

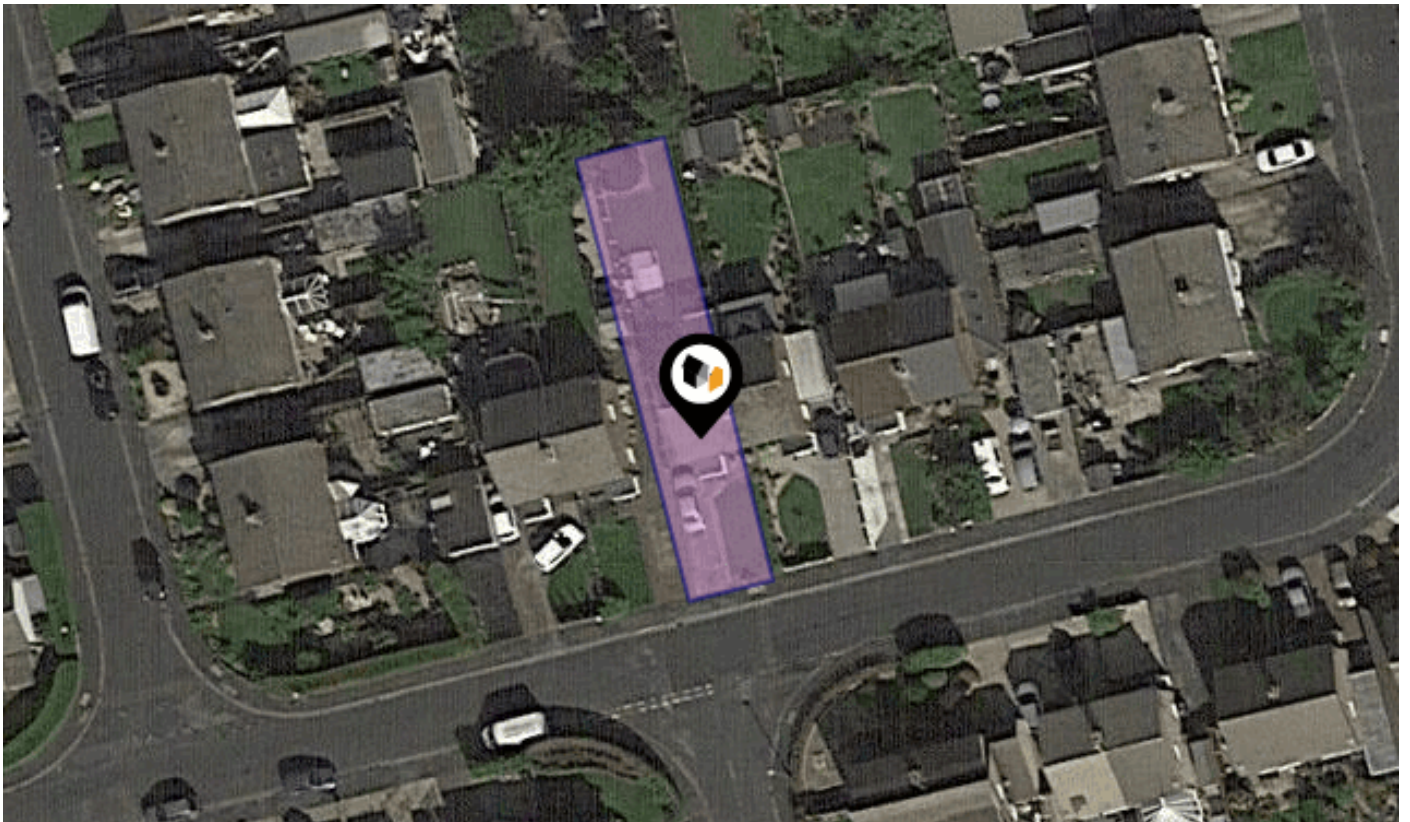


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 11<sup>th</sup> September 2023**



**CLAUGHTON AVENUE, LEYLAND, PR25**

## Roberts & Co

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lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

## Our Comments

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### Property Overview

Nestled within the highly desirable neighbourhood of Leyland, Claughton Avenue, a tranquil cul-de-sac just off Kellett Avenue, hosts this immaculately presented family residence. This prime location is ideally situated for access to both highly regarded primary and secondary schools, within walking distance to Cuerden Valley, as well as excellent transportation links, making it a coveted address for families.

