

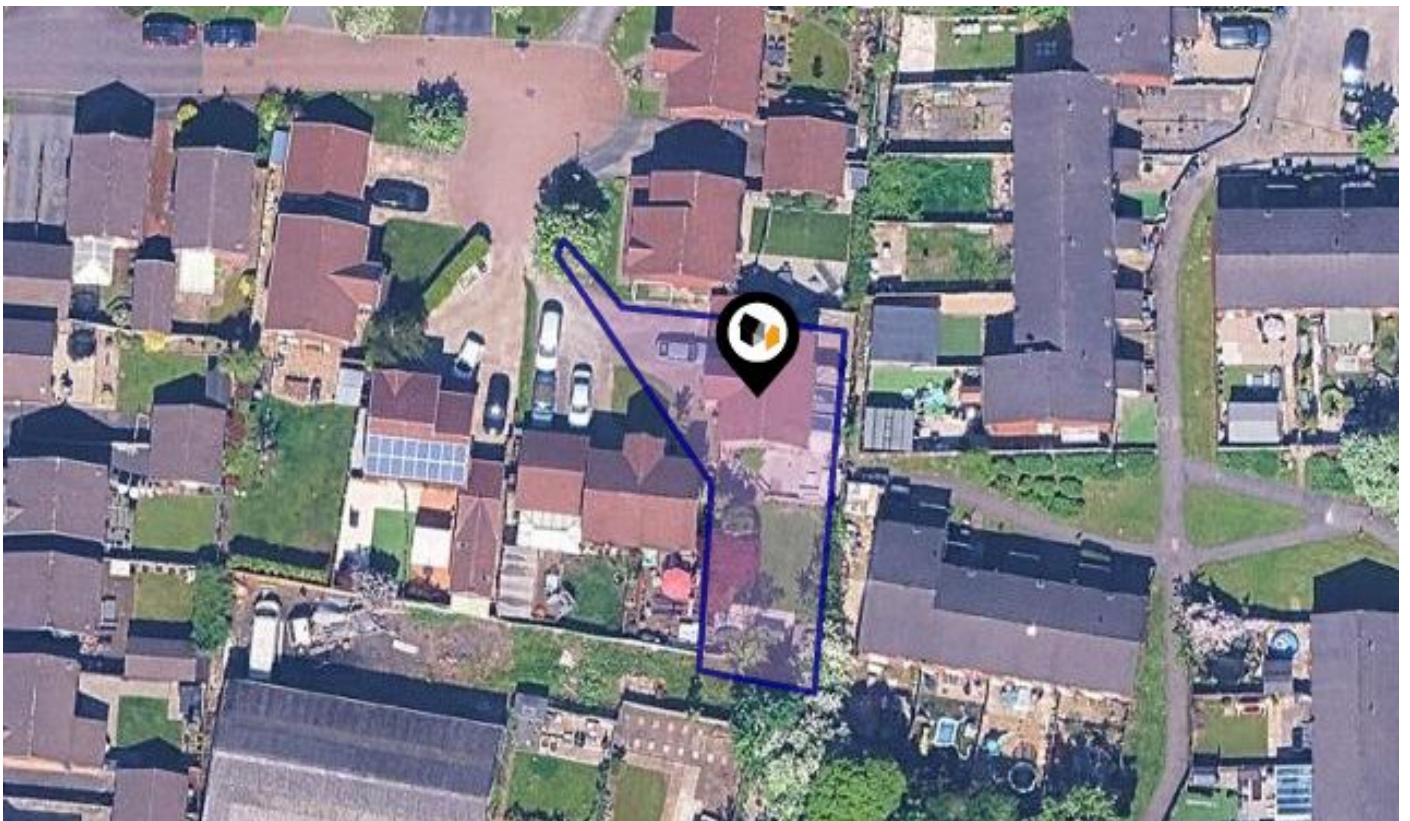


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 10th April 2026**



## **RICHMOND COURT, LEYLAND, PR26**

### **Roberts & Co**

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

01772 746100

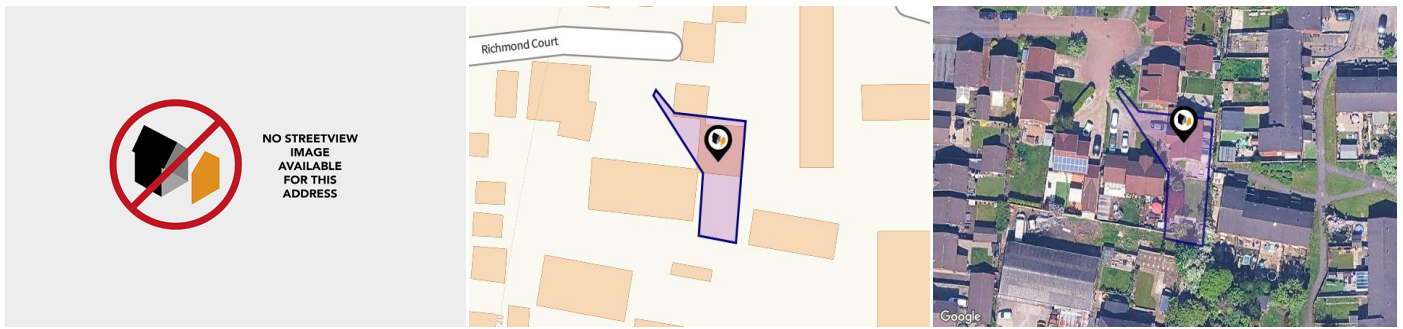
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Large Detached Family Home in Quiet Cul-de-Sac \* 4 Double Bedrooms \* 2 Receptions and Open Plan Family Dining Kitchen

A spacious and versatile detached family home, tucked away in a quiet cul-de-sac setting, offering generous living accommodation throughout and ideal space for modern family life. To the front of the property, there is driveway parking for two vehicles, access to the garage, and a welcoming porch leading into the entrance hall. Just off the hallway is a convenient ground floor WC. There is also a separate reception room to the front of the house, which would make an ideal home office, playroom or snug. The main living room is a superb dual aspect space, filled with natural light and offering plenty of room for relaxing and entertaining. To the rear, the heart of the home is the impressive open plan family dining kitchen, designed with both practicality and sociable living in mind. The kitchen is fitted with shaker-style wooden units, complemented by worktops, and includes a gas cooker, space for an American-style fridge freezer, a dishwasher, and a breakfast island. This opens into a spacious family dining area, creating a fantastic social hub for everyday living