

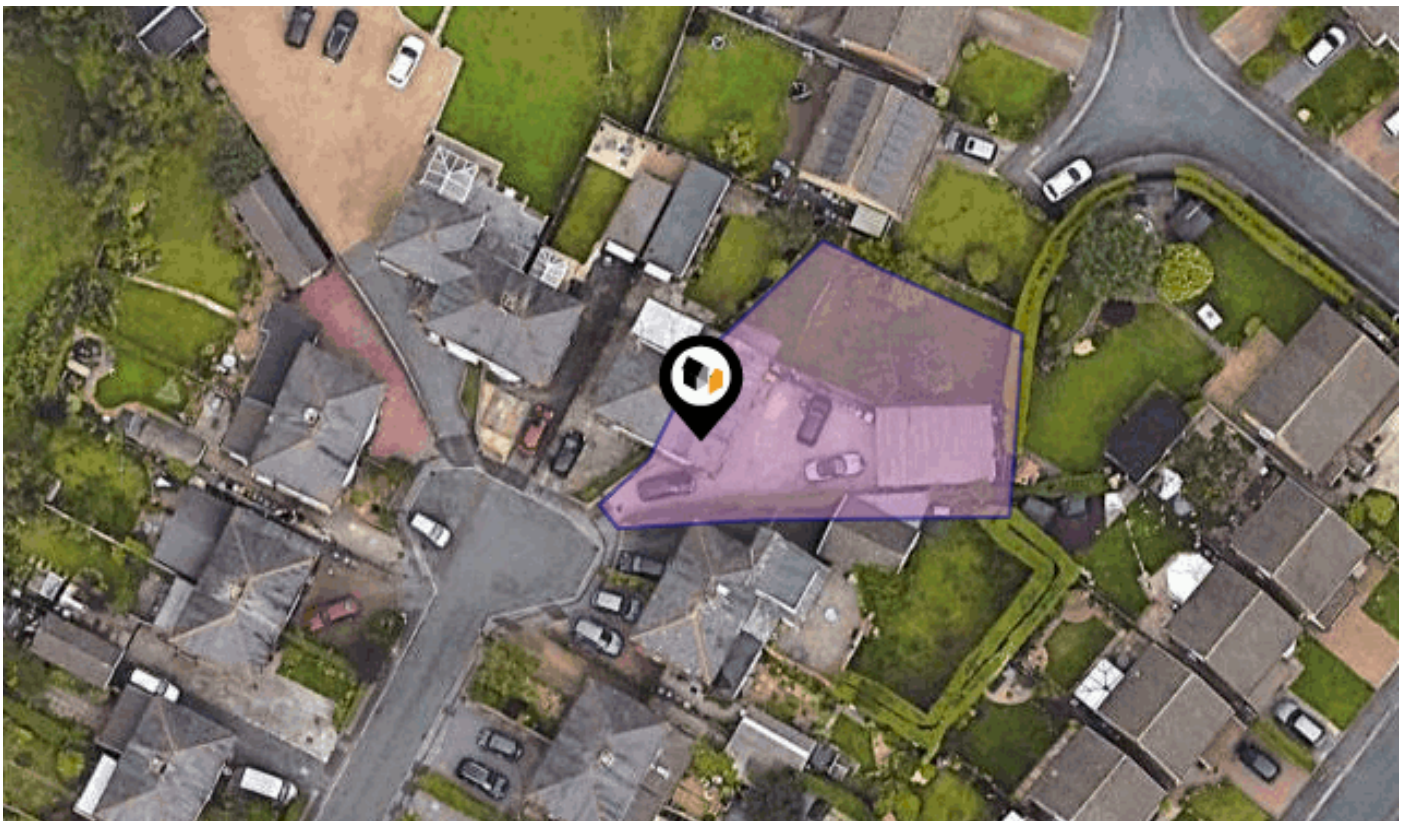


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02<sup>nd</sup> May 2024



**HILLSIDE AVENUE, FARINGTON MOSS, LEYLAND, PR26**

## Roberts & Co

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www.roberts-estates.co.uk



# Introduction

## Our Comments

### Property Overview

Welcome to Hillside Avenue, where comfort and convenience come together to create a delightful living experience.

Step inside to discover a generous layout that accommodates all your needs. The house has two well-proportioned reception rooms, ideal for entertaining guests, or family gatherings.