A generously sized driveway ensures effortless parking as you approach the front of the property.

Upon entering the welcoming porch, you can conveniently hang up coats and bags.

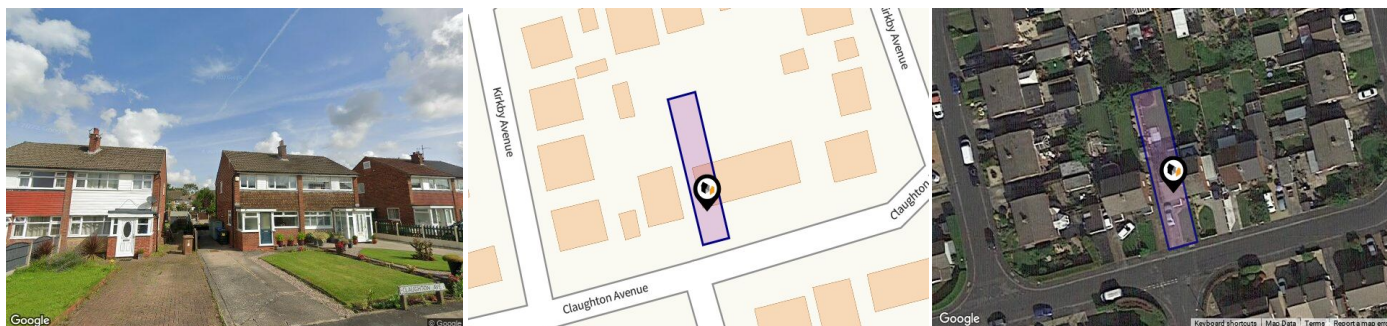
The expansive living room seamlessly flows into the dining area, providing ample space to unwind and socialize. It boasts a gas fireplace and two large windows that flood the room with an abundance of natural light.

The dining room offers plenty of room for a dining table and chairs, creating a perfect space for family gatherings. It effortlessly connects to the modern kitchen, adorned with sleek white gloss cabinetry and wooden countertops, where style meets practicality with integrated appliances.

Upstairs, you'll discover three well-proportioned bedrooms - two doubles and a comfortably sized single. The family bathroom features a pristine white suite, complete with a bath, shower over, pedestal sink, and WC.

Outside, the garden beckons with two generous patios, offering ample space for al fresco dining. Sunshine graces the garden throughout the day, allowing you to indulge in gardening, relaxation, or entertaining at your leisure.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£156
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	796 ft <sup>2</sup> / 74 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,593		
<b>Title Number:</b>	LA262101		
<b>UPRN:</b>	100010392223		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>75</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



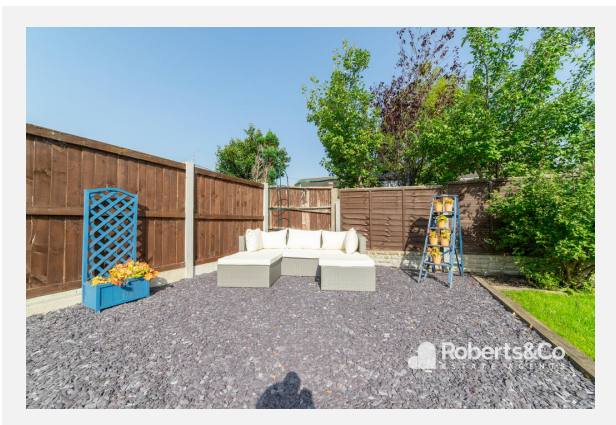
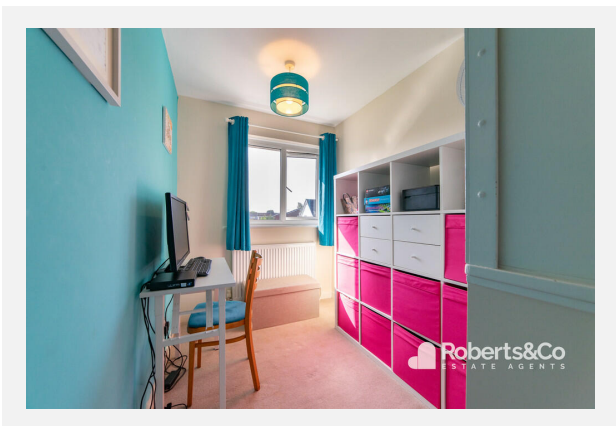
### Satellite/Fibre TV Availability:



