

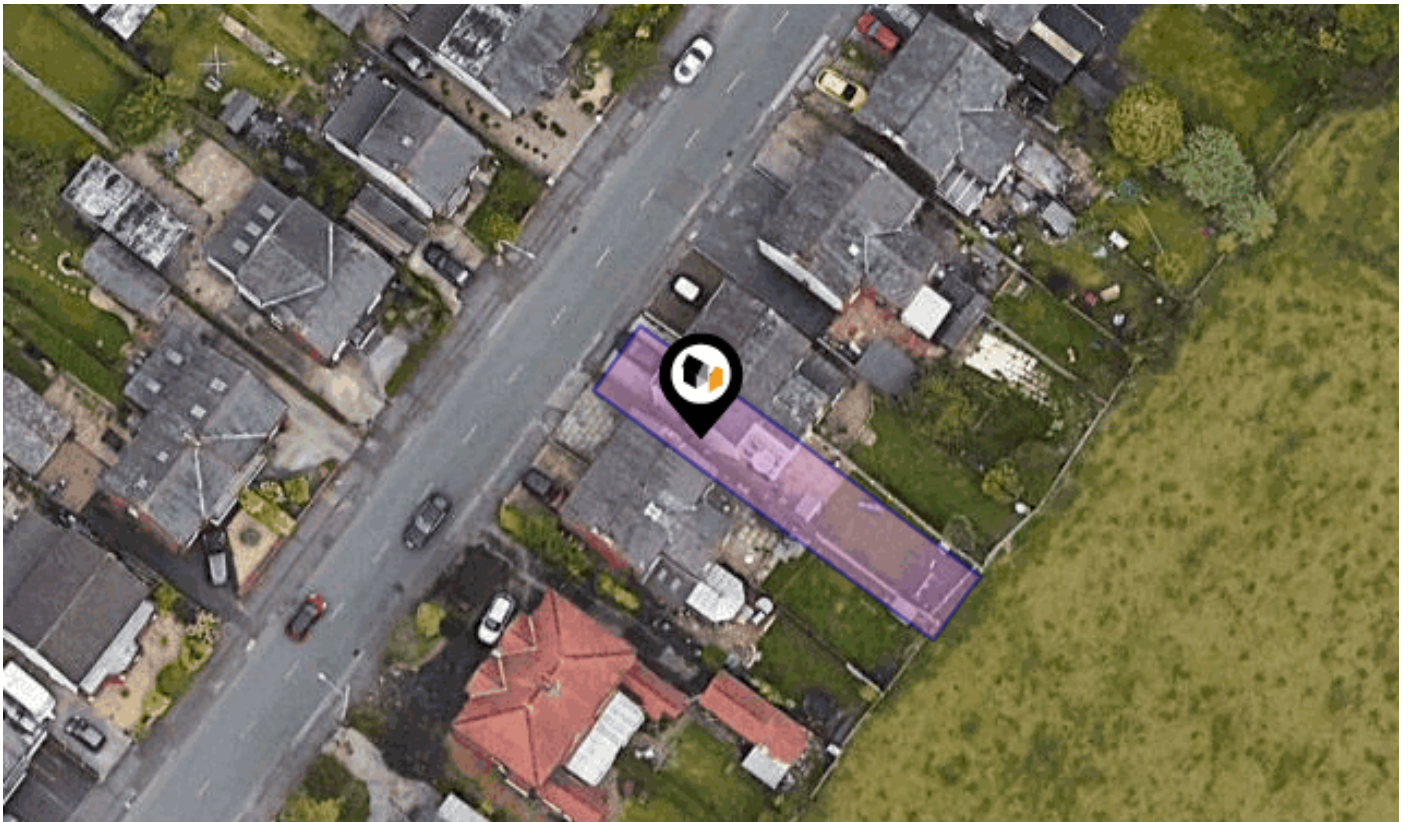


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



CROSTON ROAD, 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

Boasting expansive open views to the rear, this property offers a fantastic layout ideally suited for families, featuring two reception rooms and a generously sized garden that's sure to impress.

