

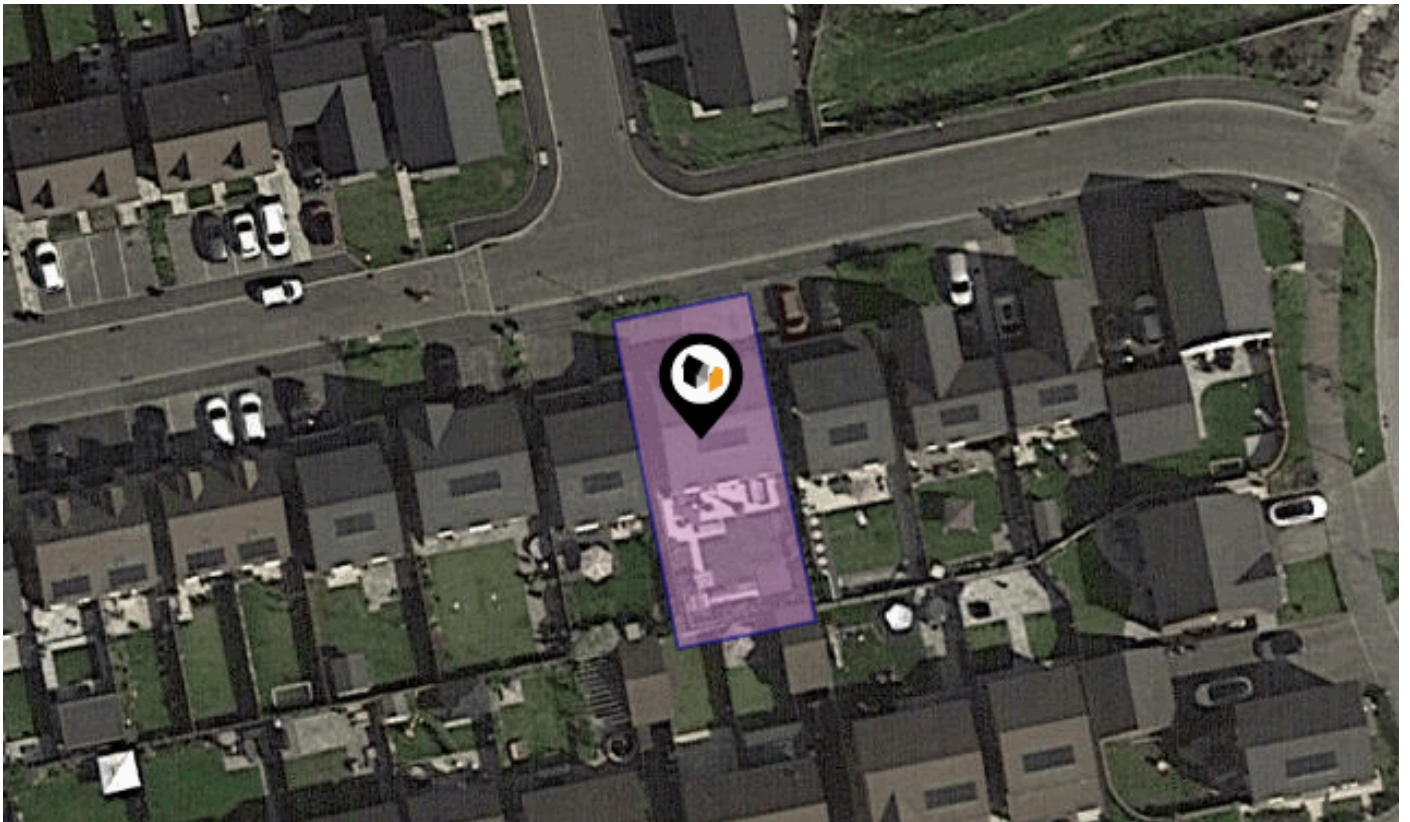


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd February 2024



PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Contemporary in design and immaculately presented throughout, this stunning family home, just five minutes from great transport connections.

Park outside with ease on the double driveway, complete with integral garage.

