

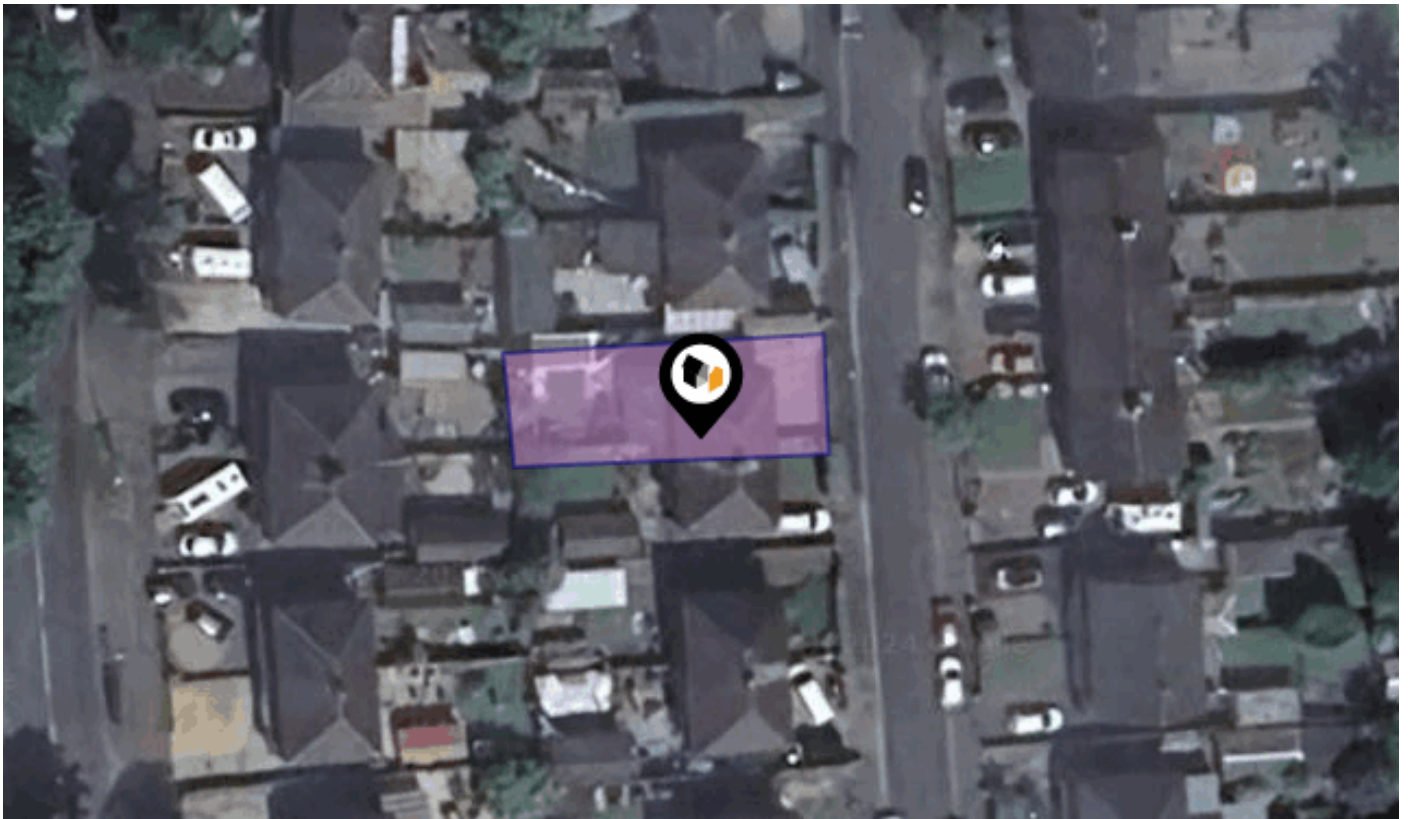


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



STANLEY AVENUE, FARINGTON, LEYLAND, PR25

Roberts & Co

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

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Introduction

Our Comments

Property Overview

This beautifully presented semi-detached home offers an extended family kitchen-diner, three generously sized bedrooms, driveway parking, and a detached garage, making it an ideal family home or perfect for first-time buyers.

