

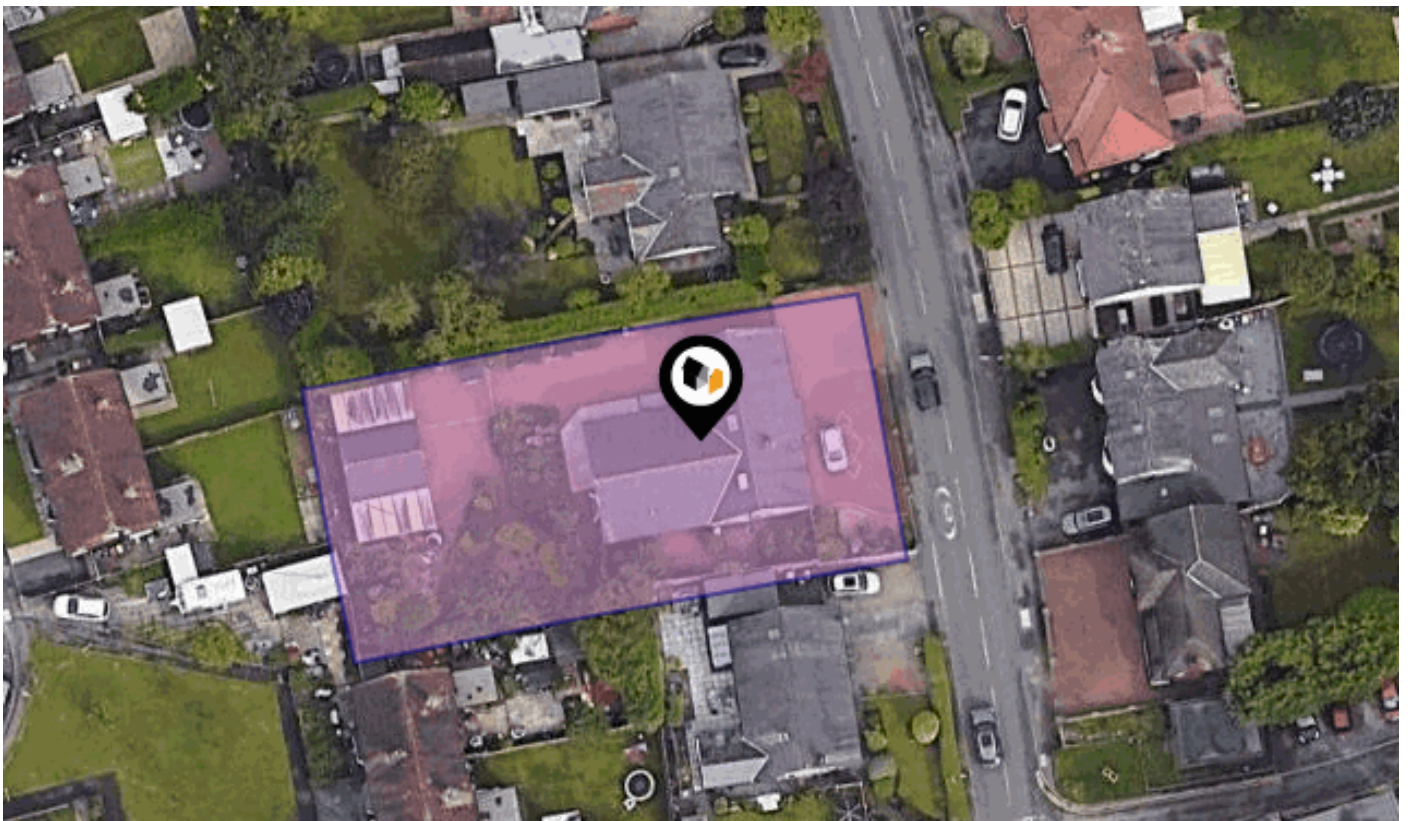


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th March 2024



LEA ROAD, LEA, PRESTON, PR2

Roberts & Co

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Property Overview

Approaching this unique extended detached bungalow, you'll be welcomed by a spacious driveway, complemented by two large garages, providing abundant parking for you and your guests. This versatile property boasts 4+ bedrooms and 2 bathrooms, ideal for various living configurations, with potential for further enhancement. Situated on a generous plot of approximately 0.25 acres, it presents an opportunity for expansion, subject to necessary permissions.