French doors in the capacious dining kitchen open wide and frame the beautiful garden outside. And it's here, in front of this tranquil vista, that you'll want to enjoy everything from a weekend brunch to family suppers. Contemporary, sleek grey cabinetry, wooden style worktops and a host of integrated appliances provide clean, uninterrupted lines.

Additionally, there is a utility room for added convenience.

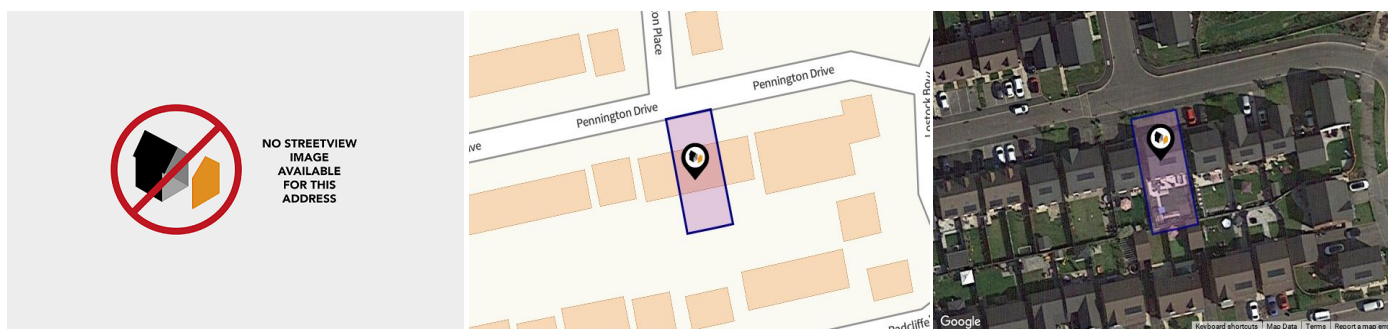
The living room is flooded with natural light through its expansive front window. We can see you snuggled up on the sofa watching your favourite Netflix Series.

There is also a downstairs WC, that complete this floor.

Upstairs, discover four well-proportioned bedrooms, adorned with chic decor suitable for both family and guests. The principal bedroom boasts fitted wardrobes and an ensuite shower room. Bedroom two also includes an ensuite, while bedrooms 3 and 4 are bright and inviting.

The family bathroom showcases a contemporary suite.

The delights of this family home extend outdoors, where a fantastic garden plot awaits you. The rear garden has been thoughtfully landscaped, incorporating raised borders, composite patio areas perfect for entertaining guests, a lush lawn for outdoor play.



Property

| | | | |
|-------------------------|--|------------------------------------|----------|
| Type: | Detached | Last Sold £/ft²: | £207 |
| Bedrooms: | 4 | Tenure: | Freehold |
| Floor Area: | 1,410 ft ² / 131 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | 2018 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,523 | | |
| Title Number: | LAN212580 | | |
| UPRN: | 10013248775 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 9 mb/s | 65 mb/s | 1000 mb/s |
| | | |