As you step into the welcoming entrance hall, you're greeted by a good-sized reception room at the front, perfect for hosting guests or enjoying quiet moments.

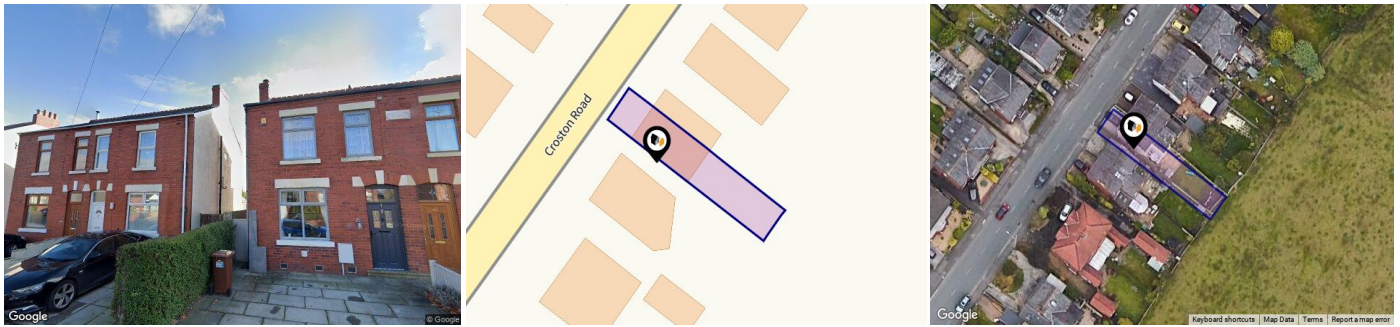
The living room, adorned with an electric fire, sets the scene for cosy nights in, creating a warm and inviting ambiance.

The fitted kitchen is a chef's delight, equipped with a double oven, a 5-ring gas hob, and space and plumbing for a dishwasher and, washing machine, ensuring both functionality and convenience for daily culinary endeavours.

Upstairs, four truly spacious bedrooms, providing plenty of room for the whole family to unwind and recharge. A well-appointed three-piece family bathroom completes the upper level, offering comfort and convenience for daily routines.

Outside, the property offers parking for two cars at the front, ensuring hassle-free arrivals and departures. The large enclosed garden at the rear is a standout feature, providing ample space for outdoor activities and gatherings, all while enjoying unobstructed open views.

With its ideal layout for family living, cosy comforts, and impressive outdoor space, this property offers a perfect blend of functionality and charm. Don't miss the opportunity to make this your dream home!



Property

Type:	Semi-Detached	Last Sold £/ft²:	£167
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,835		
Title Number:	LAN66393		
UPRN:	10033040732		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