Conveniently situated, this home enjoys easy access to nearby amenities, schools, and efficient transportation connections to the City Centre, catering to the needs of commuters and families alike.

Within the confines of this property, you'll find a spacious layout designed to accommodate various needs and lifestyles. The interior features three reception rooms, providing versatile spaces for relaxation, entertainment, or work. With four double bedrooms, there's plenty of room for family members or guests to enjoy privacy and comfort.

The sizable kitchen area is well-equipped and designed to cater to culinary endeavors, while the utility room offers practicality for household tasks. An additional WC on this level adds convenience for residents and visitors alike.

For bathing and grooming needs, the property includes both a four-piece bathroom and a shower room, ensuring flexibility and efficiency in daily routines.

Upstairs, three loft rooms offer further flexibility, ideal for use as additional bedrooms, offices, or hobby spaces. Completing the upper level, a separate WC and a boiler room add functionality and utility to the home. This comprehensive layout provides ample space and options for comfortable living, catering to the diverse needs of its occupants.

Outside, the low-maintenance resin driveway at the front accommodates parking for up to four cars, with gated access enhancing security. The property features a substantial double garage with an electric door, along with sheds, outbuildings, and a fruit garden. With well-maintained grounds and huge potential, this property offers an exciting opportunity, subject to planning permissions, to create a truly exceptional living space.



Property

Type:	Detached	Last Sold £/ft²:	£42
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,378 ft ² / 221 m ²		
Plot Area:	0.25 acres		
Council Tax :	Band D		
Annual Estimate:	£2,171		
Title Number:	LA600952		
UPRN:	100010554287		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

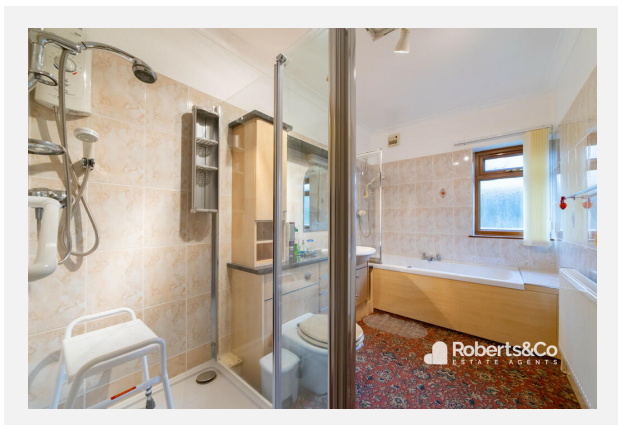
Planning records for: *5, Lea Road, Lea, Preston, PR2 1TN*

Reference - Preston/06/2003/0047
Decision: Decided
Date: 21st January 2003
Description: Erection of single storey extension to rear of dwelling.