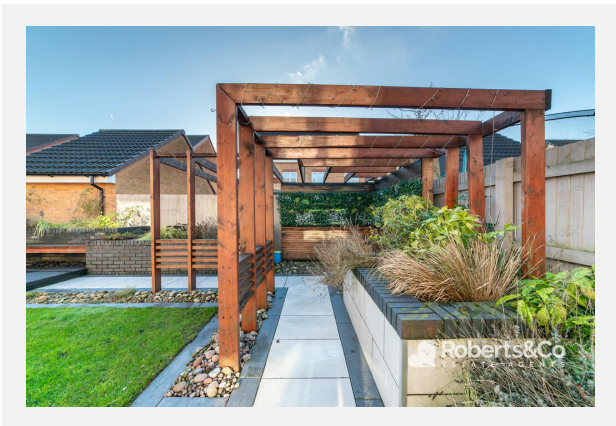
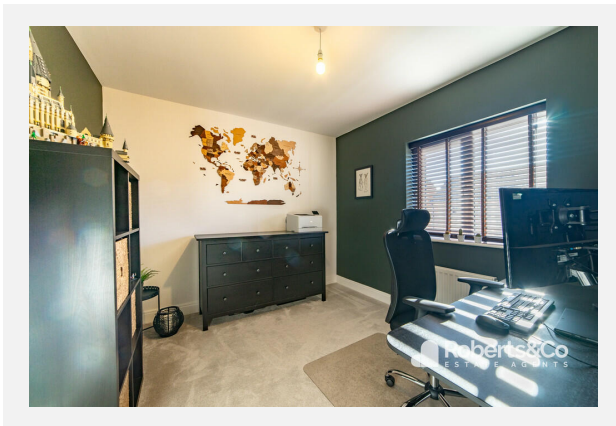
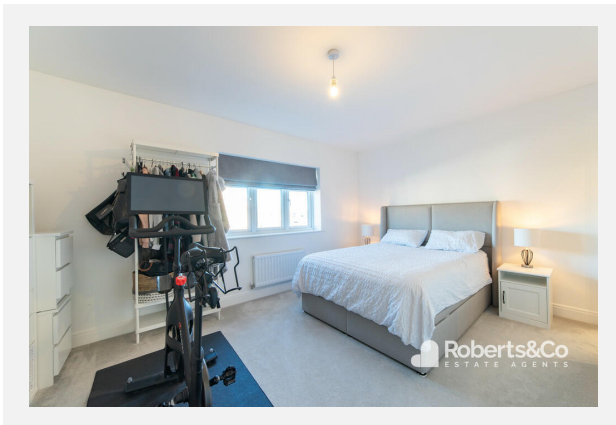
Mobile Coverage: (based on calls indoors)

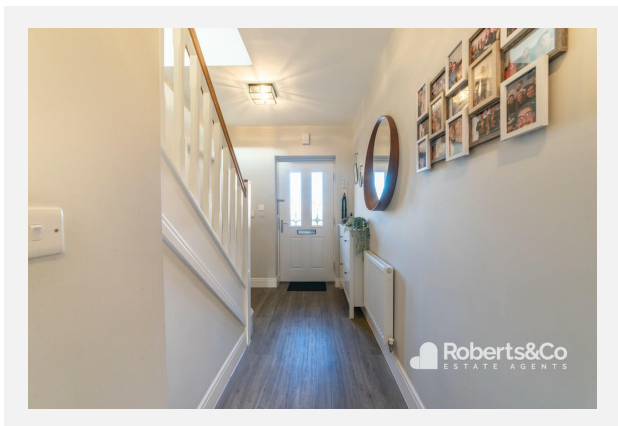


Satellite/Fibre TV Availability:





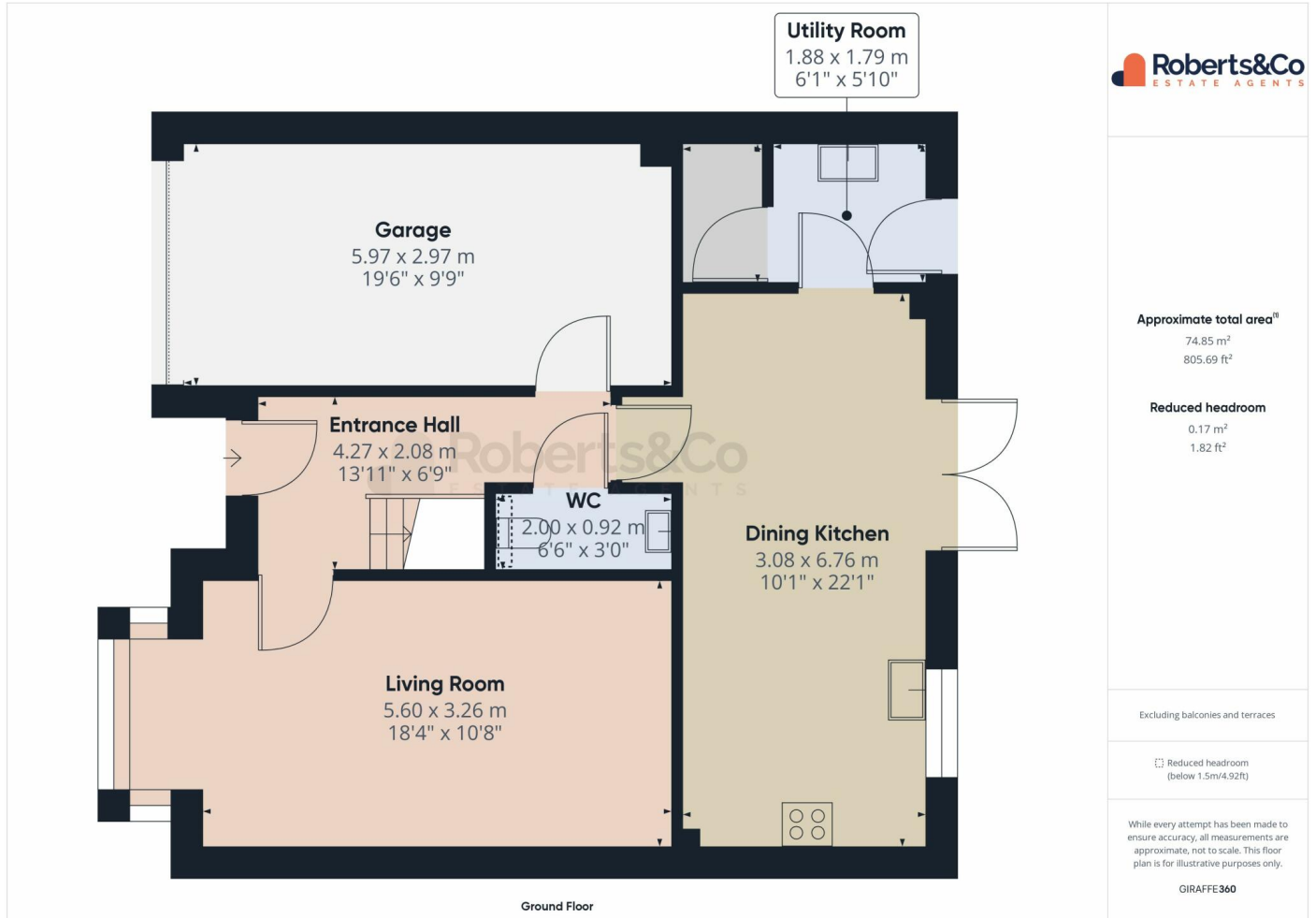




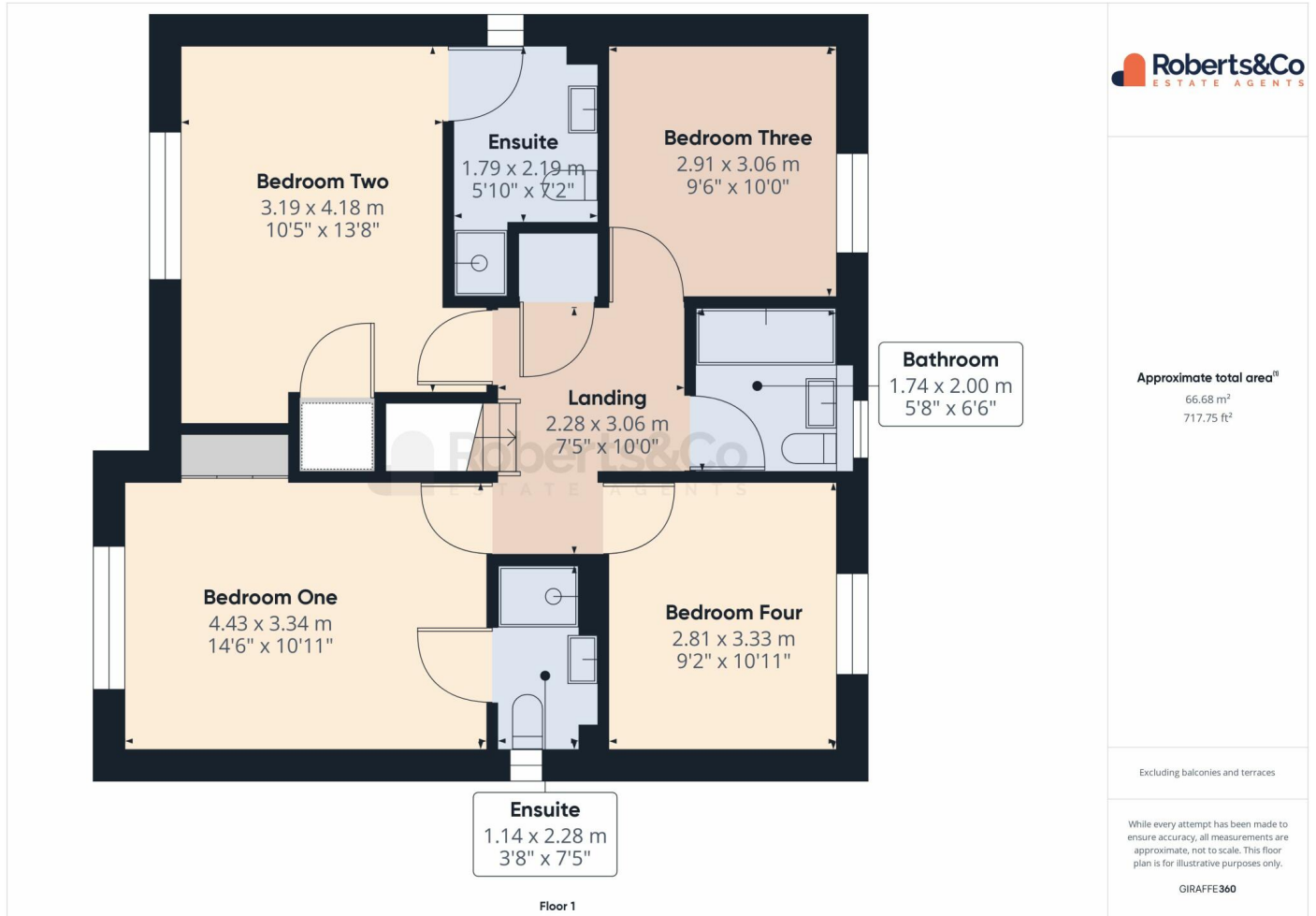
PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26



PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26



PENNINGTON DRIVE, FARINGTON MOSS, LEYLAND, PR26