The fitted kitchen is designed with practicality in mind, offering ample storage and workspace for your culinary adventures.

Just off the kitchen, a utility room provides additional convenience, ensuring that household chores are kept separate from the main living spaces.

On the ground floor, there's also a convenient downstairs WC, perfect for guests or quick pit stops during busy mornings.

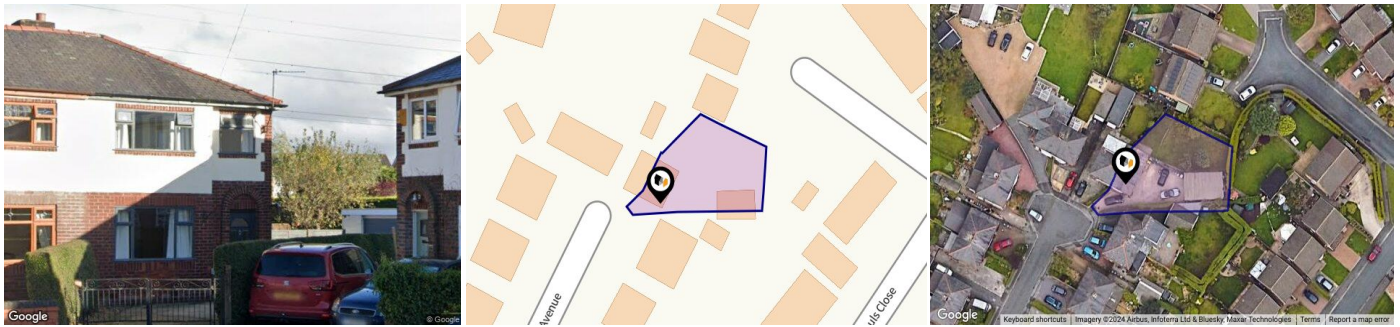
Heading upstairs, you'll find four comfortable bedrooms, each offering plenty of space and natural light.

The four-piece family bathroom, complete with a bathtub and separate shower, is designed for relaxation and functionality, accommodating the needs of a growing family or visiting guests.

Outside, the property boasts a private driveway, providing ample parking space, along with a garage for secure vehicle storage or extra storage space for tools, equipment, or recreational gear.

The enclosed rear garden is a highlight, offering a versatile outdoor area where children can play safely, pets can roam, or you can enjoy summer barbecues with friends and family.

Located in the sought-after area of Farington Moss, this home provides easy access to local amenities, schools, and transport links, making it an ideal choice for families, professionals, or anyone looking for a comfortable and spacious home.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,993		
<b>Title Number:</b>	LA622613		
<b>UPRN:</b>	100010633815		

## Local Area

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

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

<b>3</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

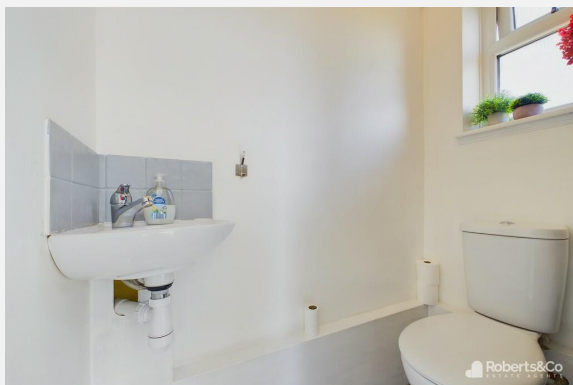
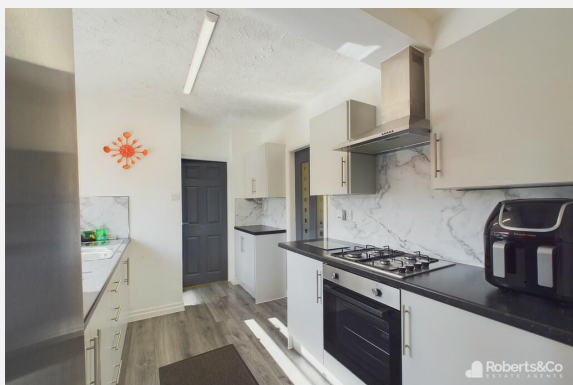
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