Upon entering, the welcoming entrance hall includes a convenient downstairs WC. The bright and cozy living room features a bay window that floods the space with natural light and a gas fire, creating a warm and inviting atmosphere.

At the heart of the home is the extended open-plan dining kitchen, designed with modern living in mind. It boasts integrated appliances, ample counter space, room for an American-style fridge freezer, and plumbing for a washing machine. The space comfortably accommodates a dining table, chairs, and a sofa, making it perfect for family meals or entertaining. Patio doors open directly onto the garden, providing a seamless indoor-outdoor connection.

Upstairs, the reconfigured layout offers three generously sized bedrooms, ensuring plenty of space for the whole family. The modern family bathroom is fitted with a stylish three-piece suite, providing both convenience and comfort.

Externally, the property features driveway parking for multiple vehicles and a detached garage, offering ample storage or additional parking. The enclosed rear garden provides a private and low-maintenance outdoor space.

Situated in a peaceful residential area, the home is within easy reach of local amenities and offers excellent motorway access, making it ideal for commuters. Combining charm, practicality, and a superb location, this home is ready to move in and enjoy.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,744		
Title Number:	LA715403		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	91 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

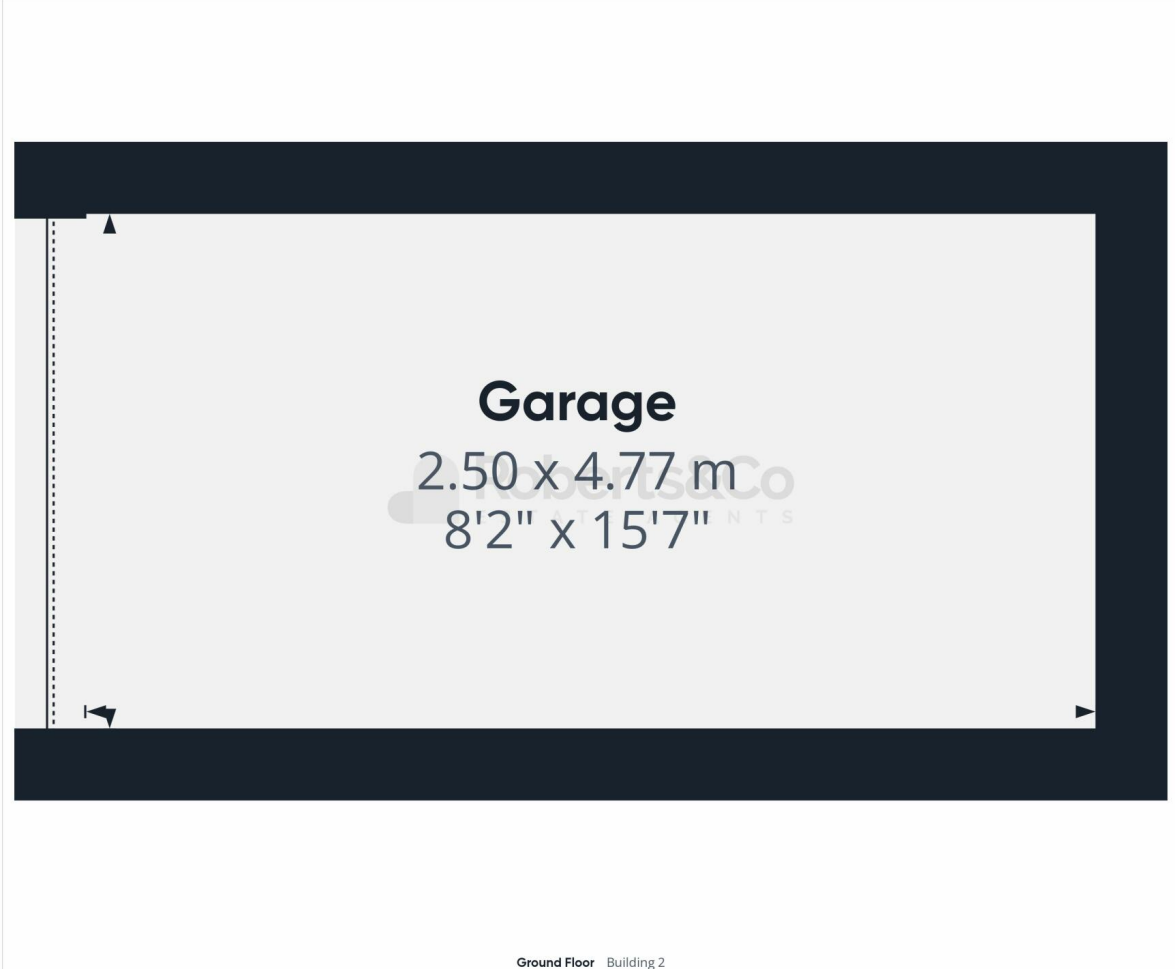
Planning records for: *Stanley Avenue, Farington, Leyland, PR25*