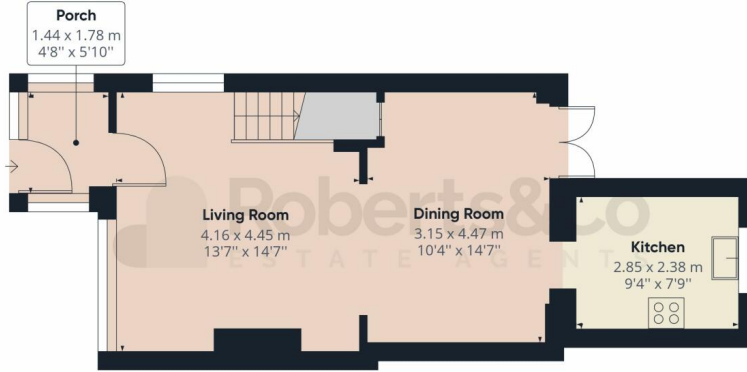
# Gallery Photos



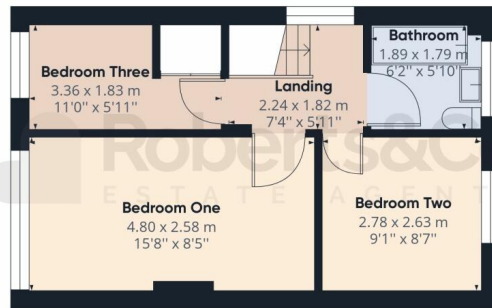
# Gallery Photos



## CLAUGHTON AVENUE, LEYLAND, PR25



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

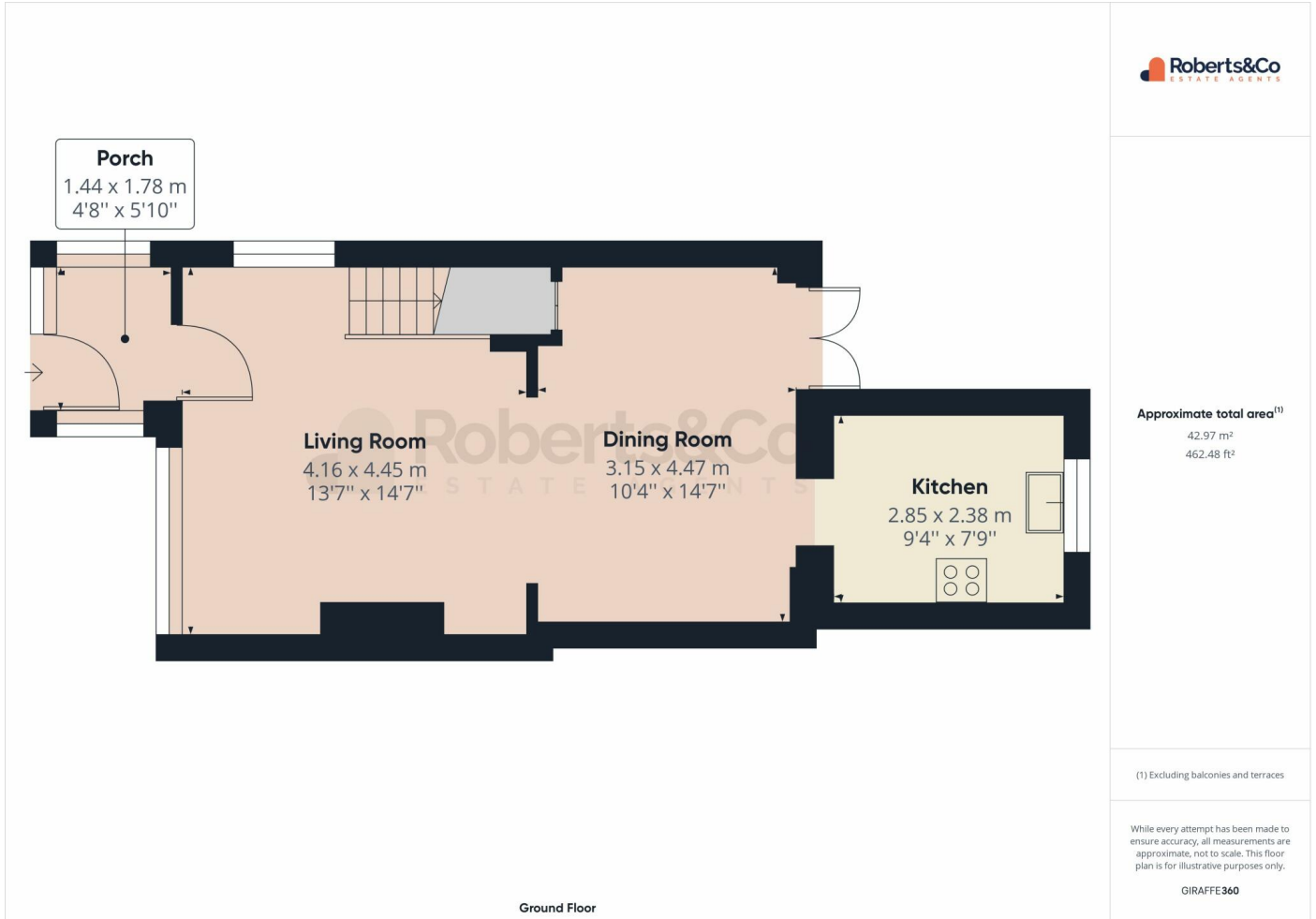
74.16 m<sup>2</sup>  
798.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