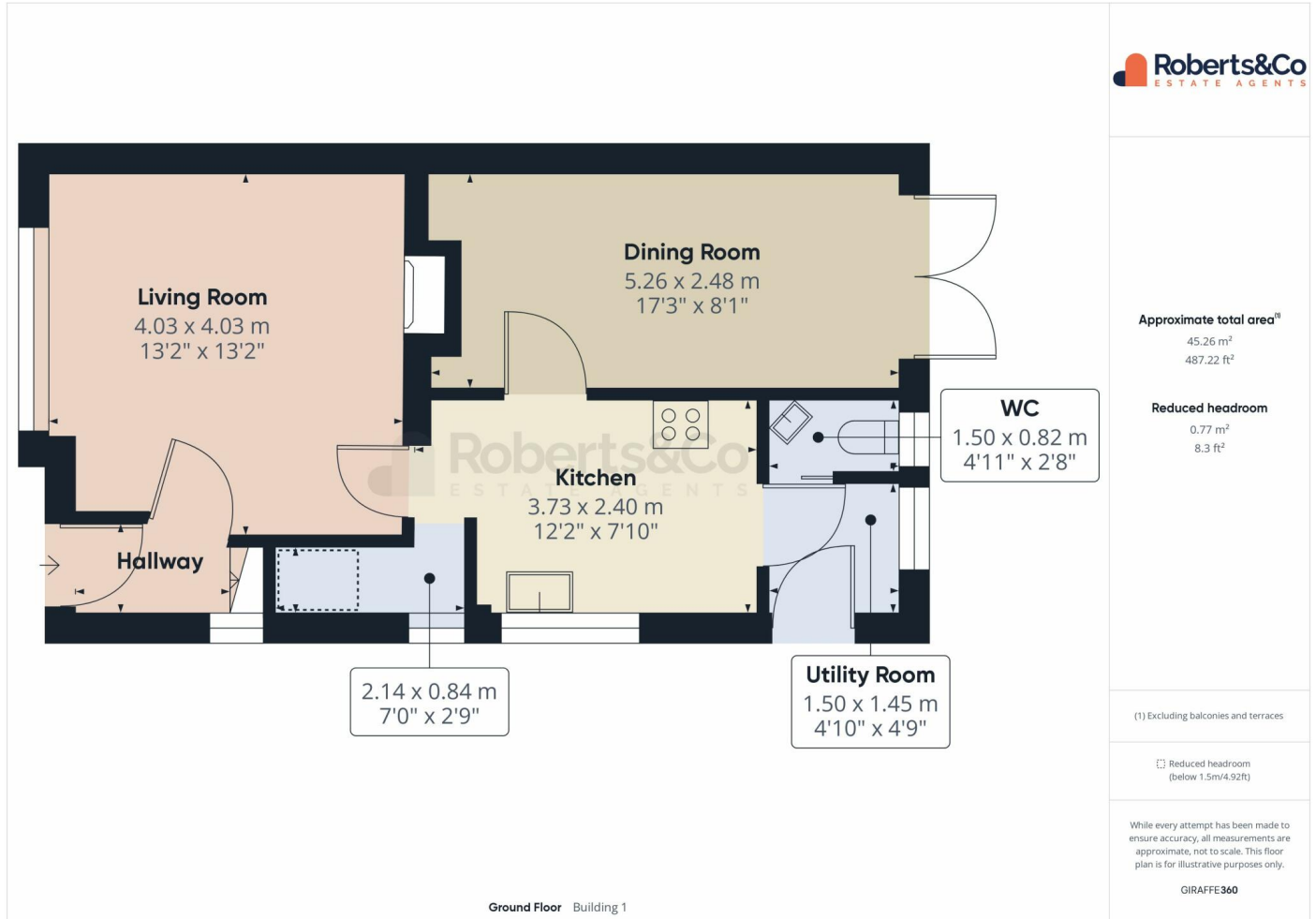


## HILLSIDE AVENUE, FARINGTON MOSS, LEYLAND, PR26





HILLSIDE AVENUE, FARINGTON MOSS, LEYLAND, PR26



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Farington Moss, LEYLAND, PR26

