

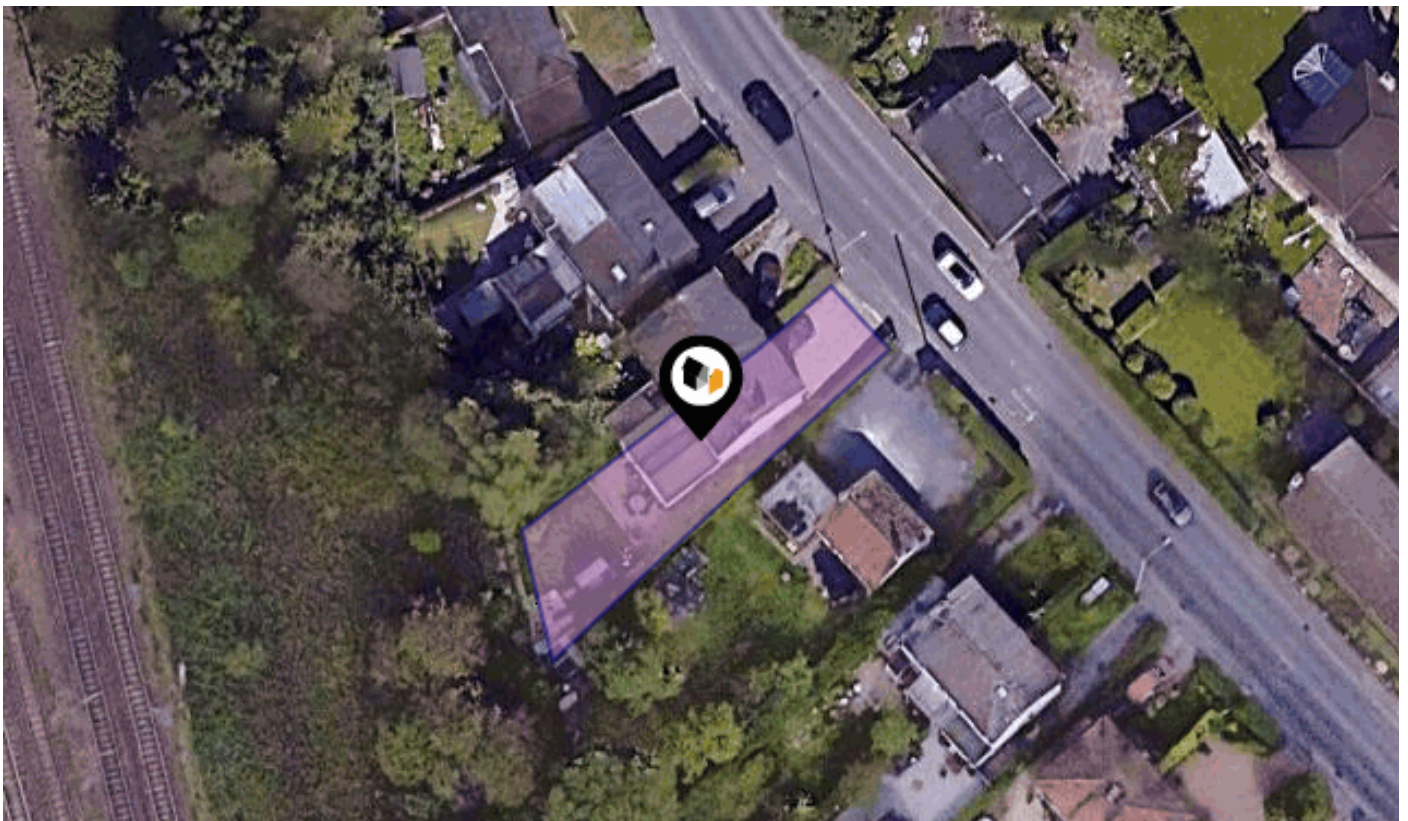


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16<sup>th</sup> July 2024



**LEYLAND ROAD, PENWORTHAM, PRESTON, PR1**

## Roberts & Co

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### Property Overview

This extended semi-detached house boasts three roomy bedrooms, three reception areas, and a spacious rear garden-ideal for families due to its size and convenient location.