Pennington Drive, Farington Moss, PR26

Energy rating

B

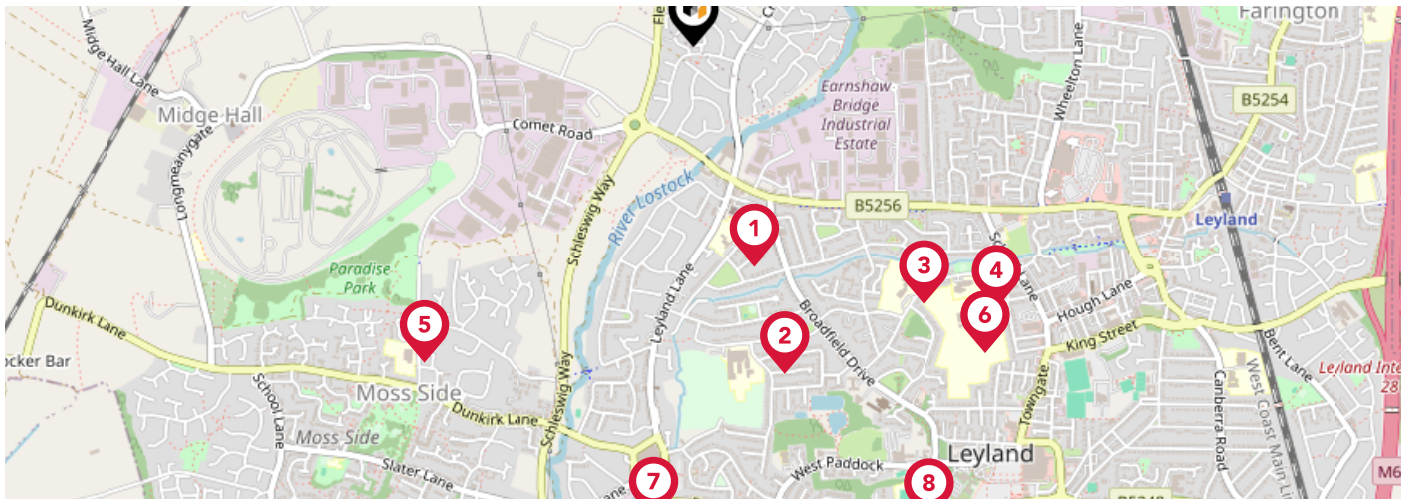
Valid until 03.09.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | 88 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