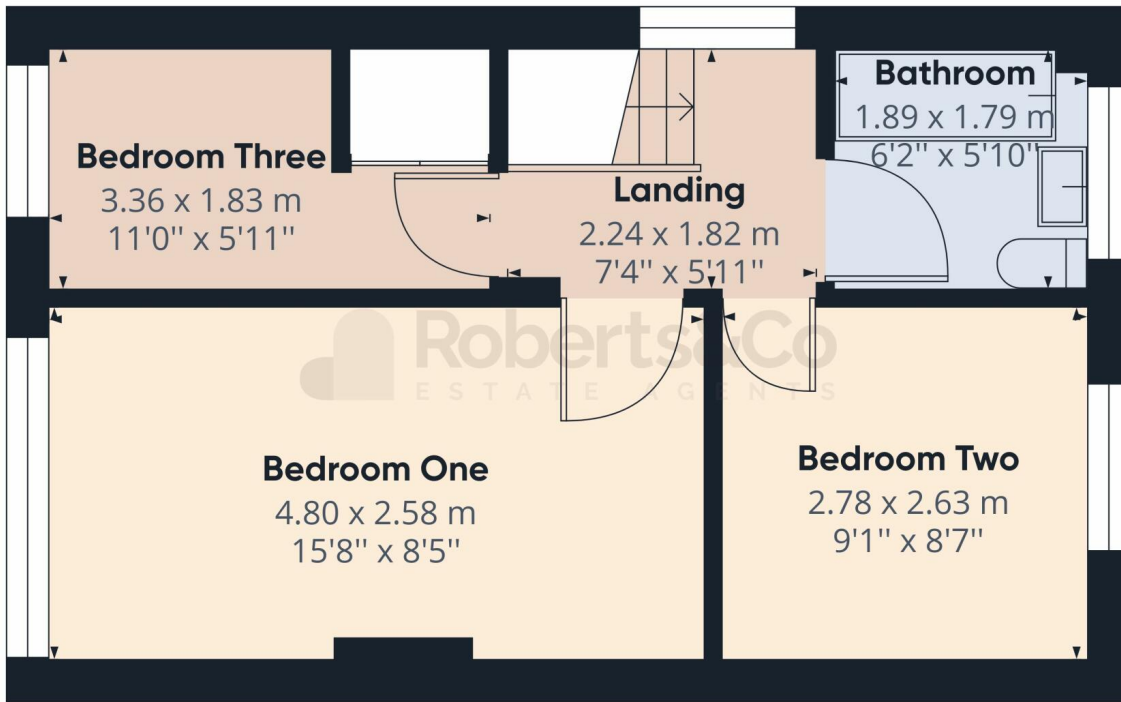
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CLAUGHTON AVENUE, LEYLAND, PR25