Reference - SouthRibble/07/2017/1968/HOH	
Decision:	Decided
Date:	03rd July 2017
Description:	Two storey side extension and single storey rear extension.



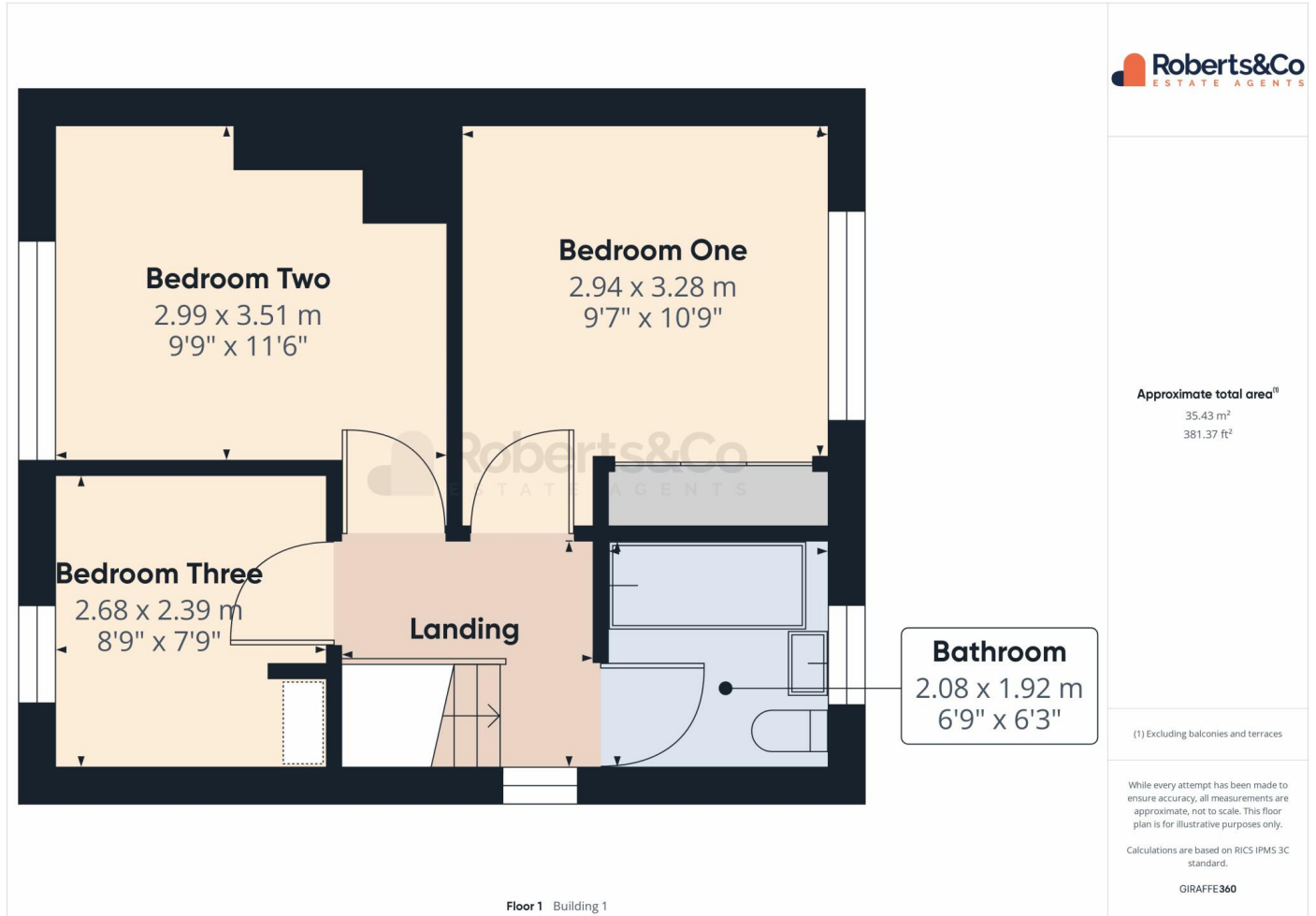


STANLEY AVENUE, FARINGTON, LEYLAND, PR25

 <p>Garage 2.50 x 4.77 m 8'2" x 15'7"</p>	<p>Roberts&Co ESTATE AGENTS</p> <p>Approximate total area⁽¹⁾ 11.99 m² 129.06 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>