Energy rating

**E**

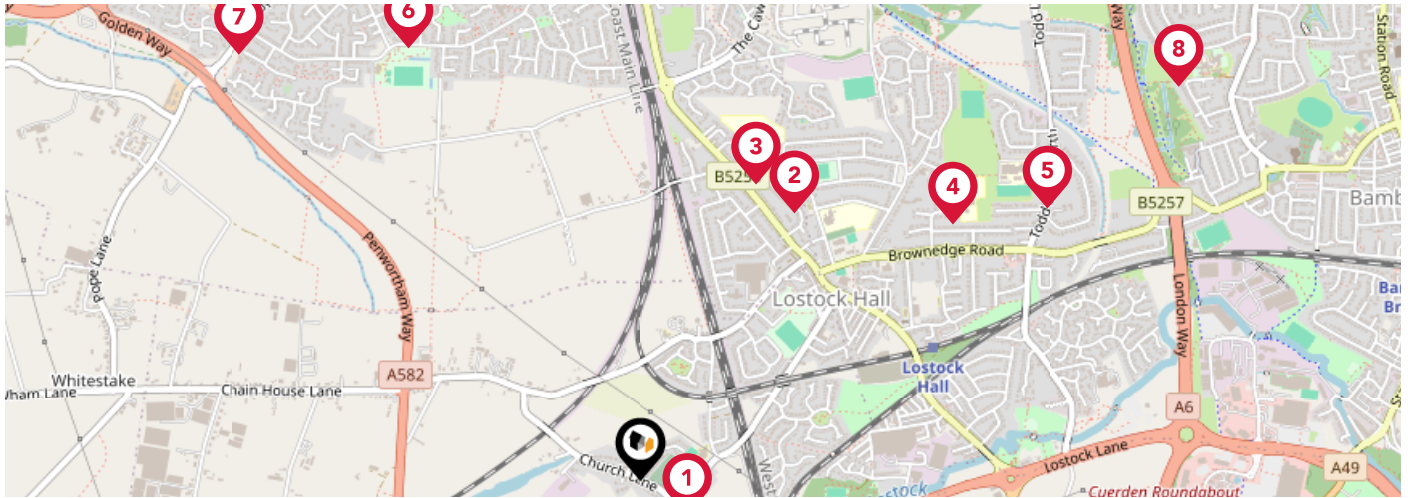
Valid until 30.04.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	54   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

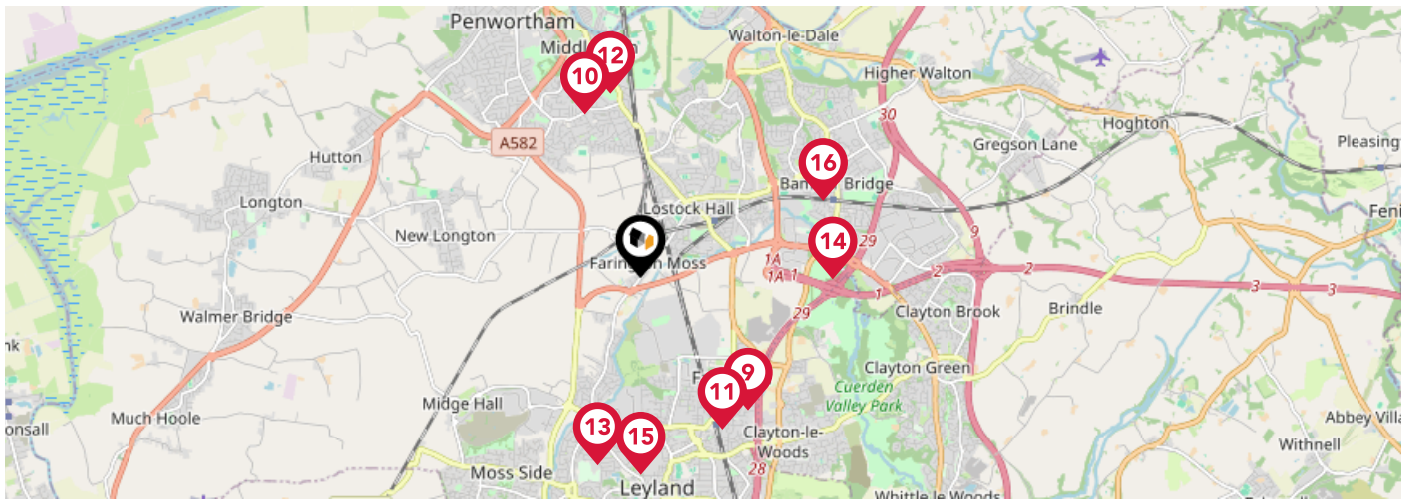
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	101 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