and hosting. Patio doors lead directly out to the rear garden, seamlessly connecting the indoor and outdoor spaces. Upstairs, the property offers four double bedrooms. Bedroom one benefits from a modern en suite and has been opened up into bedroom four to create a dressing area/home office space. This could easily be reinstated as a separate fourth bedroom if required, giving flexibility to suit a buyer's needs. The family bathroom has also been beautifully updated and features a four-piece suite comprising a slipper-style bath, walk-in shower cubicle, vanity unit with wash hand basin, and WC. Externally, the enclosed rear garden enjoys a private, not overlooked aspect and features two patio seating areas, allowing you to make the most of the sunshine throughout the day. To the rear of the garage, a useful utility room has been created, complete with plumbing for a washing machine and tumble dryer. This superb home combines space, flexibility and style, with highlights including a large lounge, additional reception room, open plan family dining kitchen, four double bedrooms, and newly fitted en suite and family bathroom.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,356 ft <sup>2</sup> / 126 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band D		
<b>Title Number:</b>	LA704456		

## Local Area

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

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

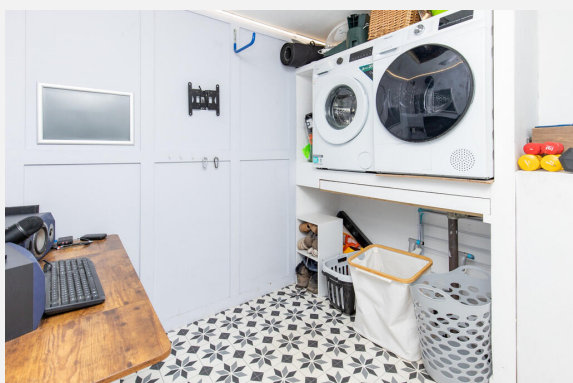
<b>3</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

