

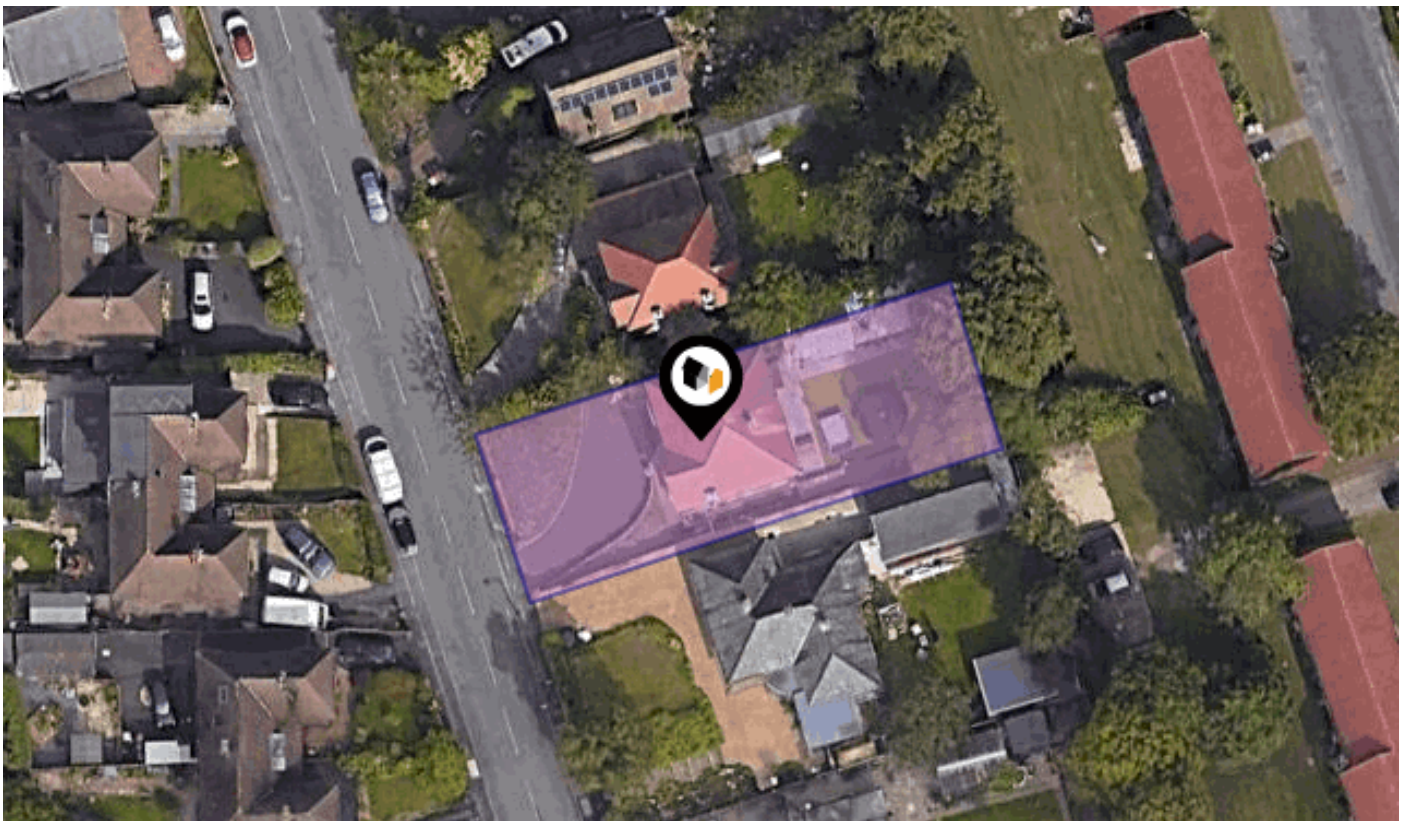


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



LEA ROAD, LEA, PRESTON, PR2

Roberts & Co

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Property Overview

Welcome to this spacious 4-bedroom detached house, designed for comfortable family living. Boasting 3 reception rooms, and a detached garage that has been partially converted with power supply and water, this home offers versatility for various uses.