CLAUGHTON AVENUE, LEYLAND, PR25



Approximate total area<sup>(1)</sup>  
31.19 m<sup>2</sup>  
335.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Floor 1



# Property EPC - Certificate

Cloughton Avenue, PR25

Energy rating

E

Valid until 11.06.2024

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

# Property

## EPC - Additional Data

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### Additional EPC Data

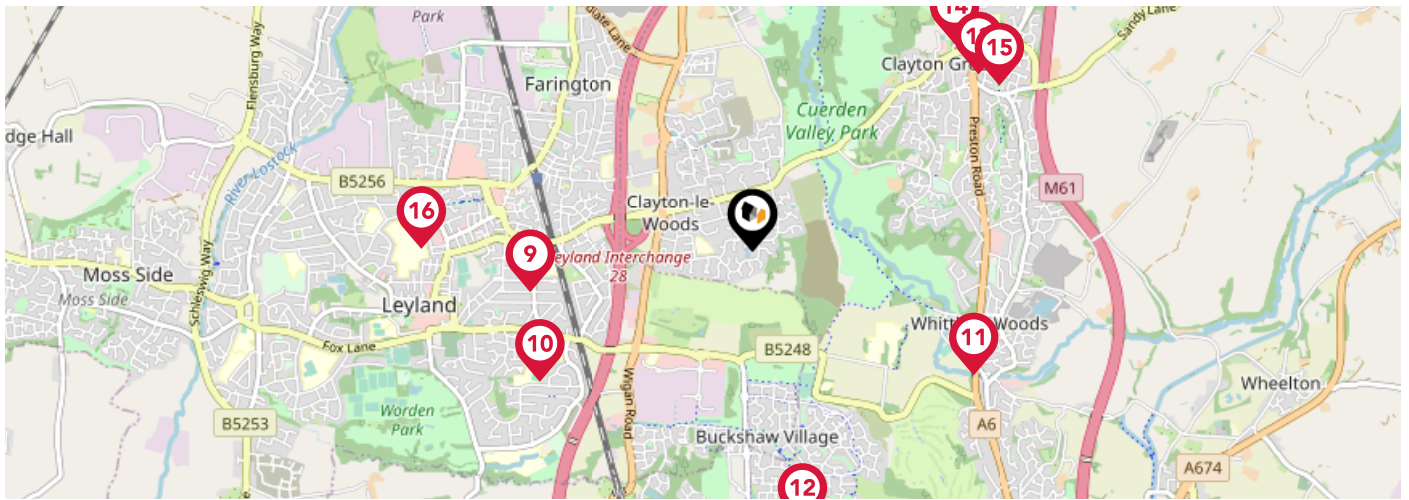
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 42% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lancaster Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Clayton-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Roselyn House School</b> Ofsted Rating: Good   Pupils: 45   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Catherine's RC Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Farington Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Leyland Methodist Infant School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

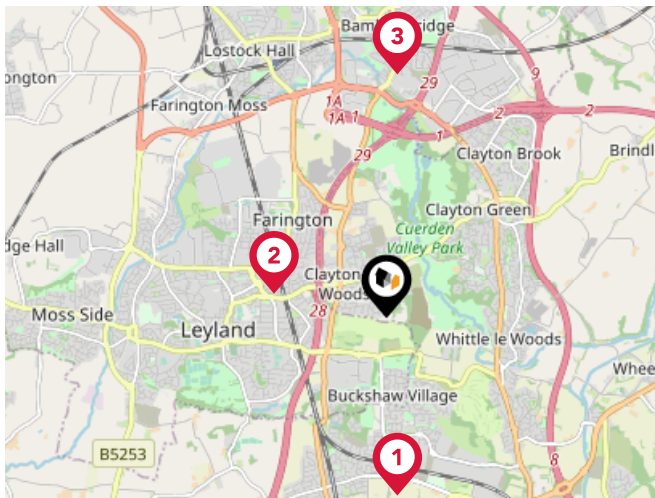
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Leyland Methodist Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Balshaw's Church of England High School</b> Ofsted Rating: Outstanding   Pupils: 915   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whittle-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Trinity Church of England/Methodist Primary School, Buckshaw Village</b> Ofsted Rating: Good   Pupils: 583   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 27   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Leyland St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