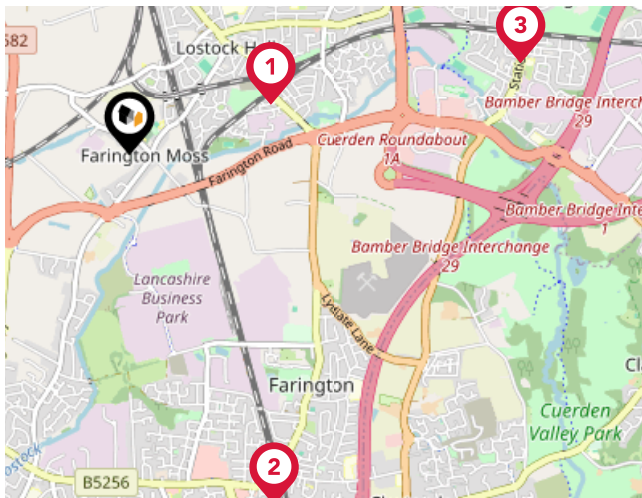


		Nursery	Primary	Secondary	College	Private
	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Golden Hill Pupil Referral Unit</b> Ofsted Rating: Outstanding   Pupils: 28   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northbrook Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



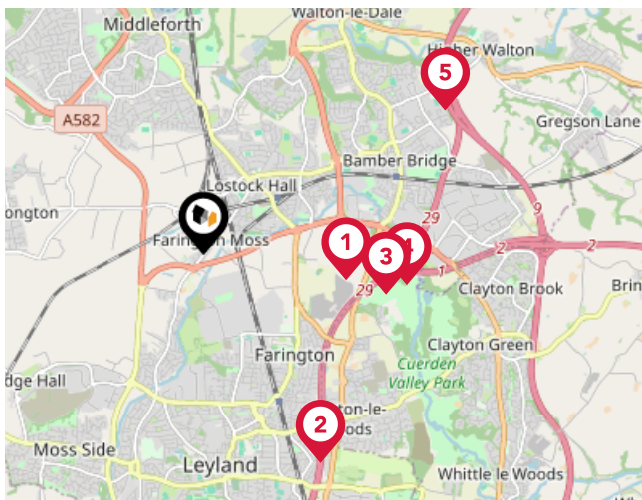
# Area

## Transport (National)



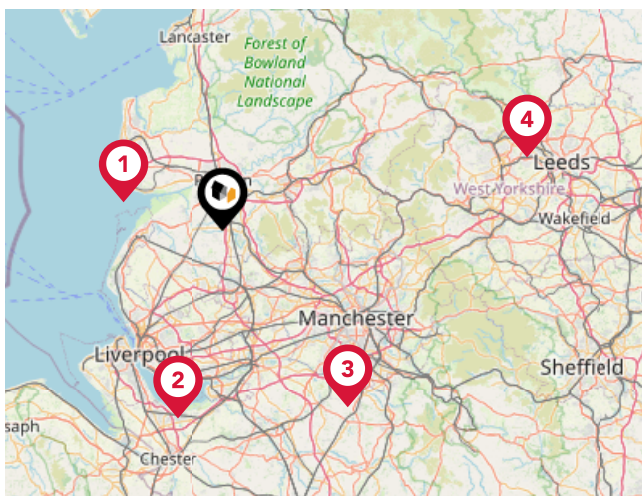
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.66 miles
2	Leyland Rail Station	1.66 miles
3	Bamber Bridge Rail Station	1.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.27 miles
2	M6 J28	2.09 miles
3	M65 J1	1.64 miles
4	M6 J29	1.81 miles
5	M6 J30	2.48 miles

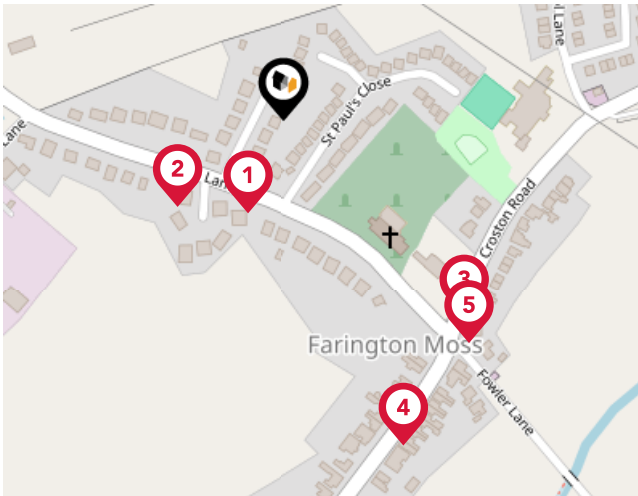


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.42 miles
2	Liverpool John Lennon Airport	27.24 miles
3	Manchester Airport	30.53 miles
4	Leeds Bradford International Airport	43.8 miles