The property offers a driveway with ample off-road parking at the front.

Upon entering, you are greeted by a welcoming hallway that provides access to all three reception rooms.

The front reception room is a highlight, both functional and inviting, with a large bay window that floods the space with natural light, creating a bright and airy atmosphere. Imagine a comfortable armchair with a side table and lamp, perfect for reading or enjoying your morning coffee.

The rear reception room is an elegant and comfortable space, thoughtfully designed to be the heart of family gatherings and social occasions. It also features a large bay window, allowing ample natural light to illuminate the room. An electric fire at the center adds both warmth and ambiance, perfect for cozying up on chilly evenings.

Situated at the front of the house, the third reception room offers flexibility and functionality. Whether you use it as a study, playroom, or additional lounge, its adaptable design makes it a perfect fit for your lifestyle needs.

The fitted kitchen is well-appointed with ample workspace for culinary creativity. The rear porch provides direct access to the outside and includes a utility area with plumbing for a washing machine and dryer.

Upstairs, there are 4 bedrooms, including 3 doubles and a generously sized single. The family bathroom features a four-piece suite, with a separate shower cubicle and a free-standing bath. There is also a separate WC for added convenience.

The low-maintenance rear garden with artificial grass is perfect for relaxation and outdoor activities. The detached garage, partially converted with power supply and water, is fully boarded and insulated, providing additional versatile space.

Additional features include a passive ventilator, ensuring good air circulation throughout the home.

This property offers a blend of modern living and convenience, with easy-to-maintain outdoor spaces and flexible interior rooms to suit your lifestyle needs.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,797 ft ² / 167 m ²		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band F		
Annual Estimate:	£3,417		
Title Number:	LA519309		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