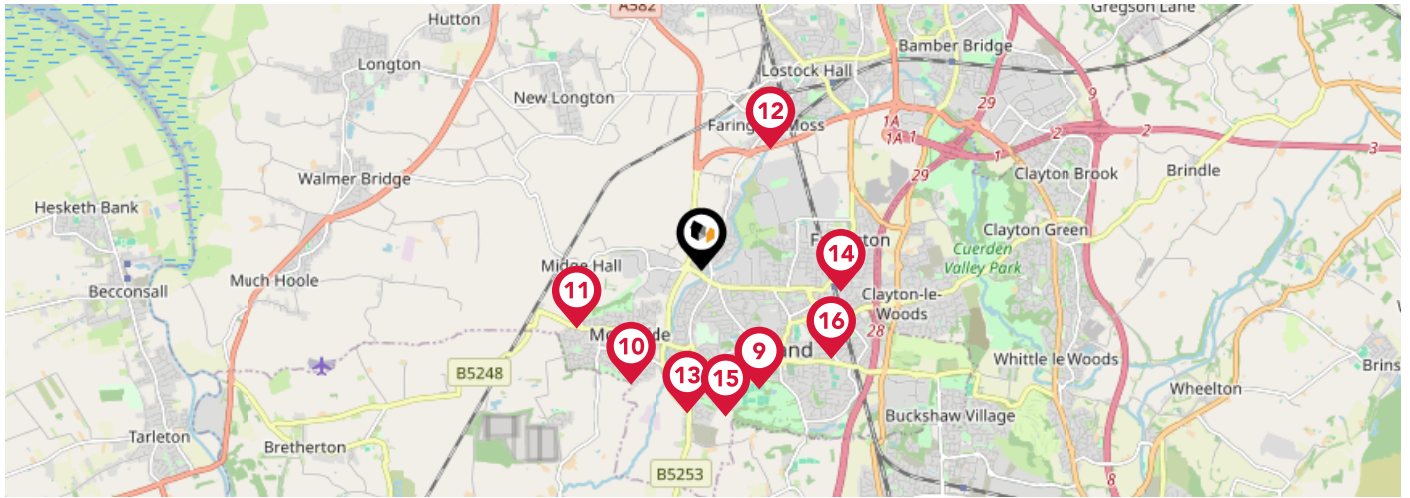
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.27 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°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 0.18 W/m-Â°K |
| Total Floor Area: | 131 m ² |

Area Schools



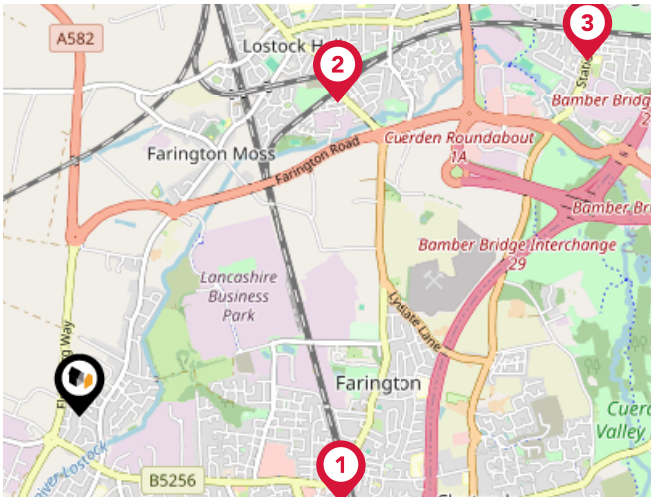
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:0.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | Moss Side Primary School Ofsted Rating: Outstanding Pupils: 252 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Anne's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 192 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Woodlea Junior School Ofsted Rating: Good Pupils: 237 Distance:1.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 177 Distance:1.16 | <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:1.16 | <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:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.25 | <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:1.3 | <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:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