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Ground Floor Building 2

STANLEY AVENUE, FARINGTON, LEYLAND, PR25



STANLEY AVENUE, FARINGTON, LEYLAND, PR25



STANLEY AVENUE, FARINGTON, LEYLAND, PR25



FARINGTON, PR25

Energy rating

C

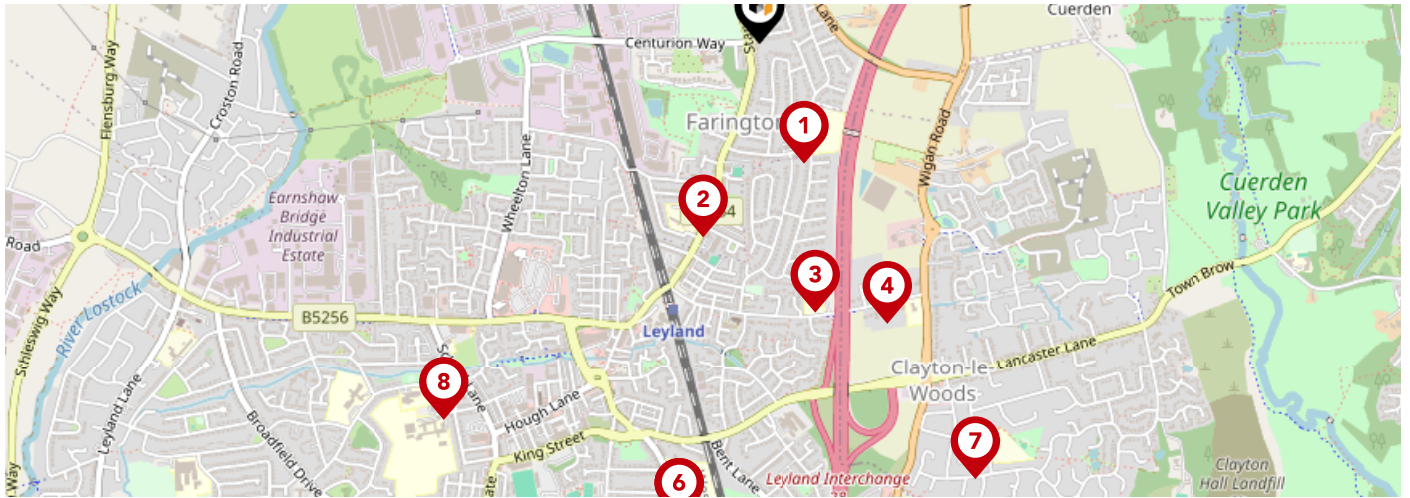
Valid until 24.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