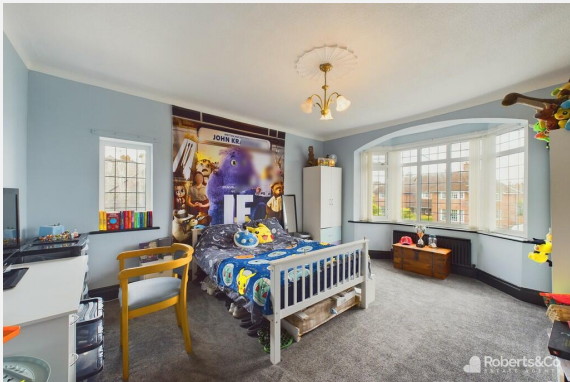
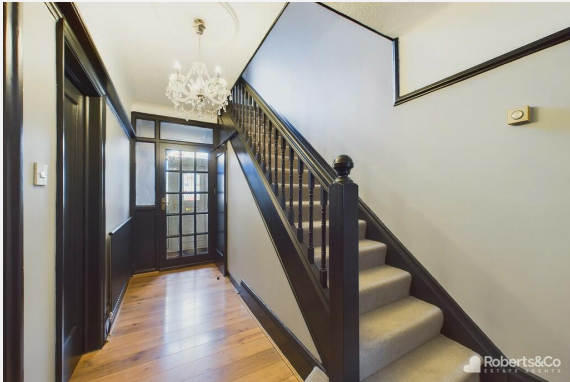
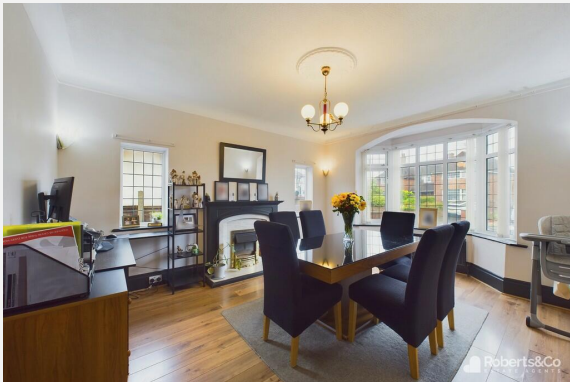
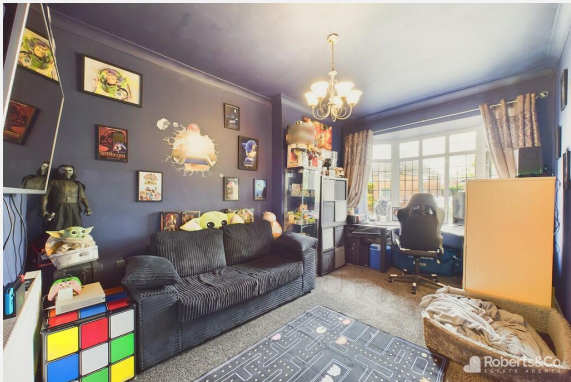
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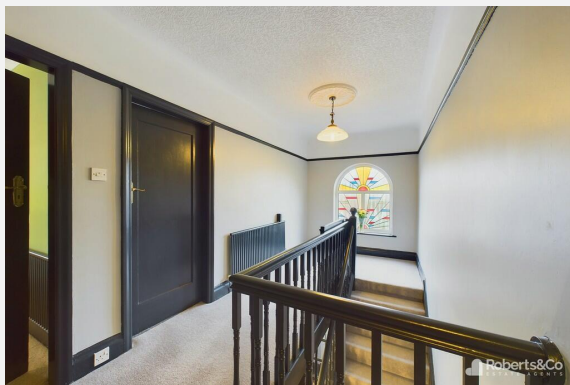
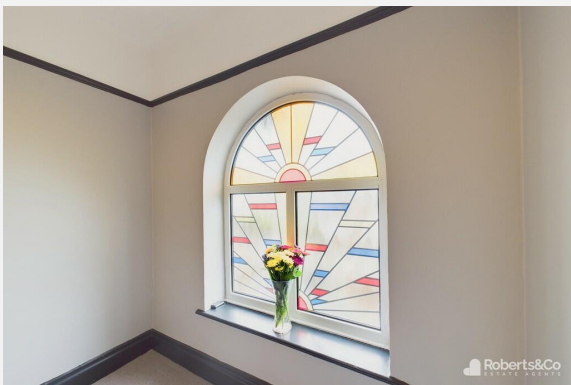
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