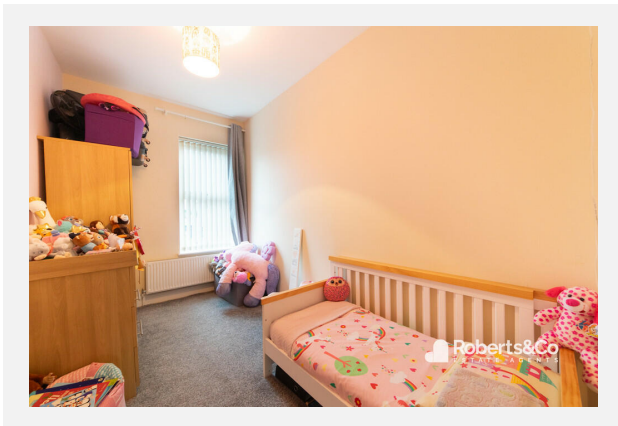
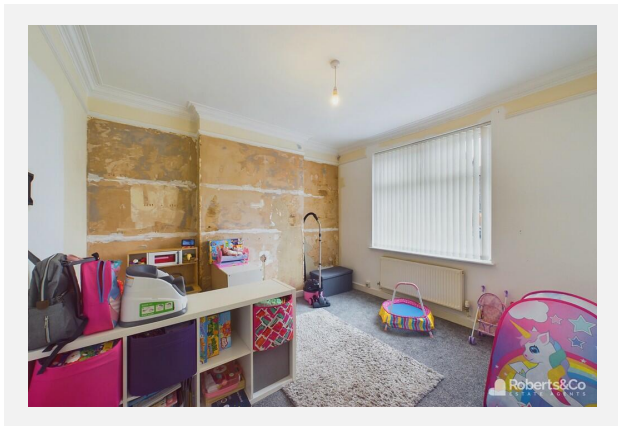
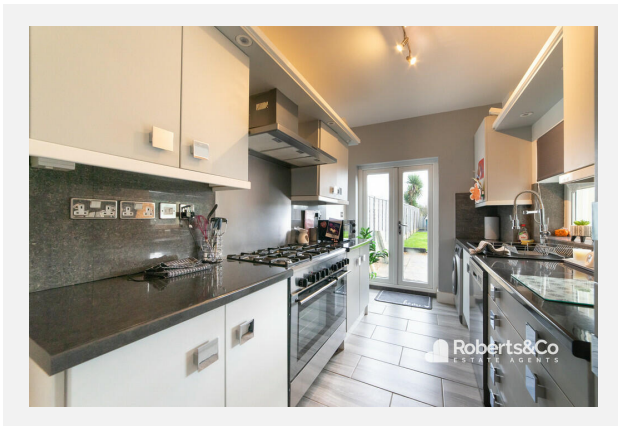
3 mb/s	45 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







CROSTON ROAD, FARINGTON MOSS, LEYLAND, PR26



Ground Floor



Floor 1



Approximate total area^m
85.37 m²
918.96 ft²

Reduced headroom
1.13 m²
12.16 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.

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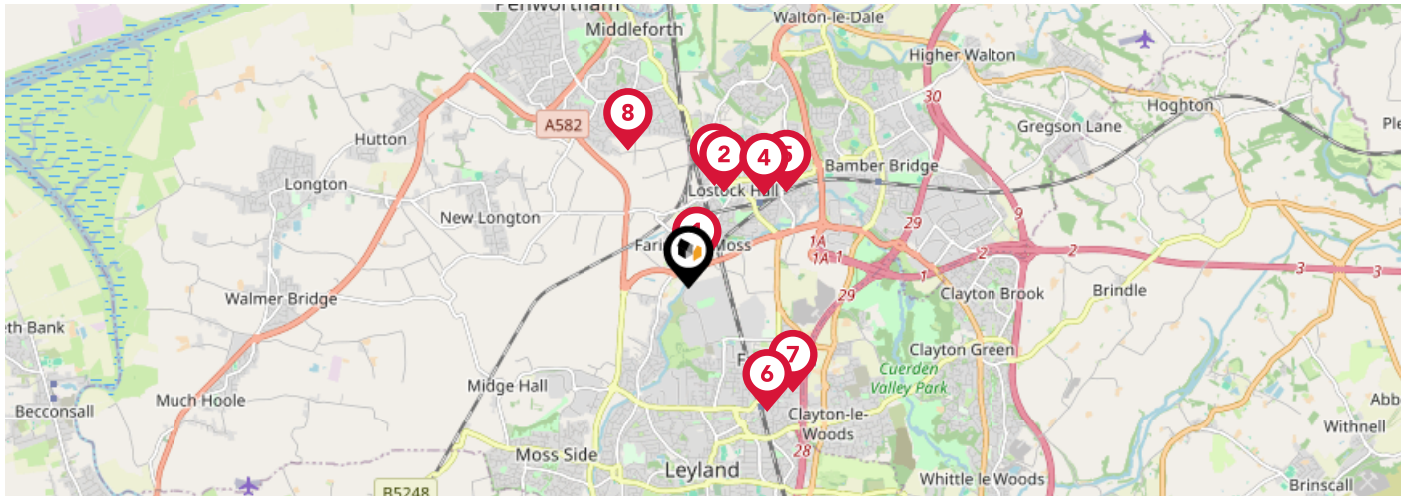
CROSTON ROAD, FARINGTON MOSS, LEYLAND, PR26