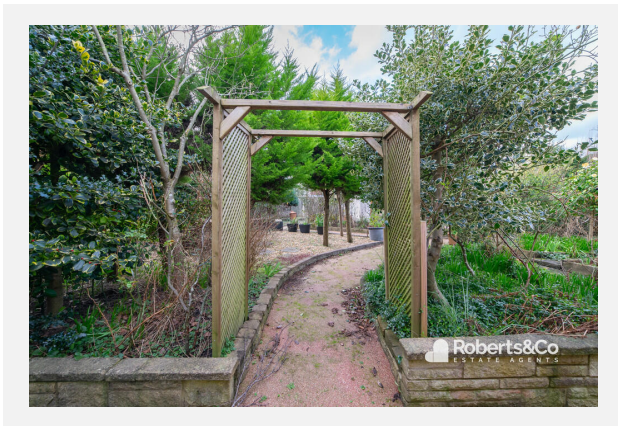
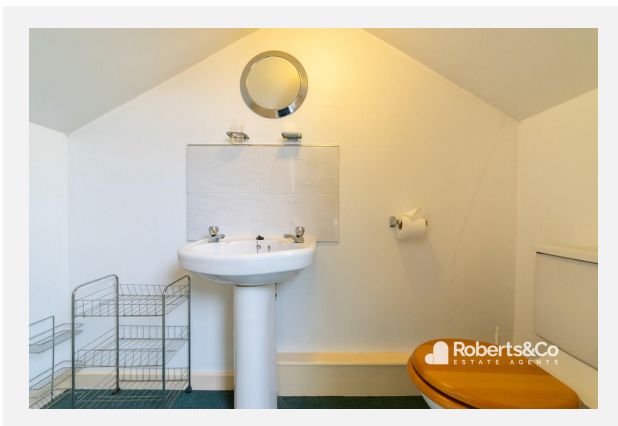
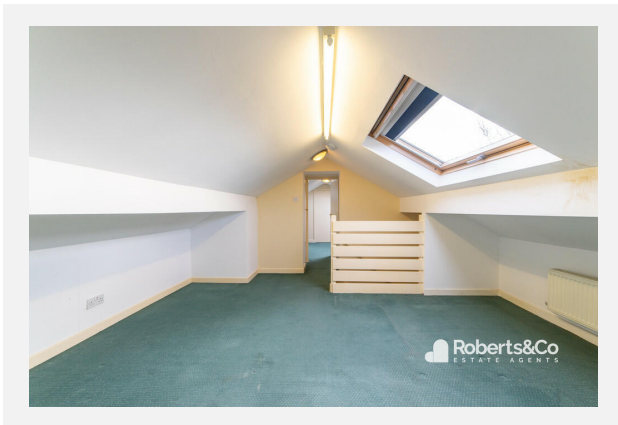
Reference - Preston/06/2001/0196
Decision: Decided
Date: 06th March 2001
Description: Erection of single storey extension to rear of dwelling.

Reference - Preston/06/2000/0160
Decision: Decided
Date: 01st March 2000
Description: Erection of single storey extension to side of bungalow.





Gallery Photos





LEA ROAD, LEA, PRESTON, PR2



Approximate total area¹⁾
 302.32 m²
 3254.14 ft²

Reduced headroom
 27.3 m²
 293.84 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