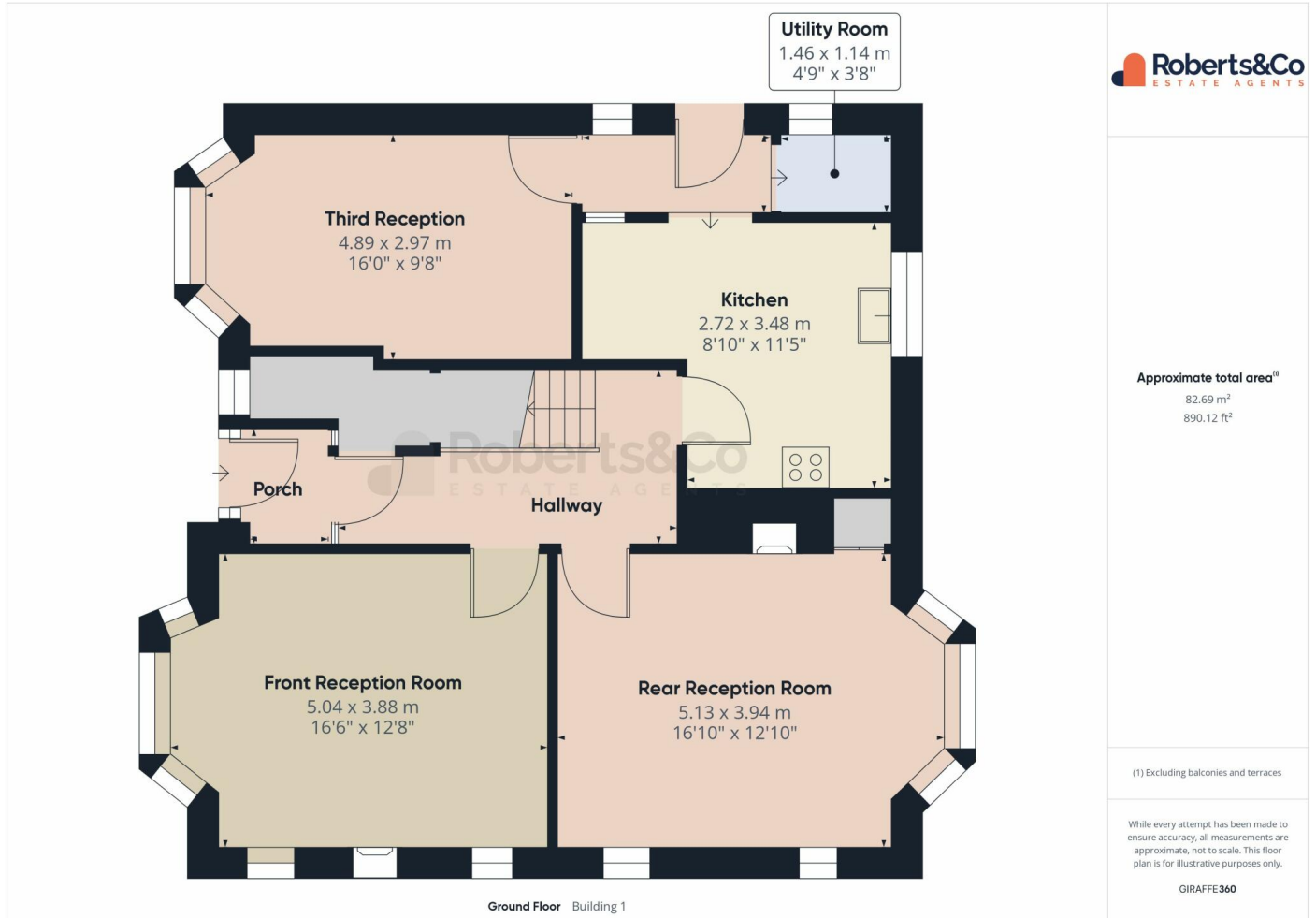




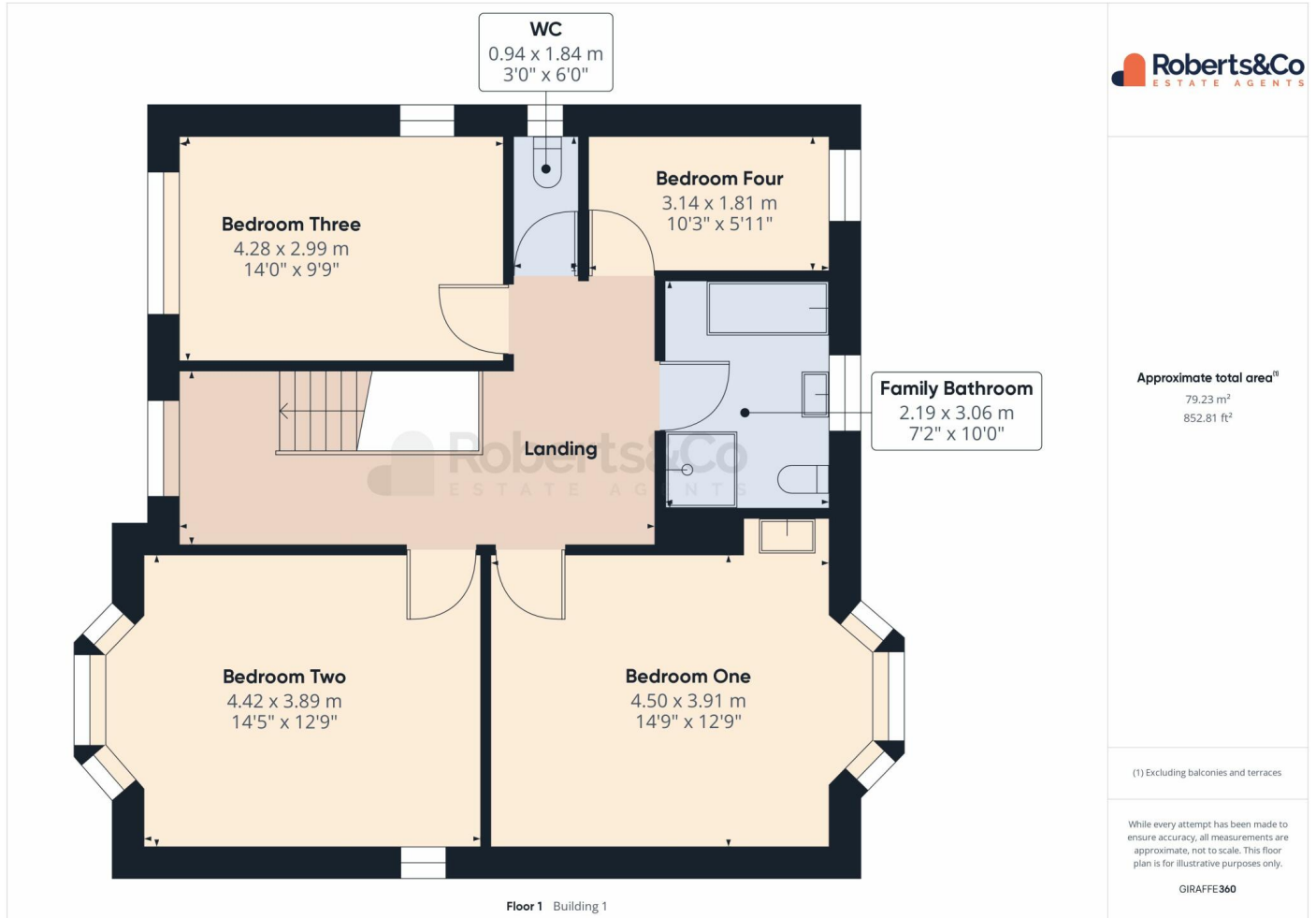
LEA ROAD, LEA, PRESTON, PR2



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LEA ROAD, LEA, PRESTON, PR2