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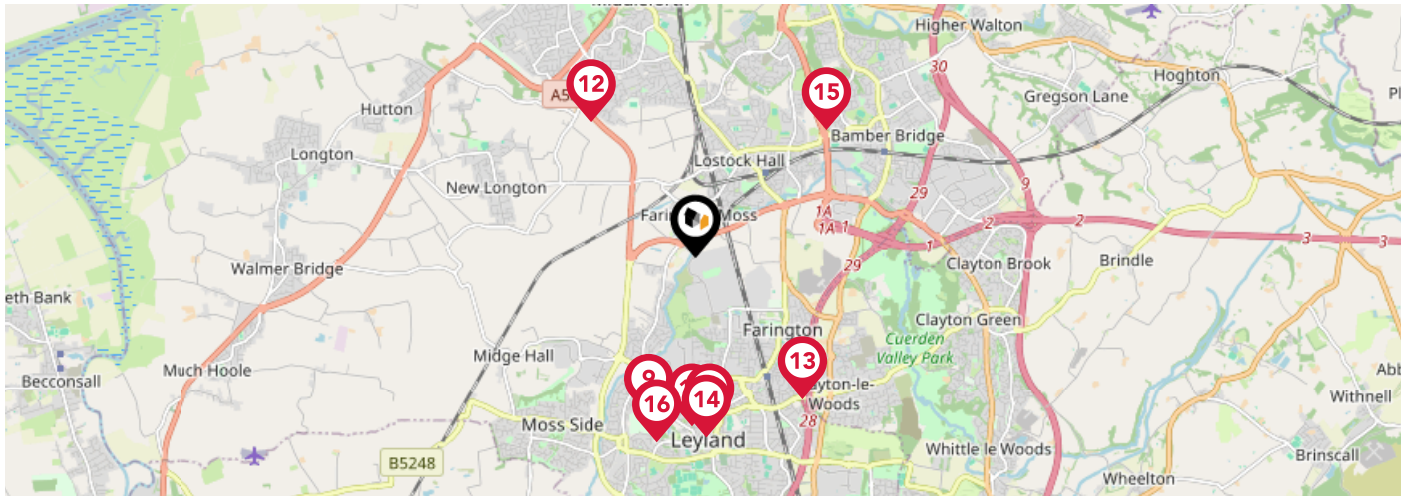


Area Schools



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.28	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

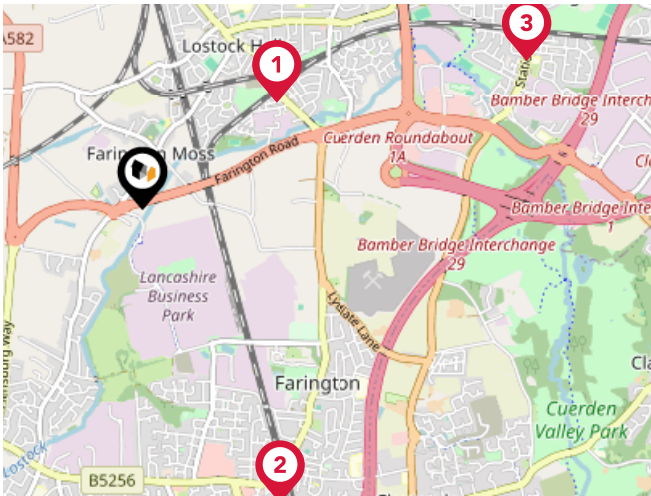
Area Schools



		Nursery	Primary	Secondary	College	Private
	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.47	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 225 Distance:1.56	<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:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