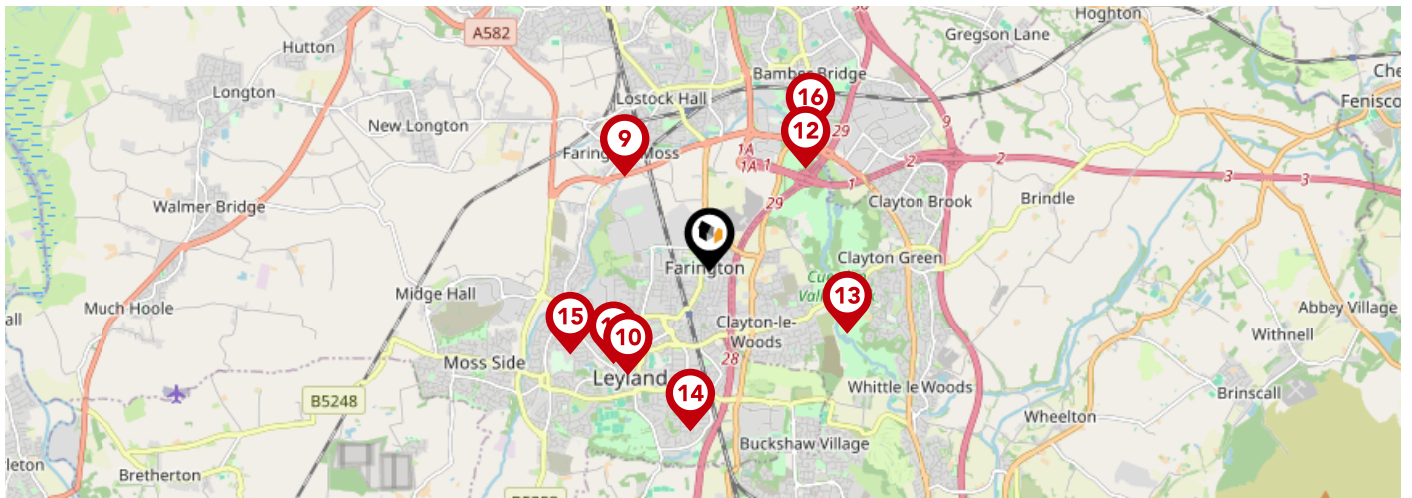
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	92 m ²

Area Schools



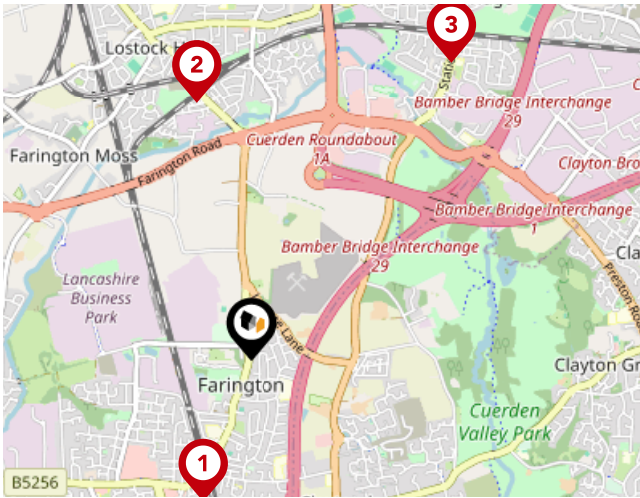
		Nursery	Primary	Secondary	College	Private
1	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roselyn House School Ofsted Rating: Good Pupils: 77 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:1.06	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lancaster Lane Primary and Pre-School Ofsted Rating: Good Pupils: 202 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clayton-le-Woods Church of England Primary School Ofsted Rating: Good Pupils: 221 Distance:1.32	<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:1.42	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