Lea Road, Lea, PR2

Energy rating

D

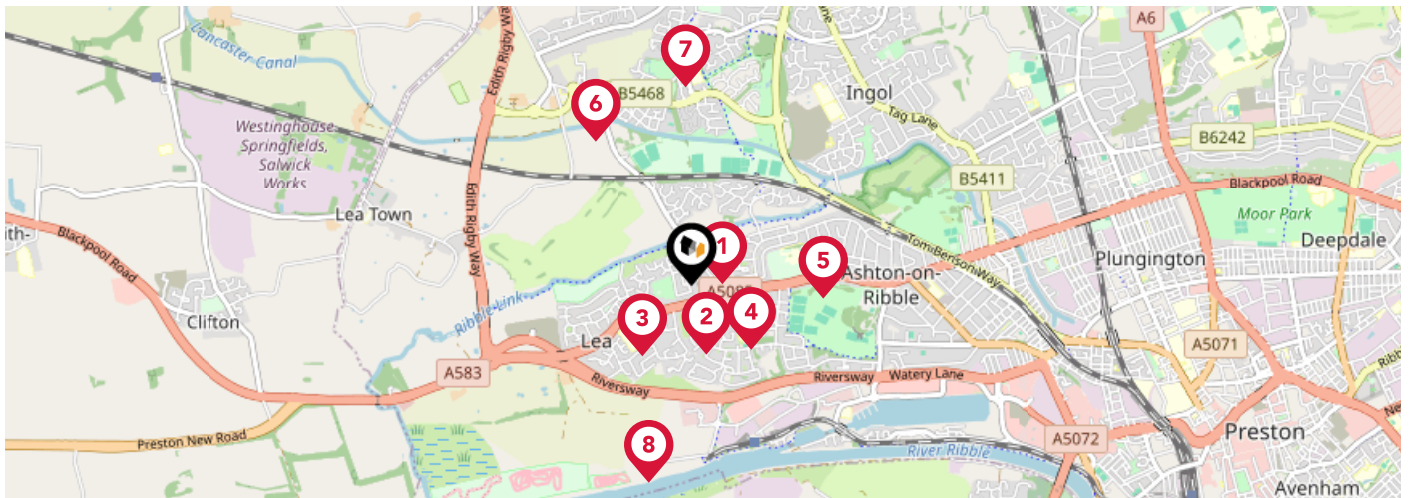
Valid until 21.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