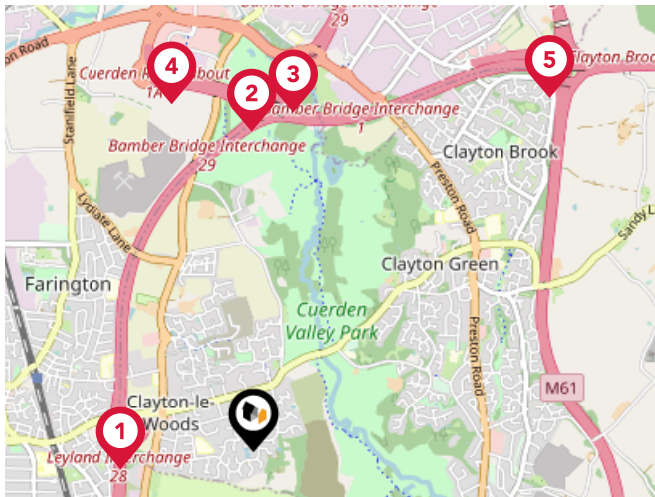
# Area

## Transport (National)



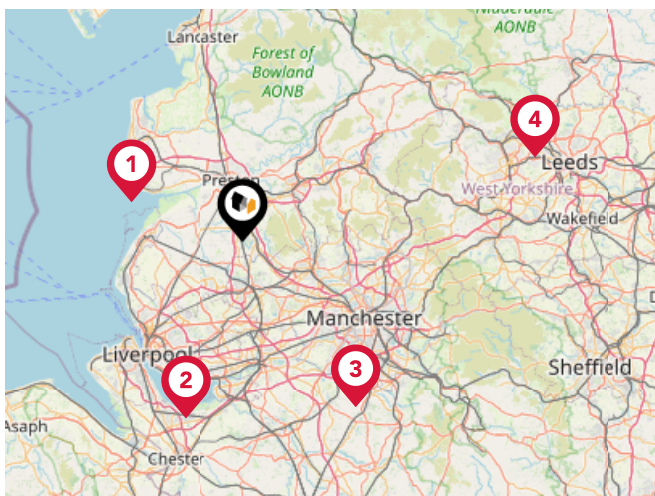
### National Rail Stations

Pin	Name	Distance
1	Buckshaw Parkway Rail Station	1.56 miles
2	Leyland Rail Station	1 miles
3	Bamber Bridge Rail Station	2.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	0.59 miles
2	M65 J1	1.4 miles
3	M6 J29	1.5 miles
4	M65 J1A	1.57 miles
5	M61 J9	2.02 miles

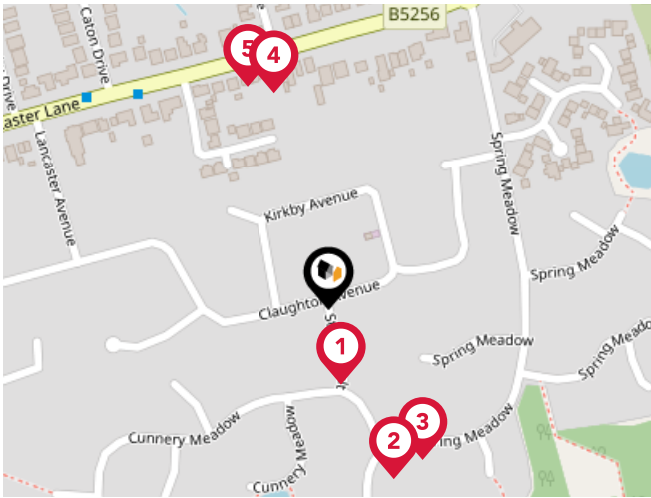


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.49 miles
2	Liverpool John Lennon Airport	25.99 miles
3	Manchester Airport	28.18 miles
4	Leeds Bradford International Airport	42.71 miles