The property is set back from the road, offering a private driveway.

Head through the porch into a welcoming hallway.

This house offers three unique reception areas, each with its own character and function.

The front reception room is distinguished by its classic bay window, which not only lets in plenty of natural light but also showcases charming stained glass. This room's period fireplace adds a touch of elegance and serves as a focal point, perfect for creating a warm and inviting atmosphere.

Moving to the middle reception room, you'll find it benefits from two windows that provide a bright and airy environment. This room connects directly to the kitchen through an open plan, allowing for seamless interaction between spaces. It's an ideal area for dining or additional living space, offering versatility to suit your family's needs.

The back reception room is designed to make the most of its position overlooking the garden. Large windows or glass doors create a smooth transition between indoor and outdoor living, allowing you to enjoy the garden's views and easy access to the outdoor space. This room can be used as a relaxing lounge, a family playroom, or even a home office, offering flexibility for various uses.

Together, these three reception areas offer a range of possibilities for entertaining, relaxing, and family activities, enhancing the home's overall functionality and appeal.

The kitchen in this home is designed in a galley style, which is both practical and efficient, especially for busy families or enthusiastic cooks. It features a sleek modern look with white gloss cabinets that reflect light, contributing to a bright and clean atmosphere. These cabinets offer plenty of storage space, ensuring that all your kitchen essentials are neatly organized and easily accessible. A standout feature of this kitchen is the gas range cooker, ideal for those who love to cook. Additionally, there's plenty of space in the kitchen for your appliances. Whether it's a refrigerator, dishwasher, or microwave, there's room to accommodate them without feeling crowded.

There is also a handy downstairs WC completes the ground floor.

Upstairs, there are three generous bedrooms and a family bathroom with a standard three-piece suite.

The rear garden is completely enclosed, offering a secure and private outdoor space. This setup is ideal for families with children or pets, allowing them to play and explore without worry.

With its extension, roomy layout, and prime location, this property is a perfect choice for families.



## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Semi-Detached                              | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3  |                |          |
| <b>Floor Area:</b>      | 1,259 ft <sup>2</sup> / 117 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.07 acres                                 |                |          |
| <b>Year Built :</b>     | 1930-1949                                  |                |          |
| <b>Council Tax :</b>    | Band B                                     |                |          |
| <b>Annual Estimate:</b> | £1,744                                     |                |          |
| <b>Title Number:</b>    | LA591004                                   |                |          |

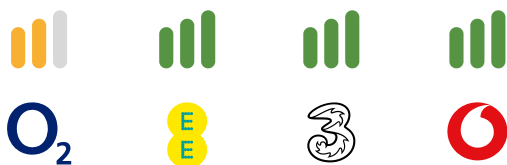
## Local Area

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

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

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>5</b><br>mb/s | <b>80</b><br>mb/s | <b>9000</b><br>mb/s |
|                  |                   |                     |

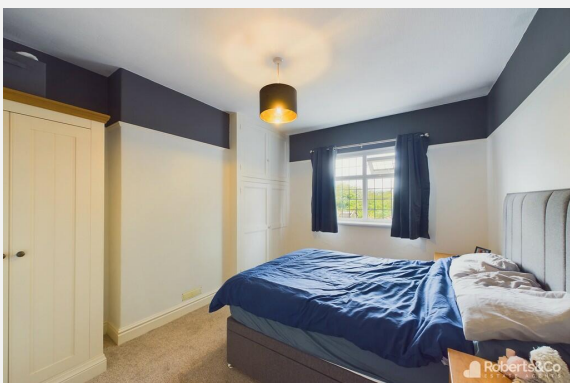
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:









## LEYLAND ROAD, PENWORTHAM, PRESTON, PR1

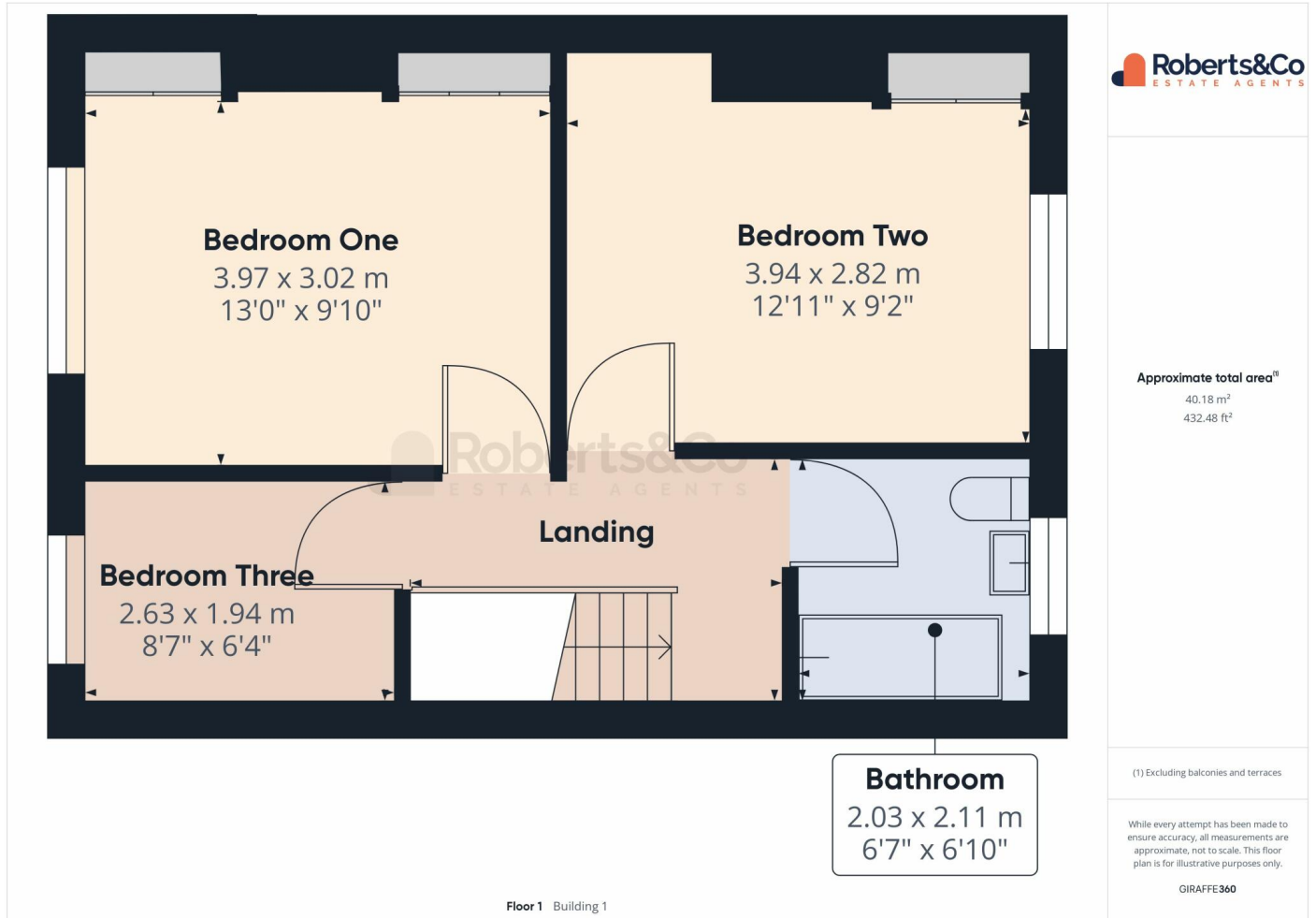




## LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1





LANCASHIRE, PRESTON, PR1

Energy rating

**D**

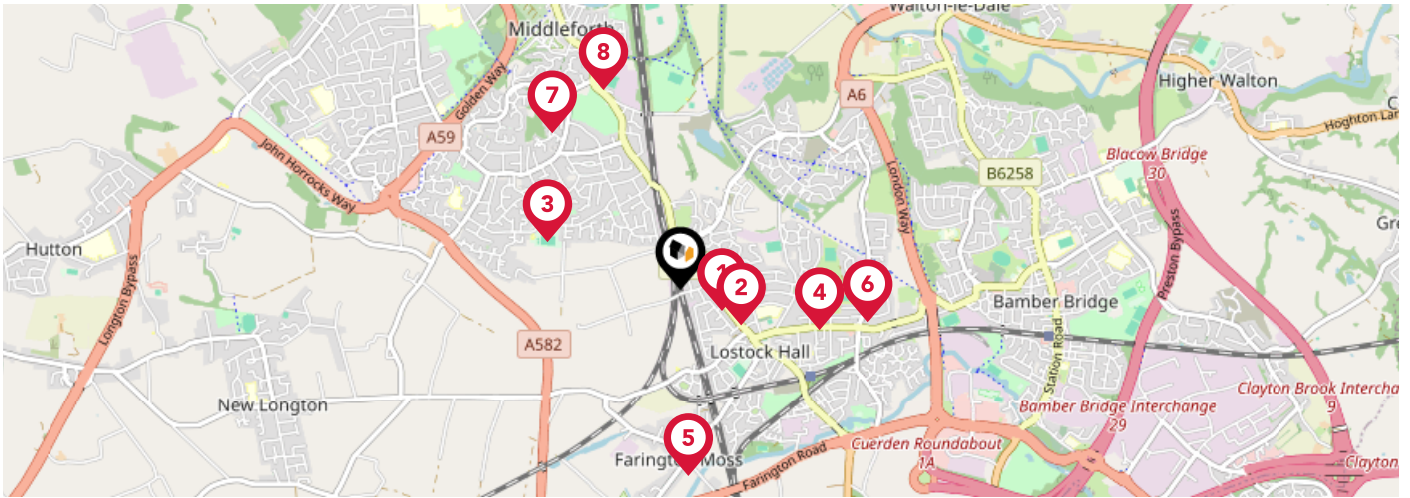
Valid until 21.09.2030

| 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>      | 57   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

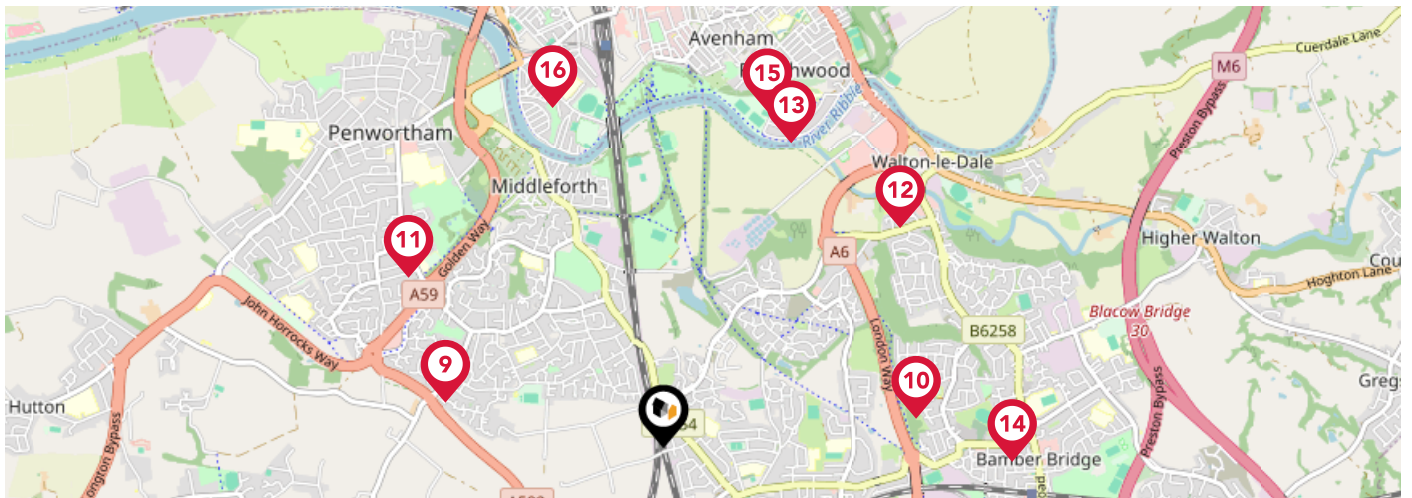
### Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Off-peak 7 hour                                |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 1  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer and room thermostat                 |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Average  |
| <b>Lighting:</b>                    | Low energy lighting in 82% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 117 m <sup>2</sup>                             |

# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Lostock Hall Moor Hey School</b><br>Ofsted Rating: Good   Pupils: 110   Distance:0.2  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b><br>Ofsted Rating: Good   Pupils: 357   Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Kingsfold Primary School</b><br>Ofsted Rating: Good   Pupils: 120   Distance:0.62   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Lostock Hall Community Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 425   Distance:0.64                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Farington Moss St. Paul's C.E. Primary School</b><br>Ofsted Rating: Good   Pupils: 194   Distance:0.81                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Lostock Hall Academy</b><br>Ofsted Rating: Good   Pupils: 612   Distance:0.83   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Penwortham Middleforth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.89              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Mary Magdalen's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.95                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

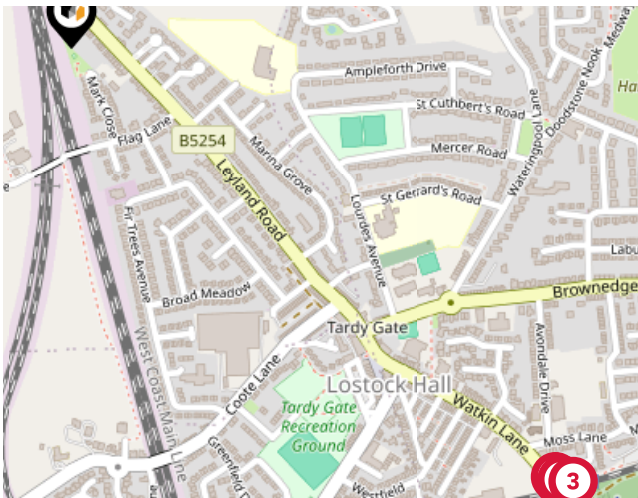


|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:0.97                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Walton-le-Dale Community Primary School</b><br>Ofsted Rating: Good   Pupils: 443   Distance:1.12                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 210   Distance:1.34  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Walton-le-Dale, St Leonard's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Christ The King Catholic High School</b><br>Ofsted Rating: Good   Pupils: 340   Distance:1.45                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>St Mary's and St Benedict's Roman Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 299   Distance:1.53     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Frenchwood Community Primary School</b><br>Ofsted Rating: Good   Pupils: 341   Distance:1.55                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>St Stephen's CofE School</b><br>Ofsted Rating: Good   Pupils: 296   Distance:1.57                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