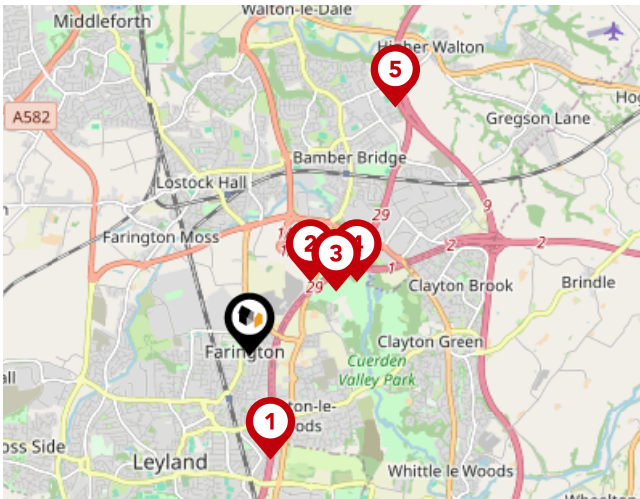
Area

Transport (National)



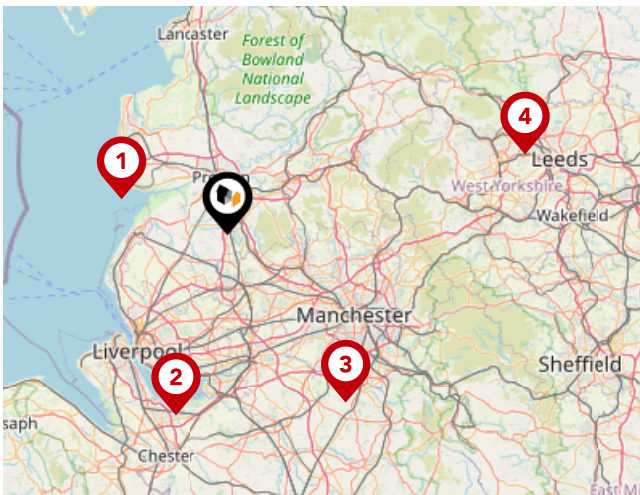
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.65 miles
2	Lostock Hall Rail Station	1.16 miles
3	Bamber Bridge Rail Station	1.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	0.94 miles
2	M65 J1A	0.84 miles
3	M65 J1	0.94 miles
4	M6 J29	1.14 miles
5	M6 J30	2.53 miles

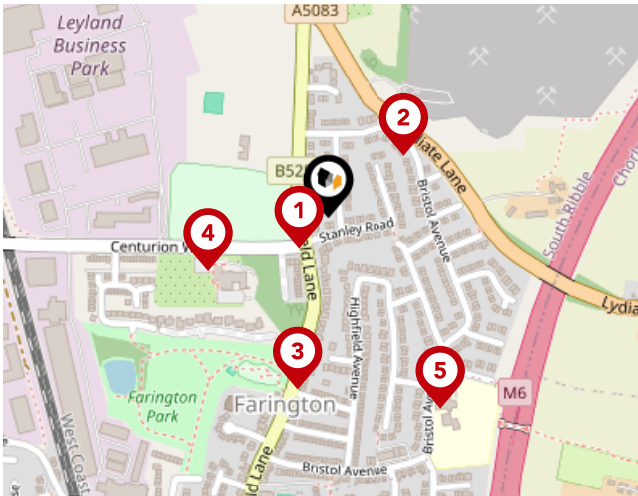


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	15.49 miles
2	Speke	26.58 miles
3	Manchester Airport	29.21 miles
4	Leeds Bradford Airport	43.22 miles