LEA ROAD, LEA, PRESTON, PR2



LEA ROAD, LEA, PRESTON, PR2



LEA ROAD, LEA, PRESTON, PR2



Property EPC - Certificate

Energy rating

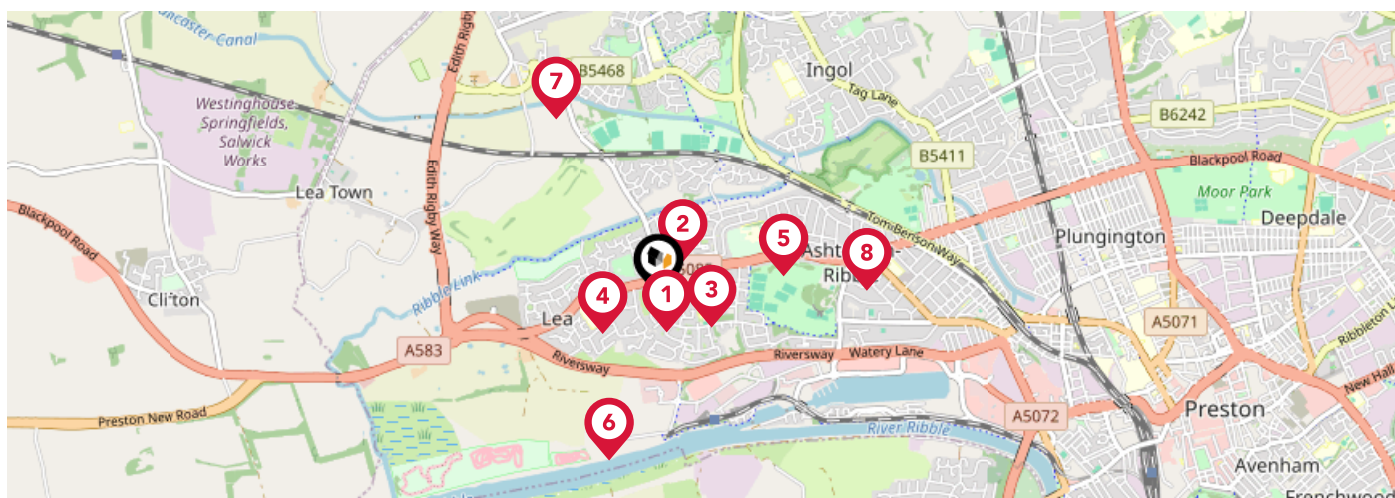
C

Valid until 11.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

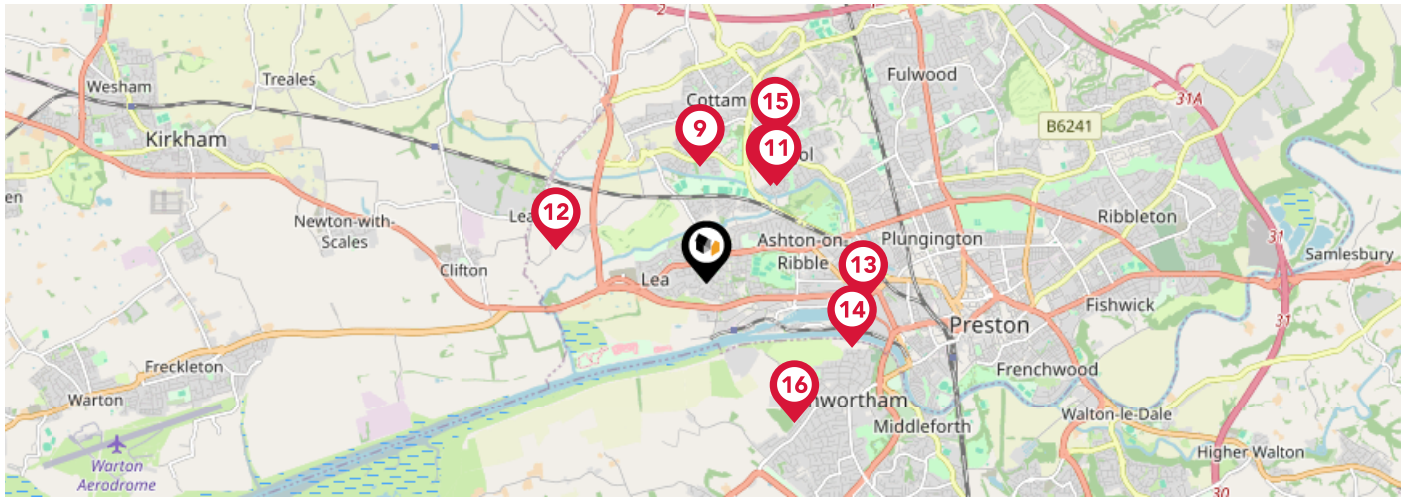
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 68% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	221 m ²



		Nursery	Primary	Secondary	College	Private
	Lea Community Primary School Ofsted Rating: Good Pupils: 204 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Primary School Ofsted Rating: Good Pupils: 204 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 21 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 214 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 139 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

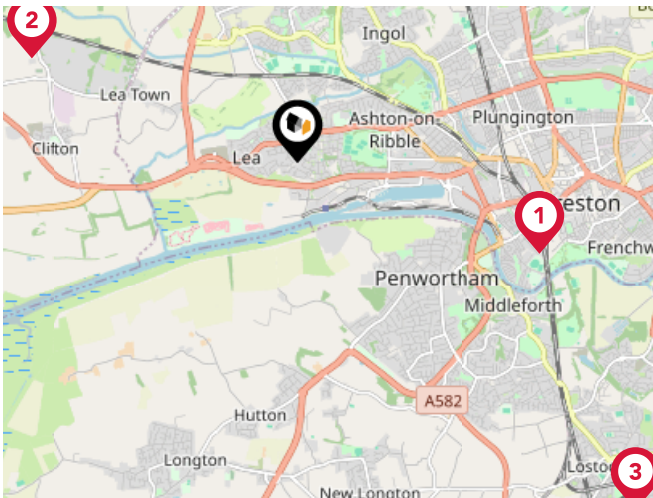
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cottam Primary School Ofsted Rating: Good Pupils: 211 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 103 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