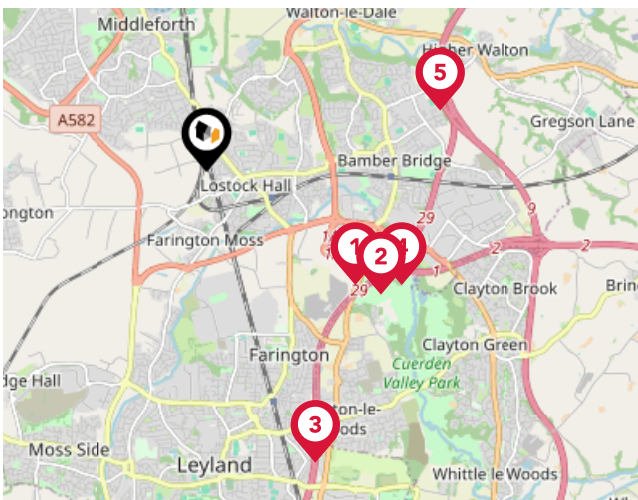
# Area

## Transport (National)



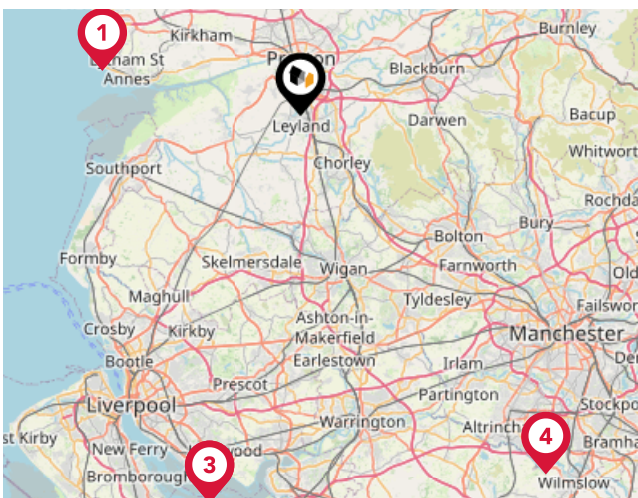
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Lostock Hall Rail Station | 0.74 miles |
| 2   | Rail Station              | 0.74 miles |
| 3   | Lostock Hall Rail Station | 0.75 miles |



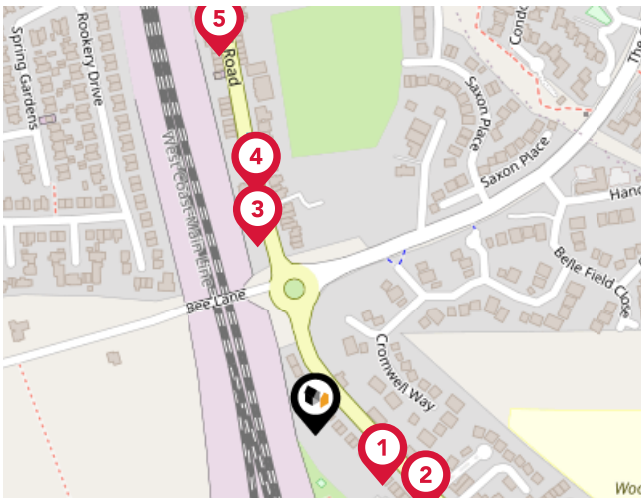
### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J1A | 1.65 miles |
| 2   | M65 J1  | 1.87 miles |
| 3   | M6 J28  | 2.73 miles |
| 4   | M6 J29  | 1.98 miles |
| 5   | M6 J30  | 2.12 miles |