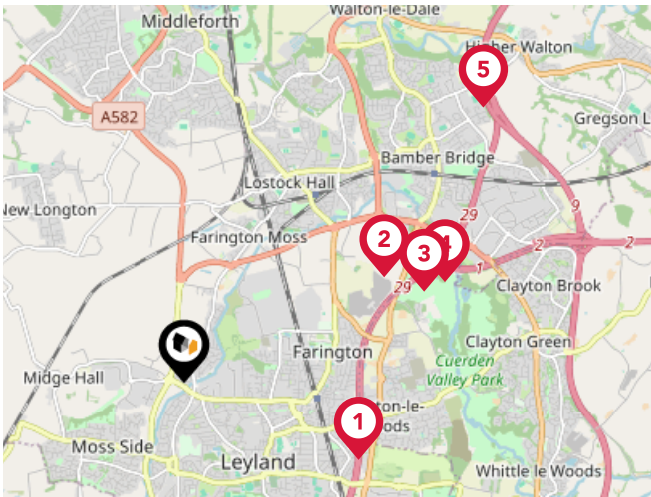
Area

Transport (National)



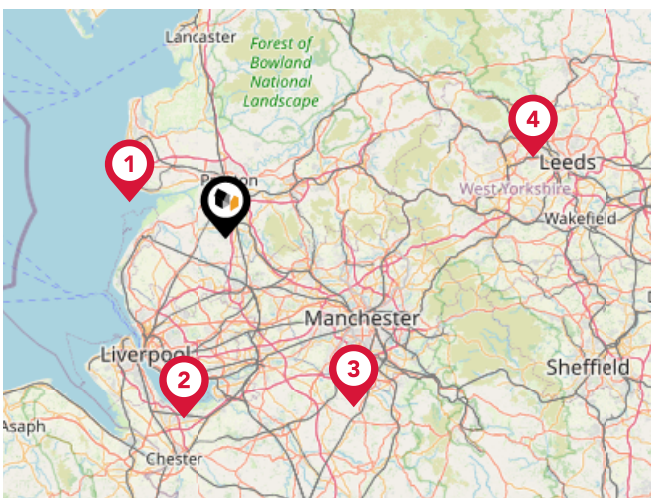
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| | Leyland Rail Station | 1.21 miles |
| | Lostock Hall Rail Station | 1.78 miles |
| | Bamber Bridge Rail Station | 2.72 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| | M6 J28 | 1.68 miles |
| | M65 J1A | 1.99 miles |
| | M65 J1 | 2.26 miles |
| | M6 J29 | 2.47 miles |
| | M6 J30 | 3.58 miles |

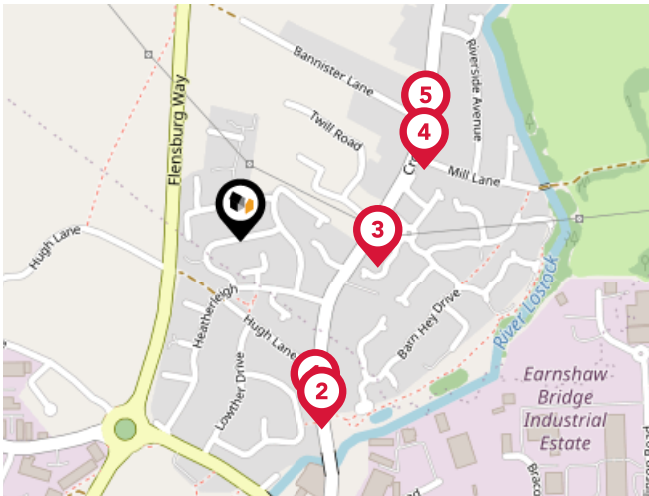


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| | Blackpool International Airport | 14.3 miles |
| | Liverpool John Lennon Airport | 26 miles |
| | Manchester Airport | 29.91 miles |
| | Leeds Bradford International Airport | 44.59 miles |