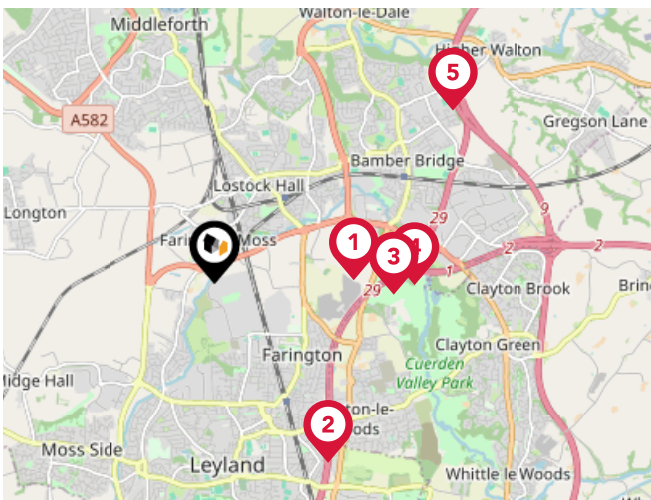
Area

Transport (National)



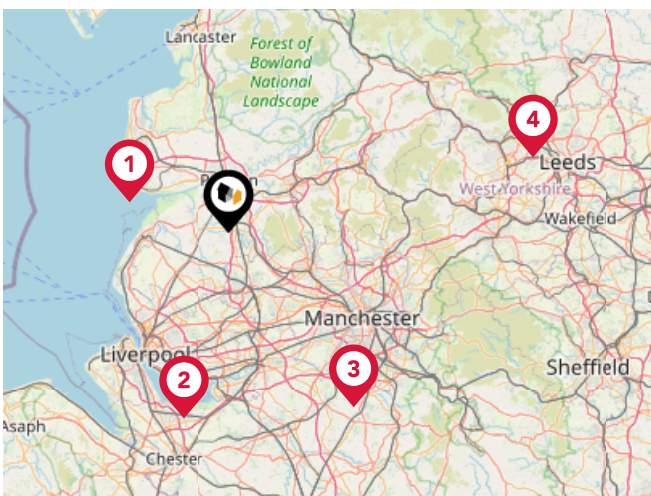
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.76 miles
2	Leyland Rail Station	1.42 miles
3	Bamber Bridge Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.22 miles
2	M6 J28	1.86 miles
3	M65 J1	1.58 miles
4	M6 J29	1.76 miles
5	M6 J30	2.59 miles

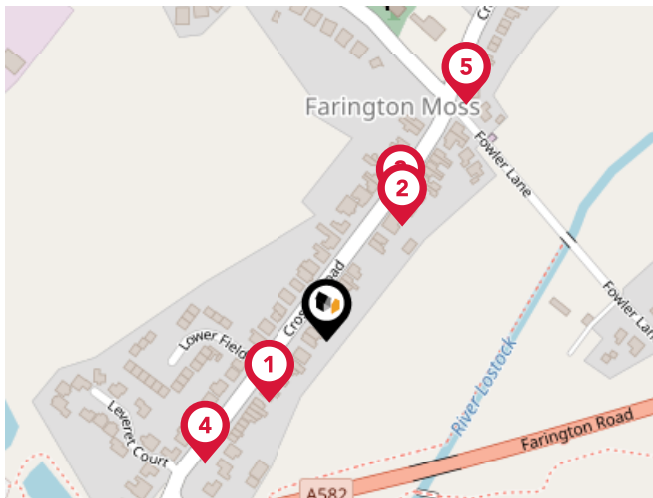


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.51 miles
2	Liverpool John Lennon Airport	27 miles
3	Manchester Airport	30.31 miles
4	Leeds Bradford International Airport	43.84 miles