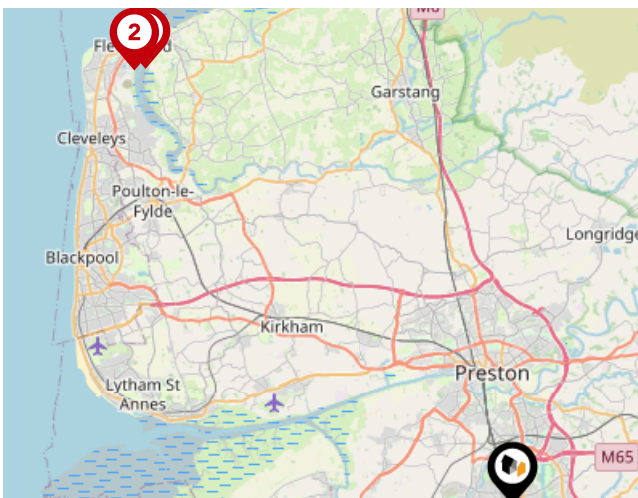
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Centurion Way	0.05 miles
2	Lydiat Lane	0.11 miles
3	Lodge Gates	0.19 miles
4	Business Park	0.14 miles
5	Lever House PS	0.24 miles



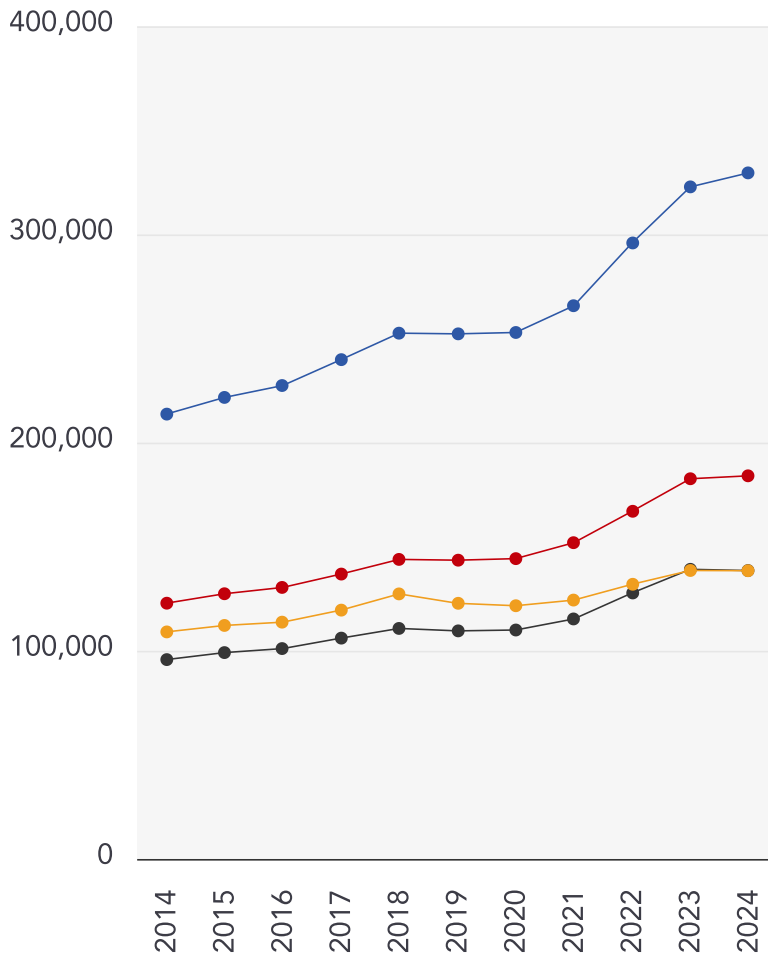
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.95 miles
2	Fleetwood for Knott End Ferry Landing	20.14 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

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.



/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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