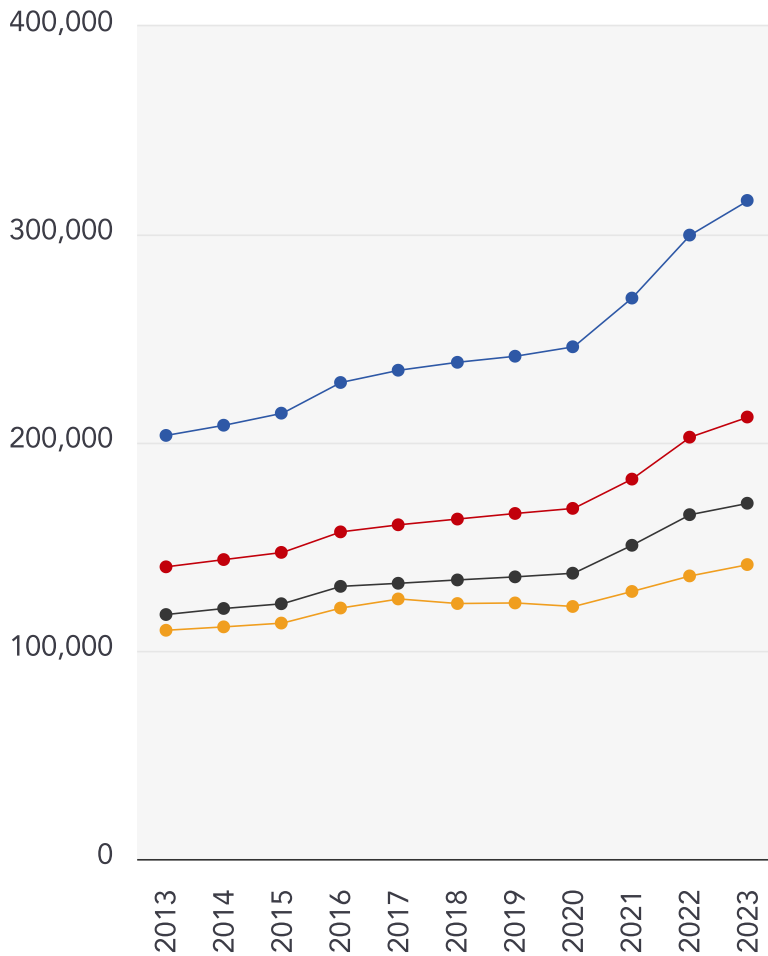
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.76 miles
2	Fleetwood for Ireland Ferry Terminal	18.82 miles

Market

House Price Statistics

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



Detached

+55.47%

Semi-Detached

+51.27%

Terraced

+45.52%

Flat

+28.73%

Roberts & Co

About Us



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.

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_Cov



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5

5RD

01772 977100

lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk