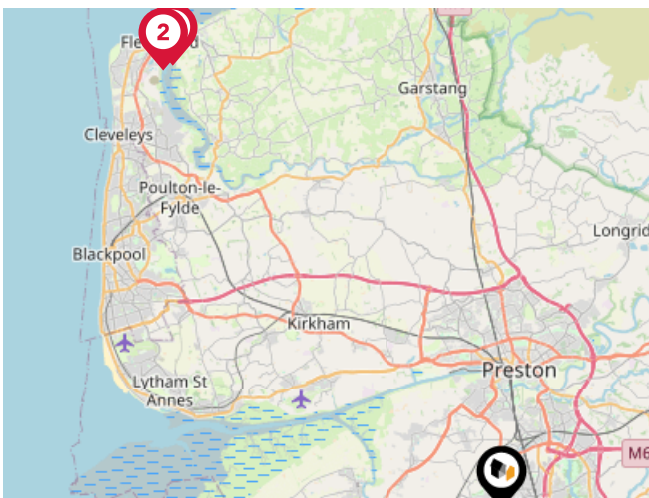
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Wheatsheaf Inn | 0.2 miles |
| 2 | Wheatsheaf Inn | 0.22 miles |
| 3 | Manor House | 0.15 miles |
| 4 | Bannister Lane | 0.22 miles |
| 5 | Bannister Lane | 0.24 miles |



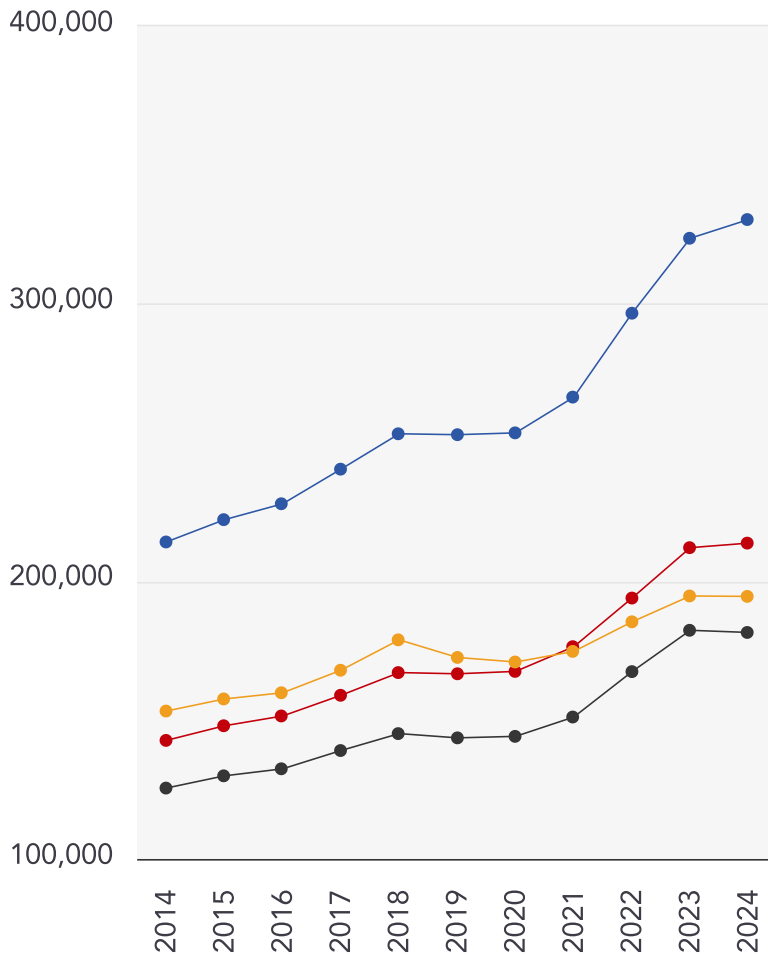
Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 19.31 miles |
| 2 | Fleetwood for Ireland Ferry Terminal | 19.35 miles |

Market

House Price Statistics

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



Detached

+54.23%

Flat

+26.94%

Semi-Detached

+49.8%

Terraced

+44.66%



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.

Our Team

Robert

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.



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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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
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