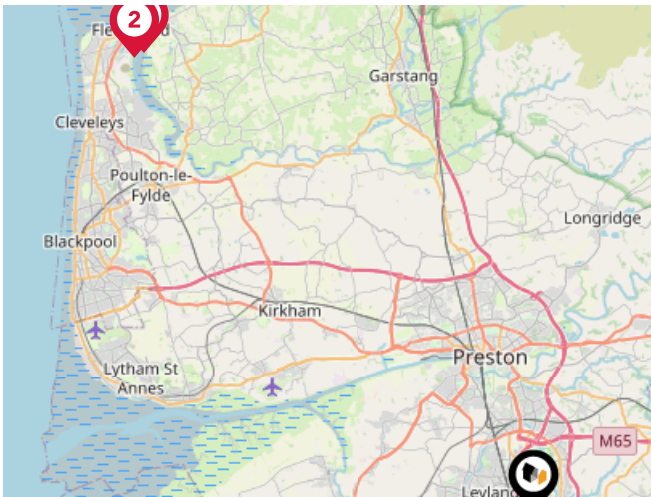
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stoney Holt	0.04 miles
2	Stoney Holt	0.1 miles
3	Stoney Holt	0.1 miles
4	Lune Drive	0.12 miles
5	Lune Drive	0.13 miles



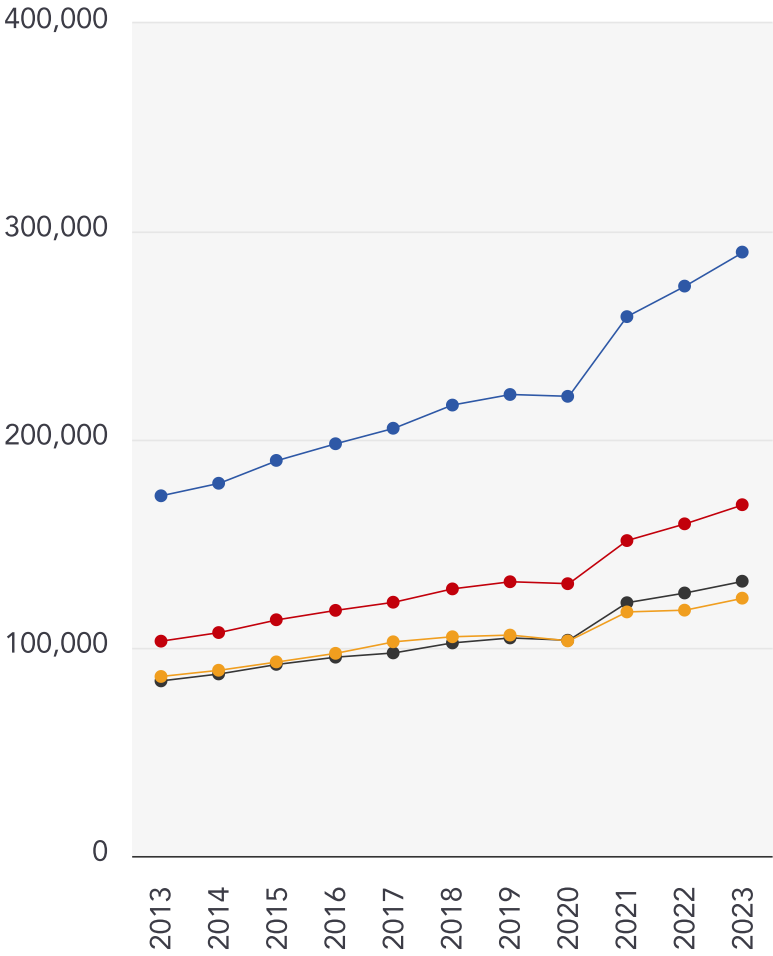
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.09 miles
2	Fleetwood for Ireland Ferry Terminal	21.16 miles

# Market

## House Price Statistics

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



Detached

**+67.65%**

Semi-Detached

**+63.52%**

Terraced

**+56.91%**

Flat

**+43.61%**



### Roberts & Co

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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

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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.



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