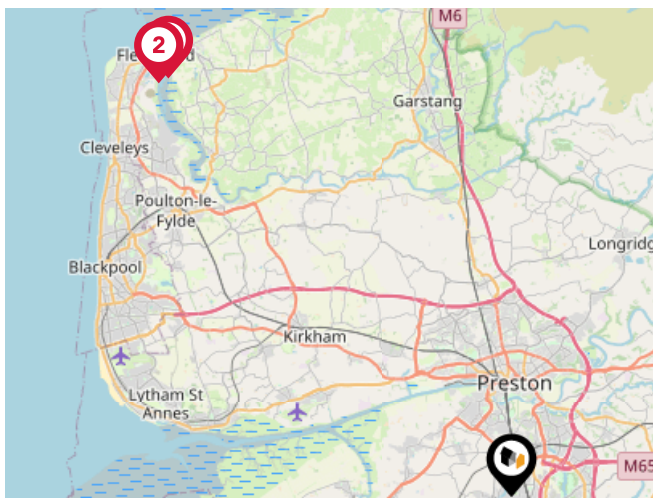
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lower Field	0.05 miles
2	Croston Road	0.08 miles
3	Croston Road	0.08 miles
4	Lower Field	0.09 miles
5	Fowler Lane	0.15 miles



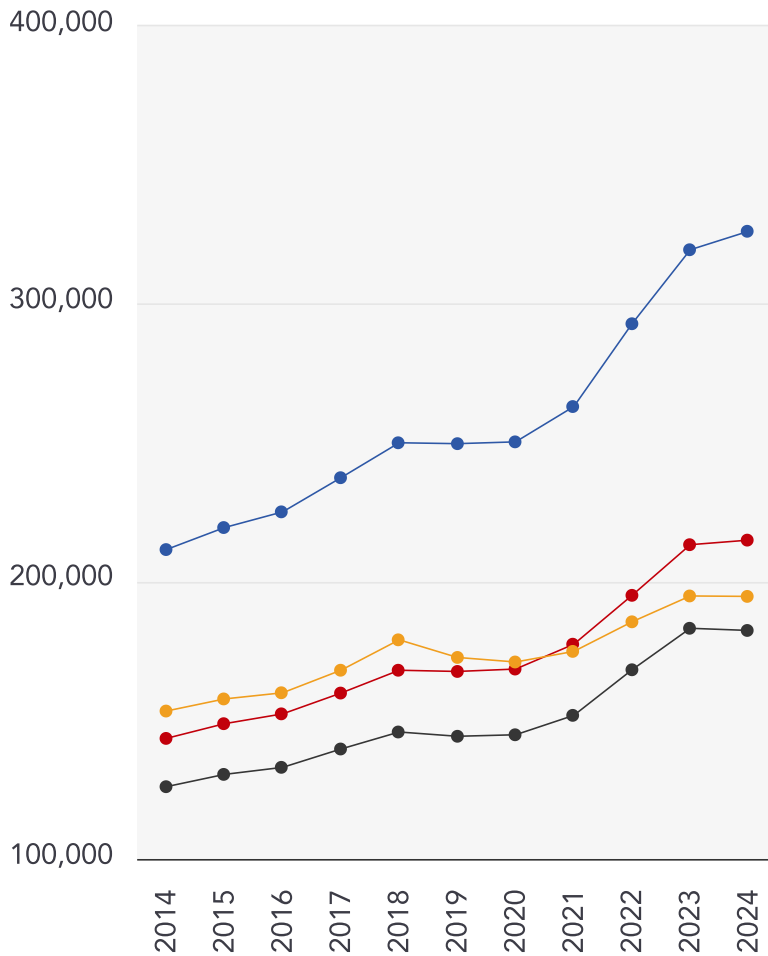
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.92 miles
2	Fleetwood for Ireland Ferry Terminal	18.99 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 & 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
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

