

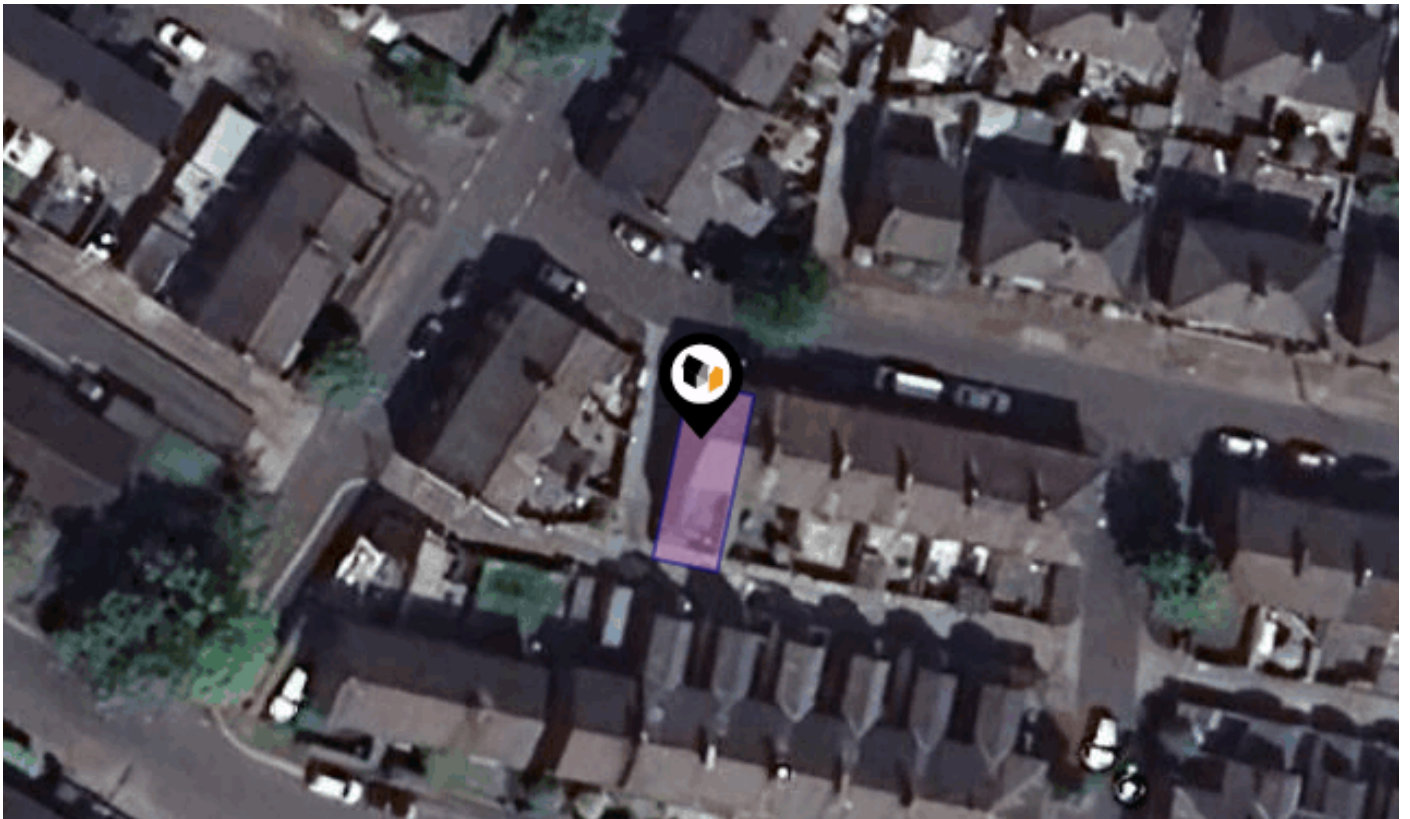


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd October 2024



CLARENCE STREET, LEYLAND, PR25

Asking Price : £149,950

Roberts & Co

36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk

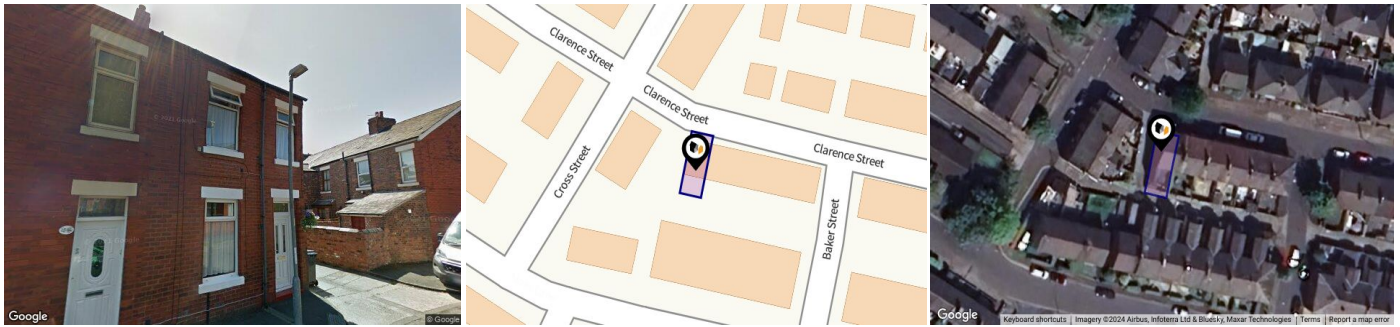


Introduction

Our Comments

This well-presented and spacious three-bedroom end-terraced house is ideally located for easy access to major motorway links and Leyland train station, making it perfect for commuters. The house is thoughtfully designed for family living, offering a bright and airy layout throughout. The modern, well-equipped kitchen boasts ample cabinetry and high-quality integrated appliances, offering plenty of space for cooking and meal preparation. Additionally, a handy understairs pantry cupboard provides extra storage, making it perfect for keeping kitchen essentials neatly organized.

At the front of the property, a cosy living room offers a warm and inviting retreat, complete with a feature gas fireplace. Meanwhile, a second reception room at the rear of the house opens onto the garden through patio doors, creating a seamless connection between indoor and outdoor spaces. Upstairs, the first floor comprises three well-proportioned bedrooms, ideal for a growing family, along with a family bathroom. The property also benefits from on-street parking at the front and a private, enclosed yard at the rear, offering a secure outdoor space. Situated within walking distance to a range of local restaurants, supermarkets, and amenities, this home offers both convenience and comfort. Leyland train station is just a short walk away, providing excellent transport links to Preston, Manchester, and Liverpool. The property also benefits from proximity to the M6, M61, and M65 motorways, making it a great option for those who need to travel regularly.



Property

Type:	Terraced	Asking Price:	£149,950
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.02 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,495		
Title Number:	LA917077		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