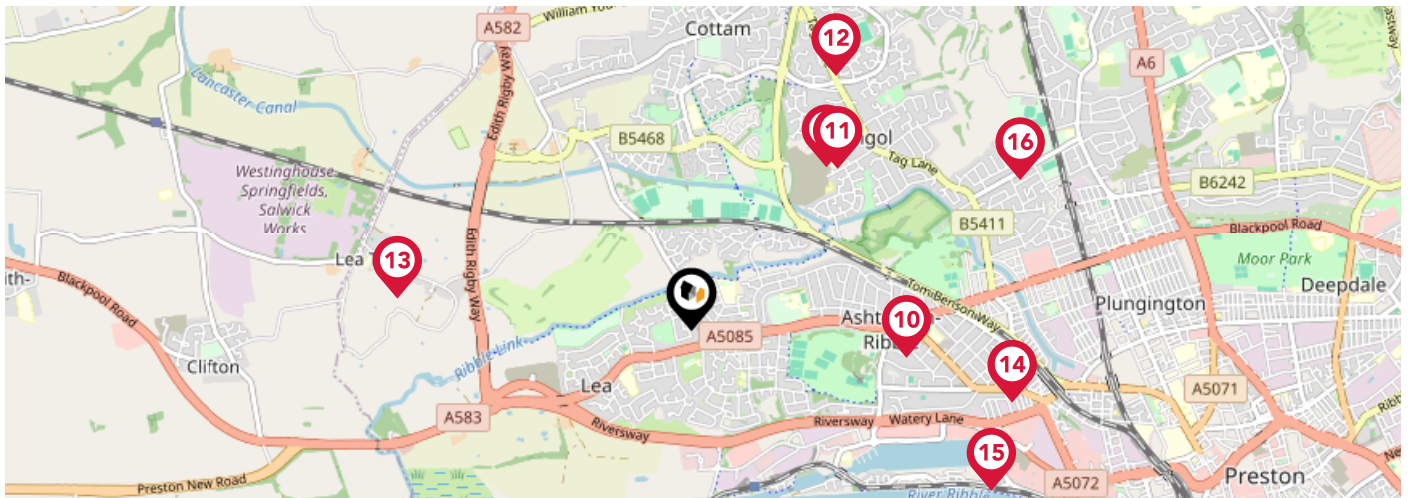
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	167 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
Ashton Primary School Ofsted Rating: Good Pupils: 204 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lea Community Primary School Ofsted Rating: Good Pupils: 204 Distance:0.31	<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:0.38	<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:0.38	<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:0.58	<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:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cottam Primary School Ofsted Rating: Good Pupils: 211 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

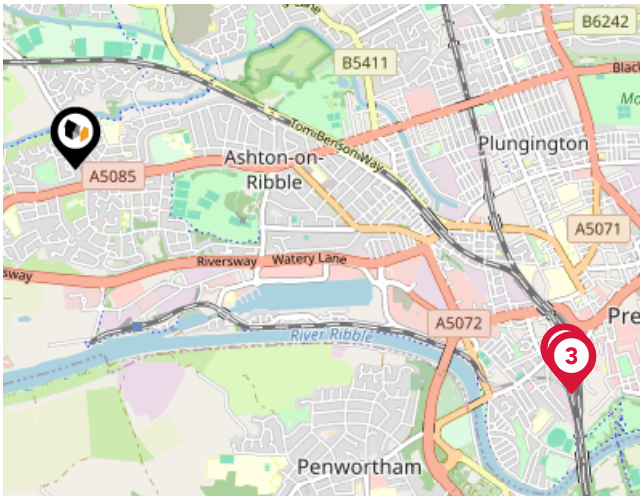
Area Schools



		Nursery	Primary	Secondary	College	Private
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:0.93	<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:0.95	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:1.28	<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:1.3	<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:1.44	<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:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