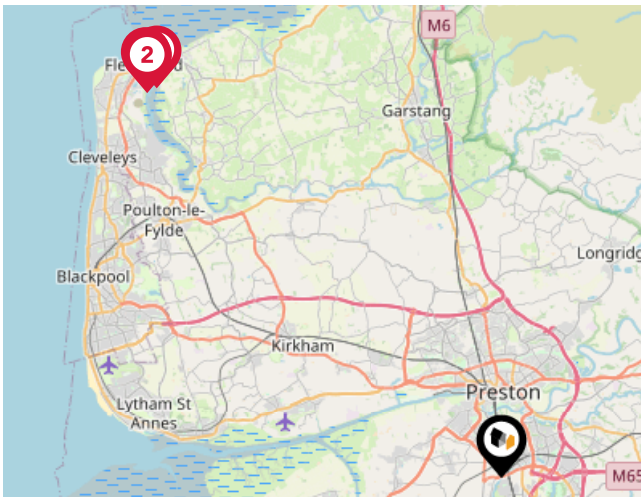
### Airports/Helipads

| Pin | Name                            | Distance    |
|-----|---------------------------------|-------------|
| 1   | Blackpool International Airport | 14.3 miles  |
| 2   | Liverpool John Lennon Airport   | 27.98 miles |
| 3   | Liverpool John Lennon Airport   | 27.98 miles |
| 4   | Terminal Two Access             | 30.56 miles |



### Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Flag Lane     | 0.05 miles |
| 2   | Round Acre    | 0.07 miles |
| 3   | Bee Lane      | 0.11 miles |
| 4   | Bee Lane      | 0.14 miles |
| 5   | Sumpter Horse | 0.21 miles |



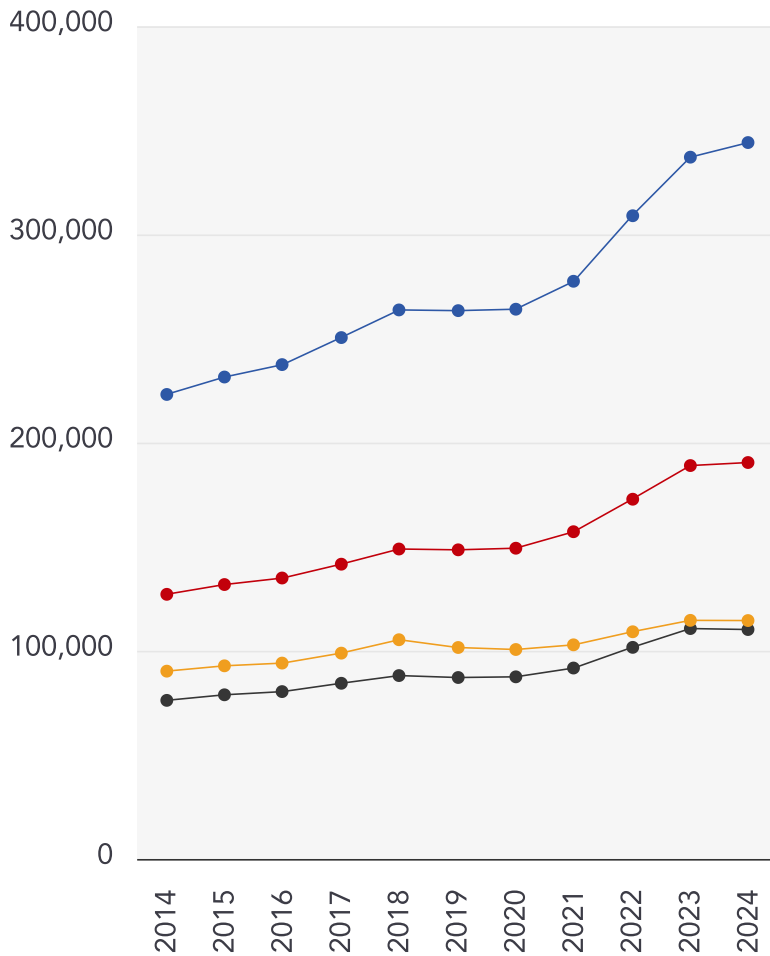
### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 18.2 miles  |
| 2   | Fleetwood for Ireland Ferry Terminal  | 18.28 miles |
| 3   | Fleetwood for Knott End Ferry Landing | 18.4 miles  |

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR1



Detached

**+54.23%**

Semi-Detached

**+49.8%**

Flat

**+26.94%**

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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