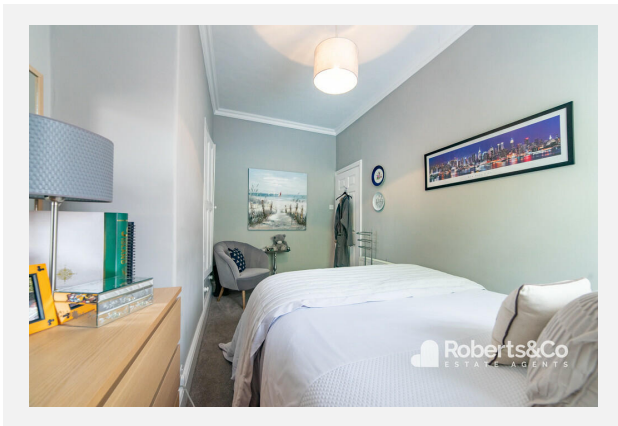
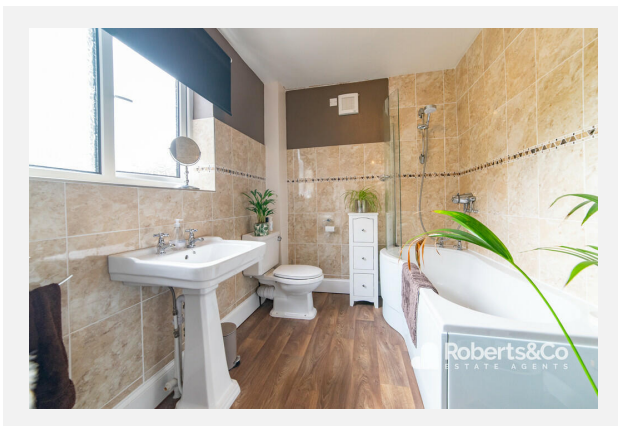
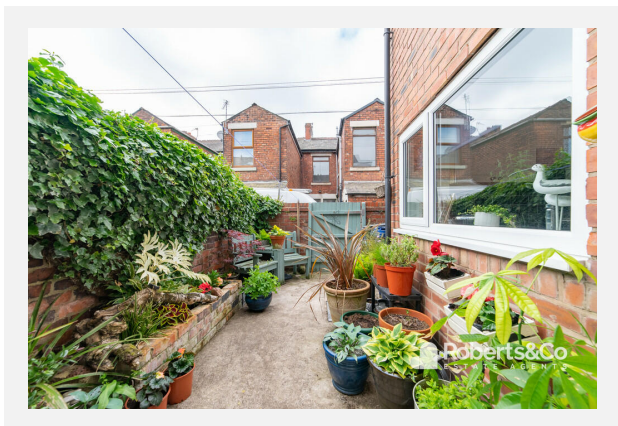
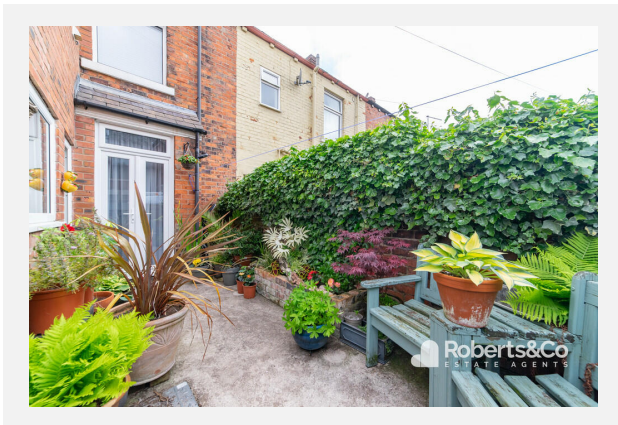
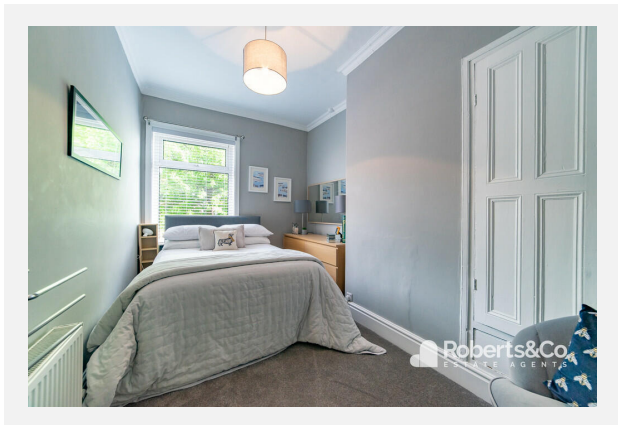
17 mb/s	80 mb/s	1000 mb/s

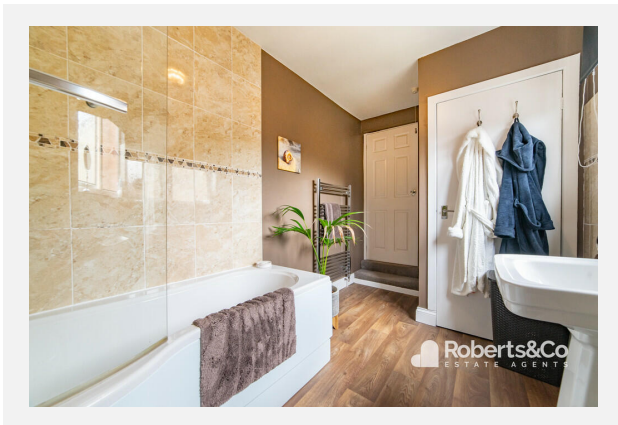
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