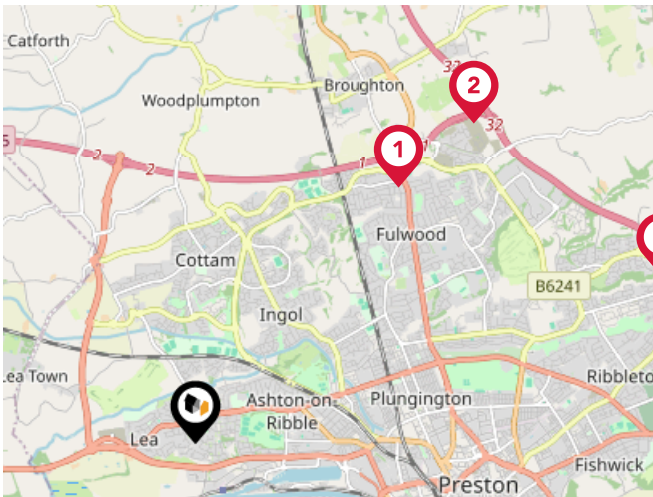
Area

Transport (National)



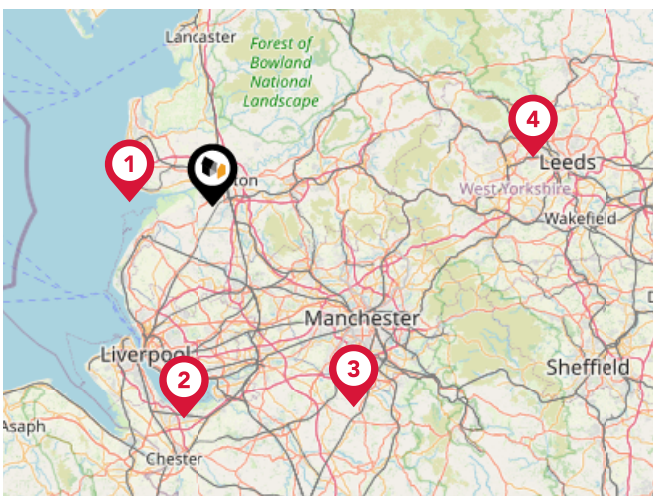
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.26 miles
2	Salwick Rail Station	2.51 miles
3	Lostock Hall Rail Station	4.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.87 miles
2	M6 J32	3.71 miles
3	M65 J1A	5.01 miles
4	M6 J31A	4.34 miles
5	M65 J1	5.35 miles

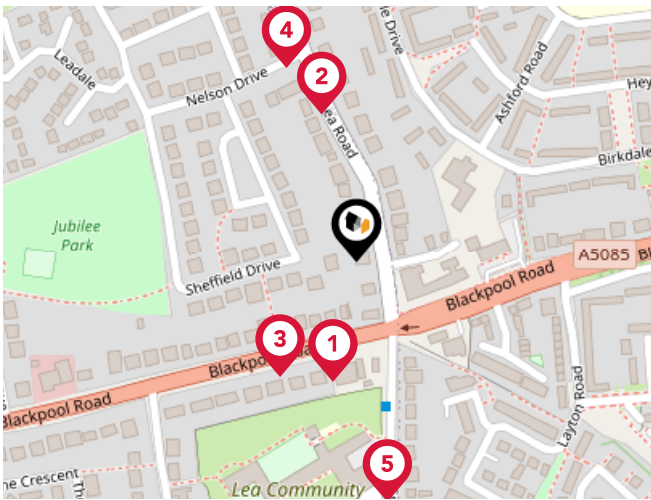


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.54 miles
2	Liverpool John Lennon Airport	30.04 miles
3	Manchester Airport	34.56 miles
4	Leeds Bradford International Airport	45.44 miles