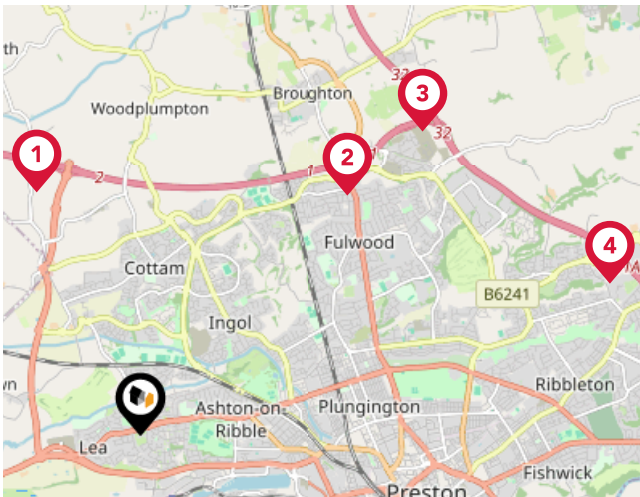
Area

Transport (National)



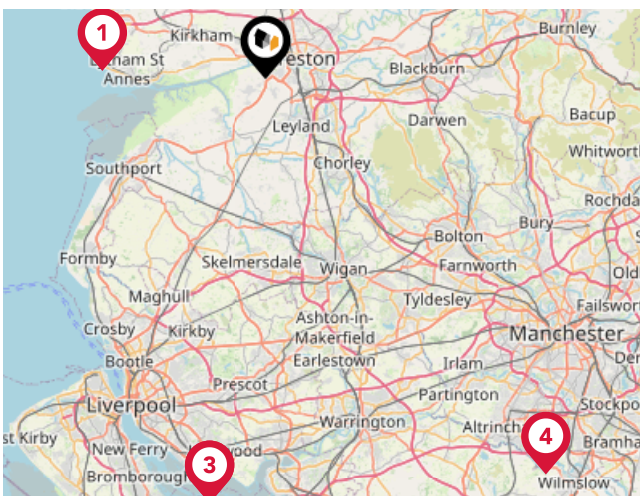
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.35 miles
2	Rail Station	2.39 miles
3	Preston Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	2.31 miles
2	M55 J1	2.78 miles
3	M6 J32	3.62 miles
4	M6 J31A	4.32 miles
5	M65 J1A	5.26 miles

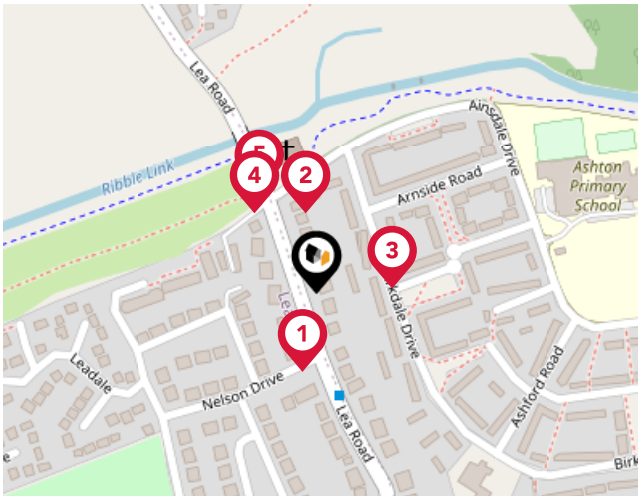


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	11.5 miles
2	Liverpool John Lennon Airport	30.18 miles
3	Liverpool John Lennon Airport	30.19 miles
4	Terminal Two Access	34.16 miles