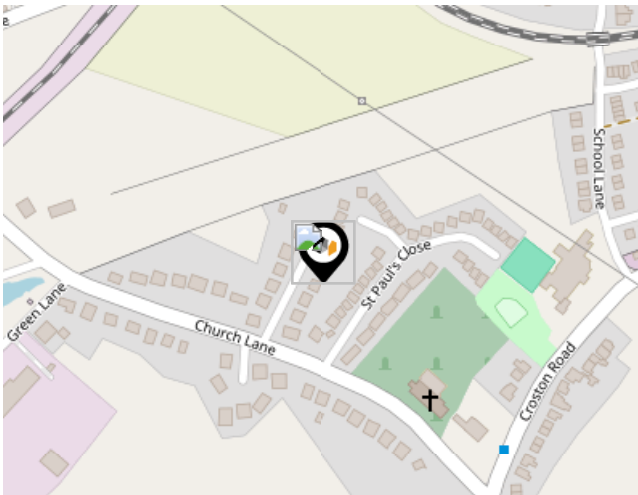
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hillside Avenue	0.06 miles
2	Hillside Avenue	0.08 miles
3	Fowler Lane	0.15 miles
4	Croston Road	0.19 miles
5	Fowler Lane	0.16 miles



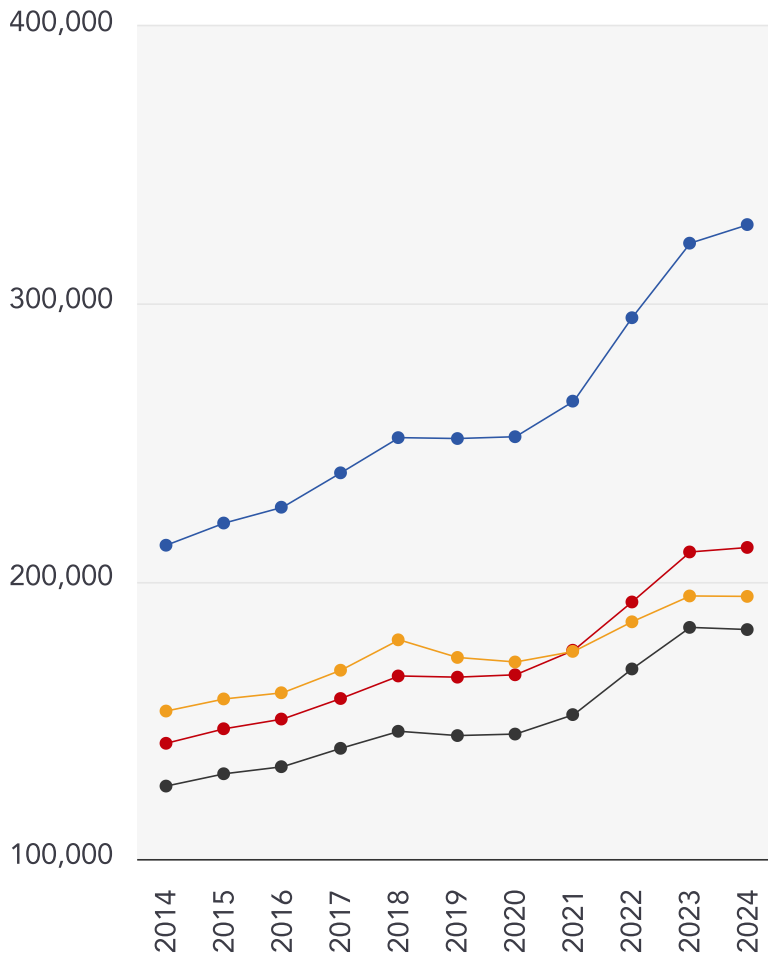
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.71 miles
2	Fleetwood for Ireland Ferry Terminal	18.78 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

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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.

Our Team

Robert

### 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\_Co



/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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