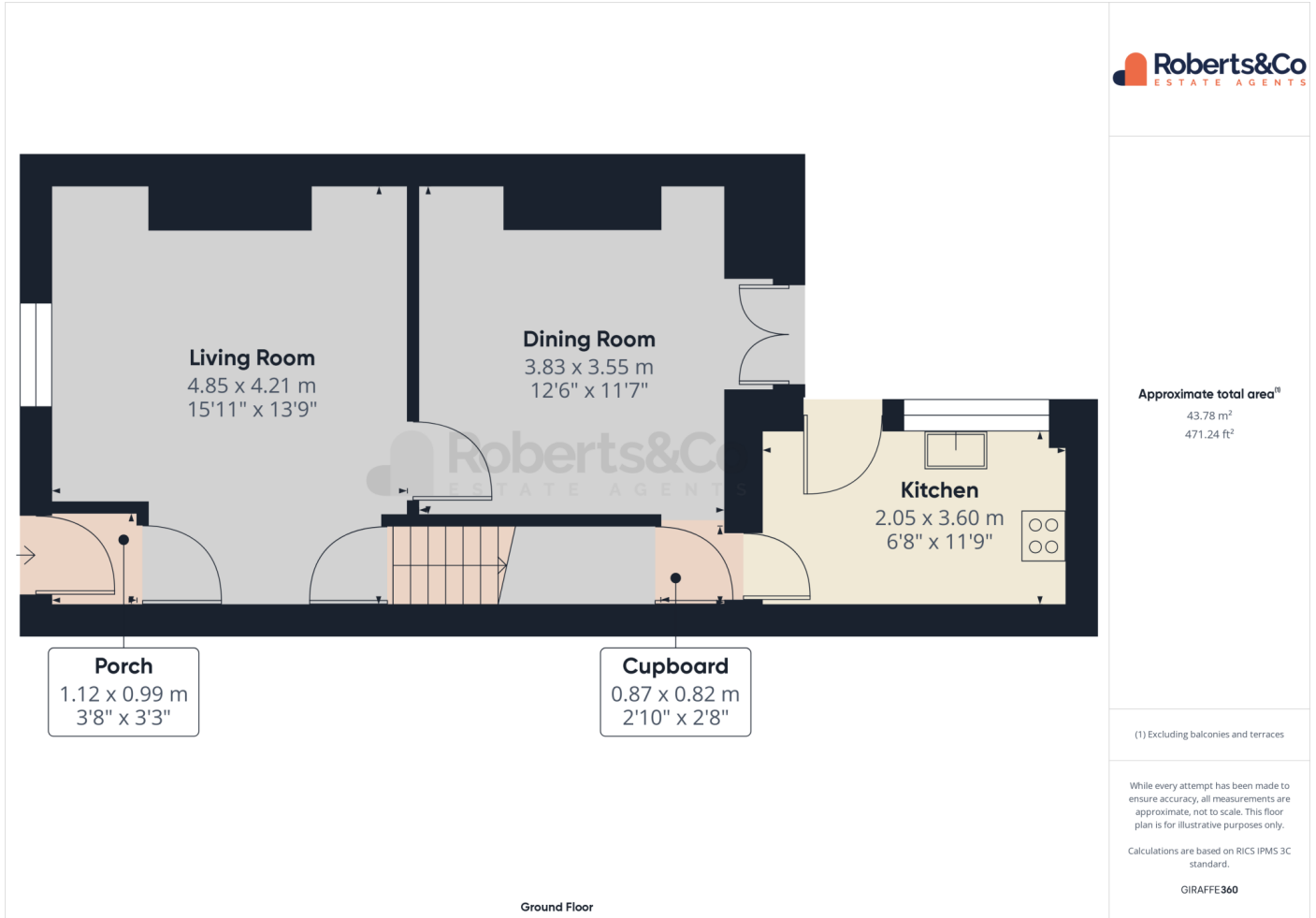




CLARENCE STREET, LEYLAND, PR25



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Property EPC - Certificate

Clarence Street, PR25

Energy rating

C

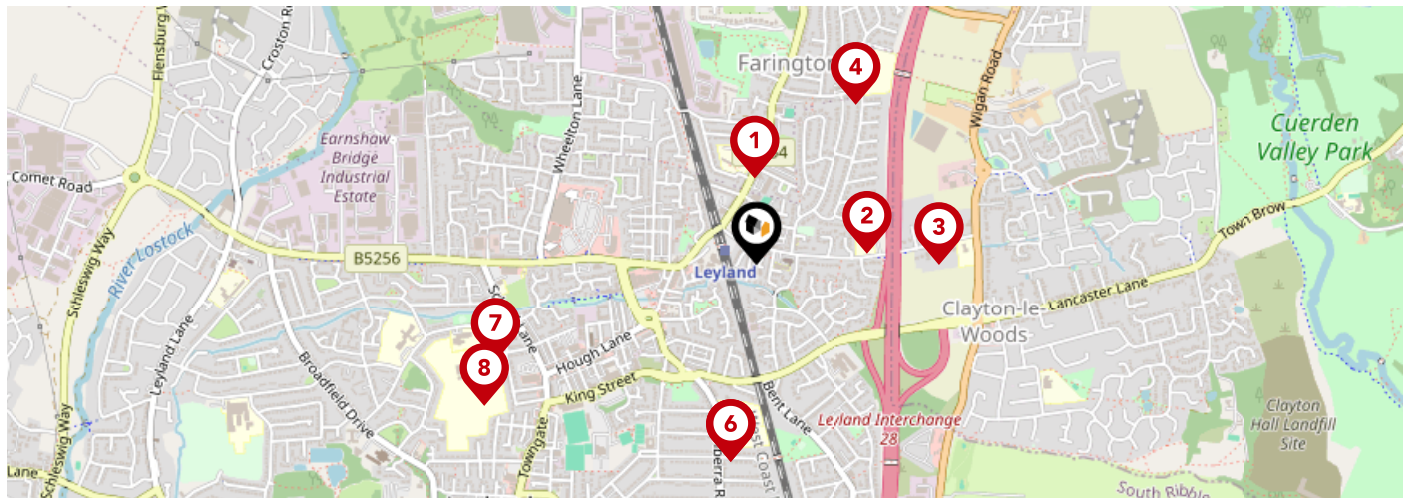
Valid until 19.03.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

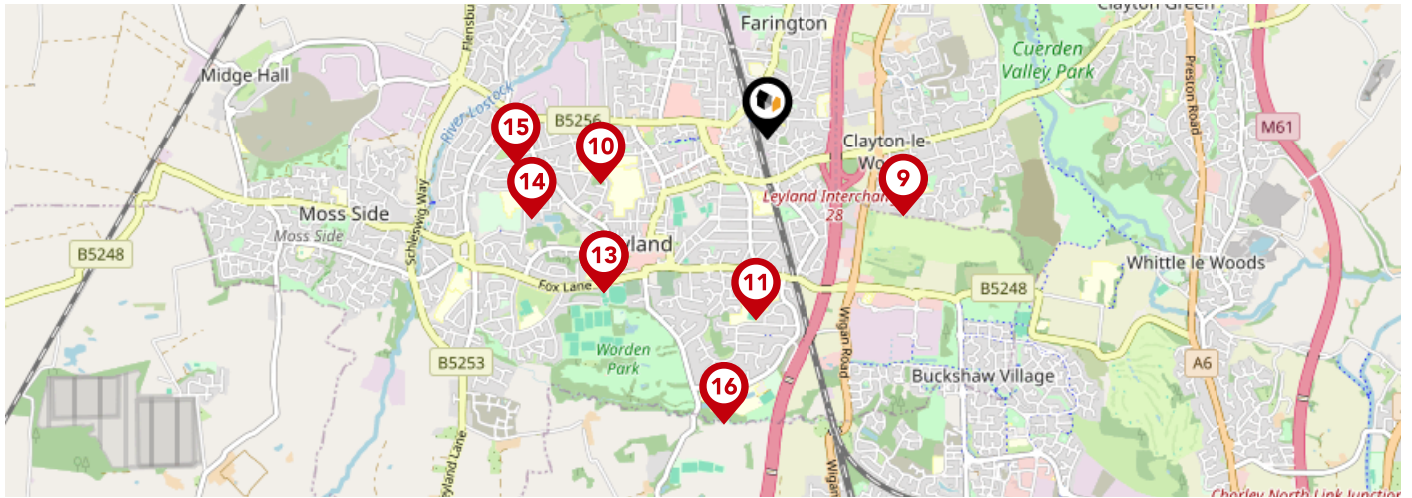
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	114 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roselyn House School Ofsted Rating: Good Pupils: 77 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Leyland Methodist Junior School Ofsted Rating: Good Pupils:0 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