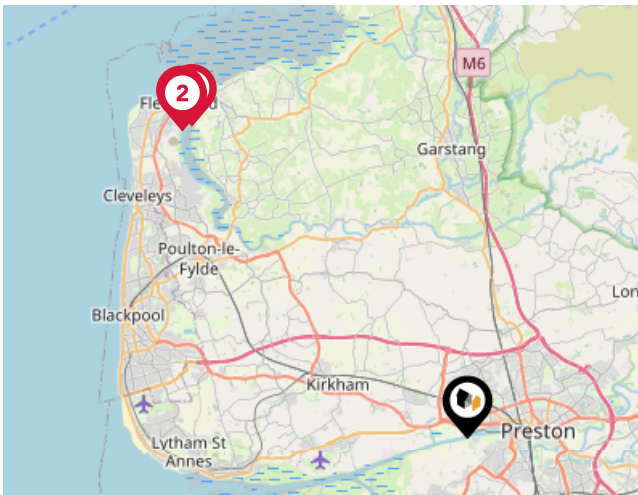
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nelson Drive	0.04 miles
2	Birkdale Drive	0.04 miles
3	Arnsdale Road	0.04 miles
4	Ainsdale Drive	0.06 miles
5	Ainsdale Drive	0.06 miles



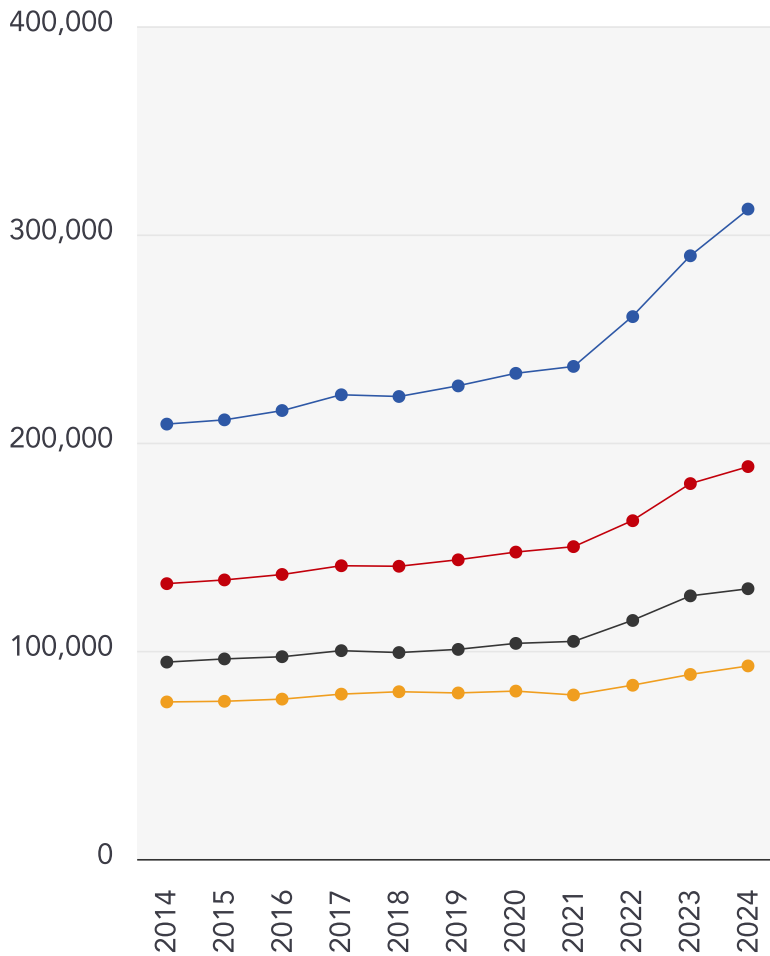
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.57 miles
2	Fleetwood for Ireland Ferry Terminal	14.65 miles
3	Fleetwood for Knott End Ferry Landing	14.77 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.



/RobertsCoEstates



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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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