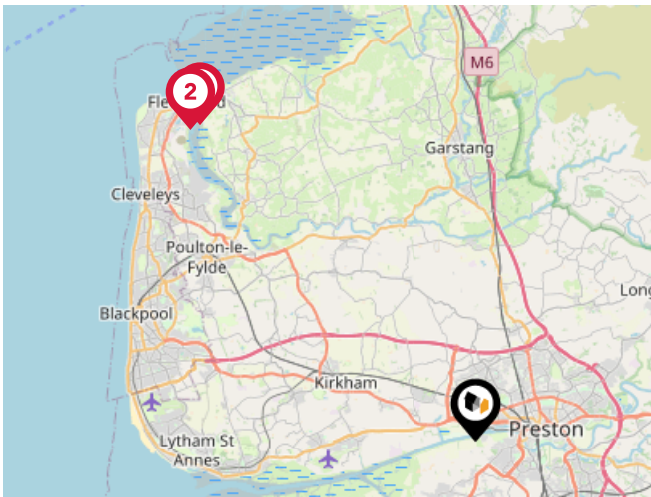
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Police Station	0.07 miles
2	Nelson Drive	0.08 miles
3	Police Station	0.08 miles
4	Nelson Drive	0.11 miles
5	Primary School	0.13 miles



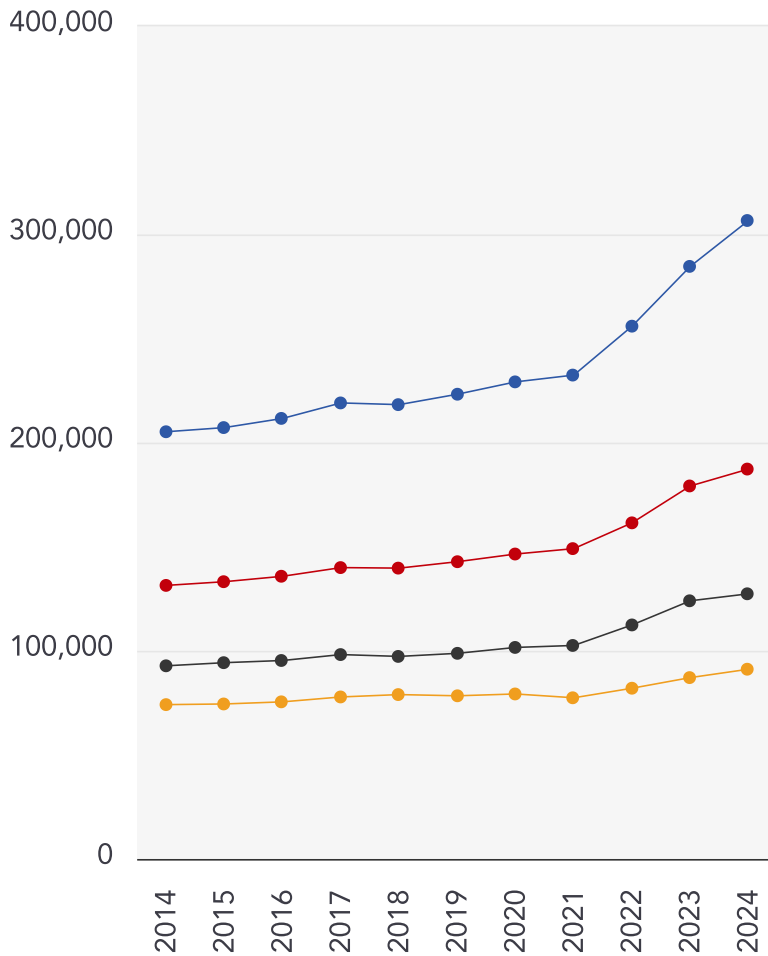
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.7 miles
2	Fleetwood for Ireland Ferry Terminal	14.78 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



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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