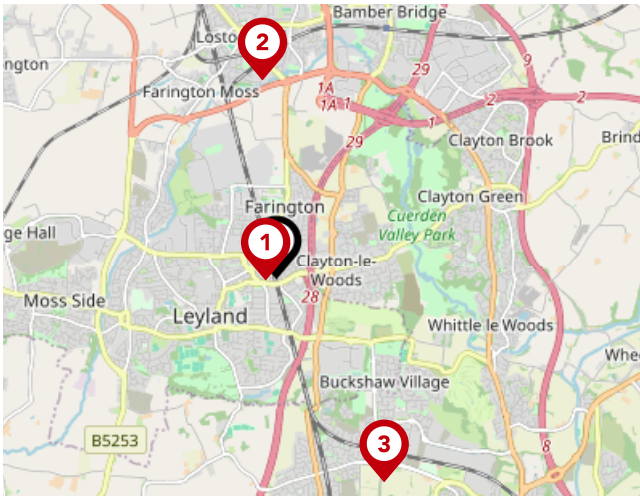
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lancaster Lane Primary and Pre-School Ofsted Rating: Good Pupils: 202 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balshaw's Church of England High School Ofsted Rating: Good Pupils: 921 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 136 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Runshaw College Ofsted Rating: Good Pupils:0 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

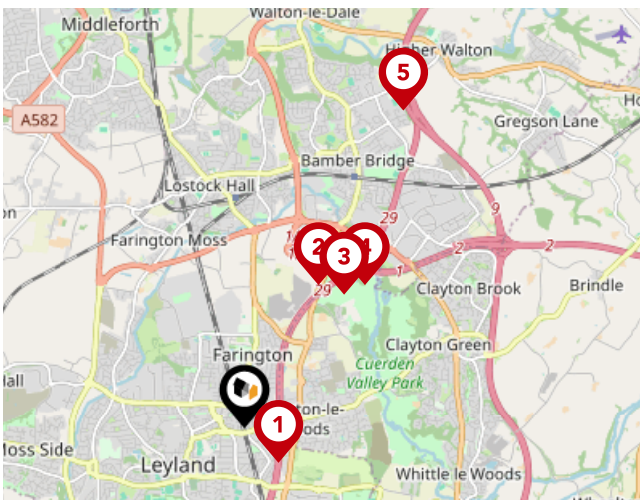
Area

Transport (National)



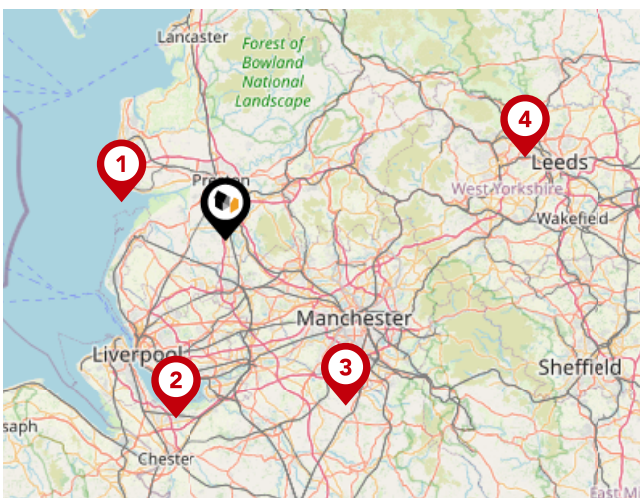
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.09 miles
2	Lostock Hall Rail Station	1.75 miles
3	Buckshaw Parkway Rail Station	2.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	0.43 miles
2	M65 J1A	1.42 miles
3	M65 J1	1.47 miles
4	M6 J29	1.65 miles
5	M6 J30	3.13 miles

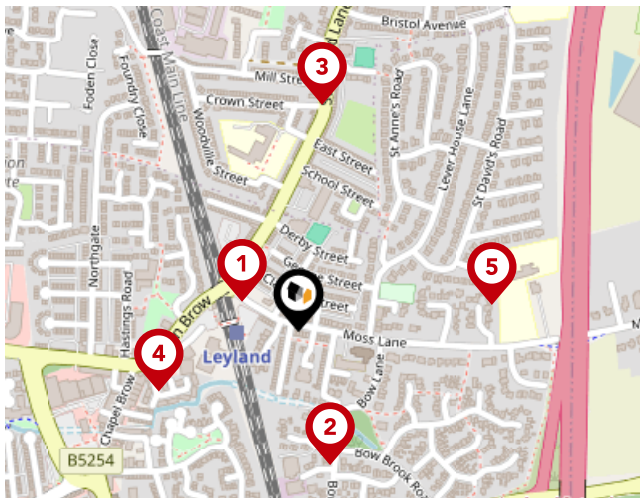


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.59 miles
2	Speke	25.96 miles
3	Manchester Airport	28.78 miles
4	Leeds Bradford Airport	43.5 miles

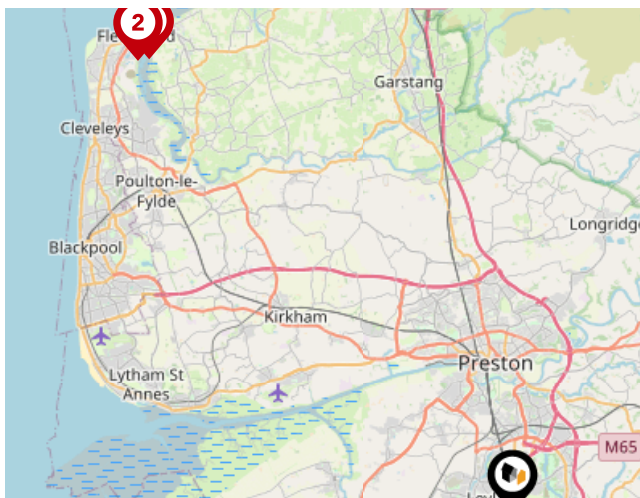
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Railway	0.07 miles
2	Melton Place	0.15 miles
3	Mill Street	0.25 miles
4	Queens Hotel	0.17 miles
5	St Catherines RCPS	0.21 miles



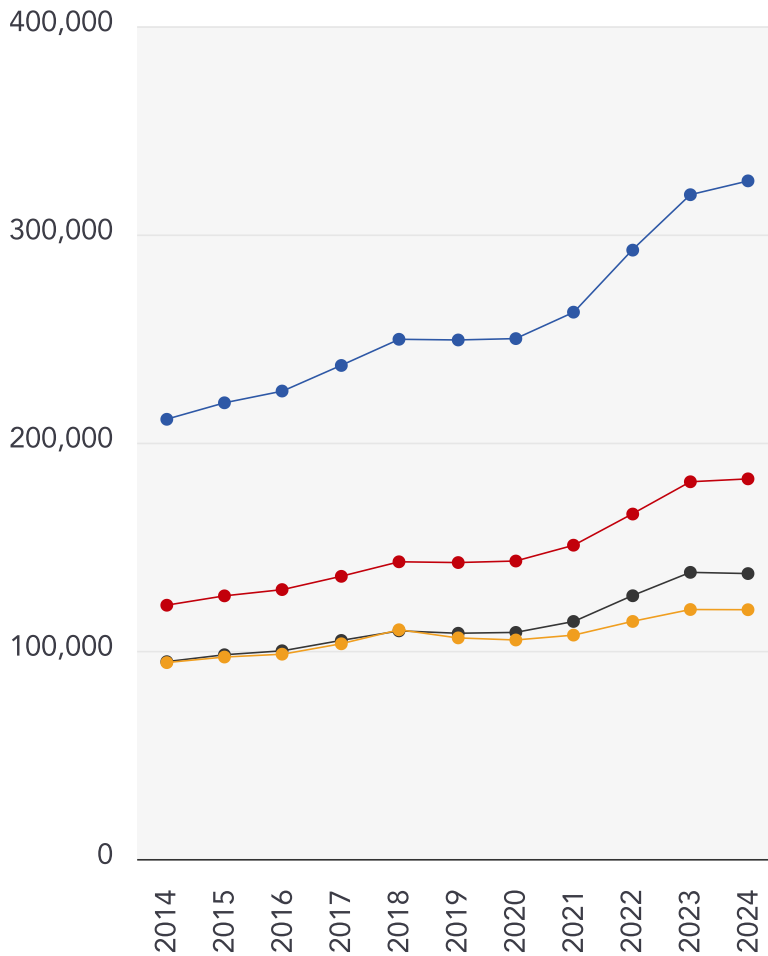
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.35 miles
2	Fleetwood for Knott End Ferry Landing	20.54 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR25



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston and South Ribble. We've been successfully selling and renting property for many years in your local area and our experienced and dedicated team all have one thing in common... we are passionate about property.

Our focus is on the communities we serve, with a clear goal of delivering exceptional service. We do this by utilising the latest technology, coupled with some good old-fashioned estate agency from our incredible team who all live locally and have a wealth of knowledge to share from their years of experience helping clients just like you move to their next home.

Testimonial 1



Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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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