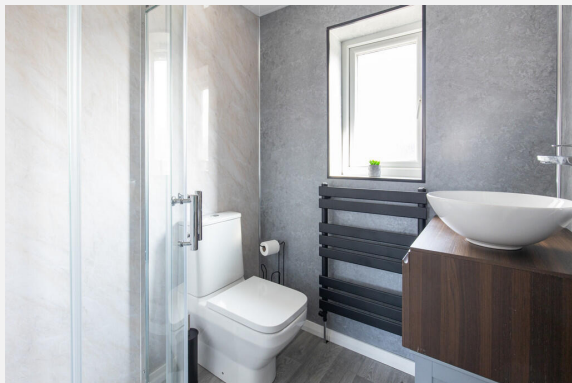
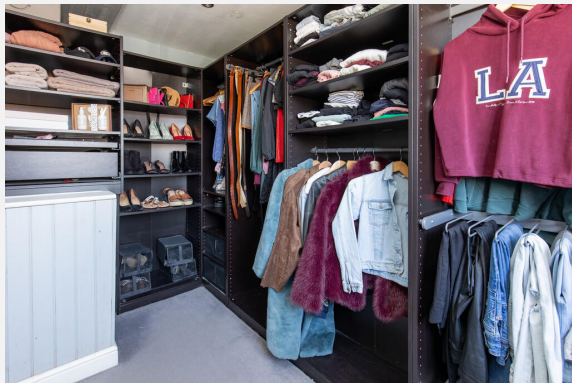
### Mobile Coverage: (based on calls indoors)

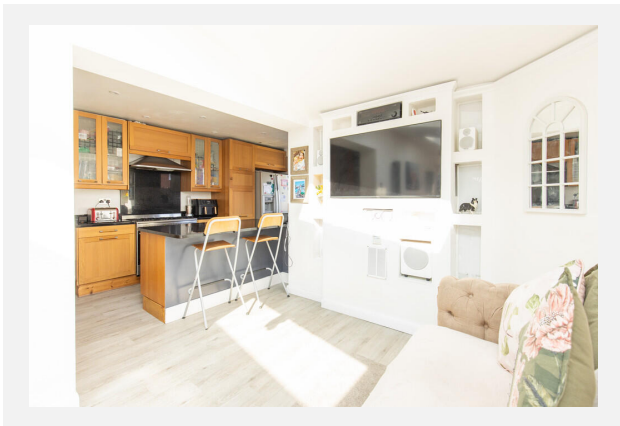
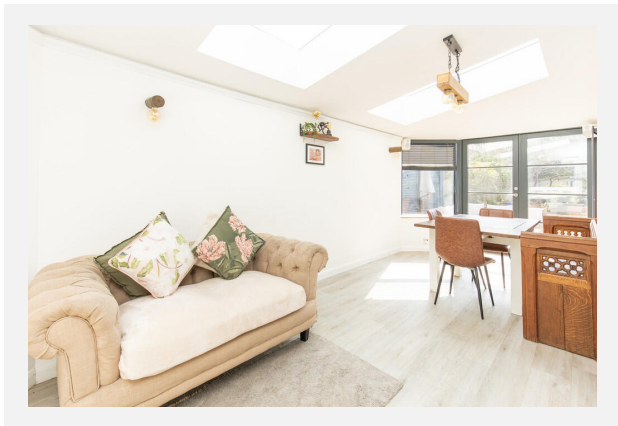
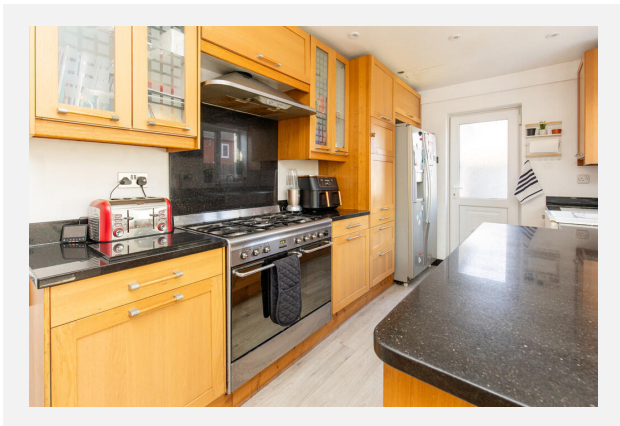
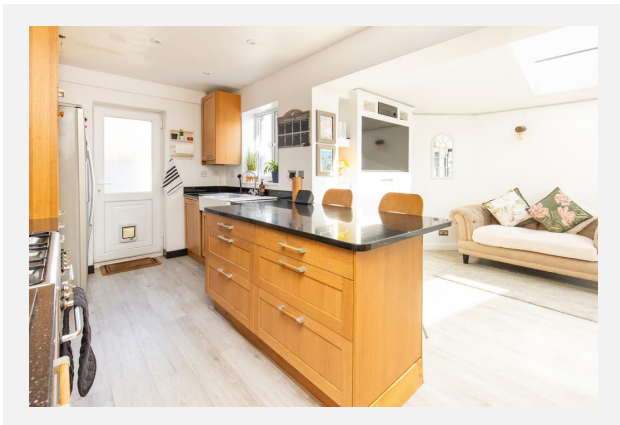


### Satellite/Fibre TV Availability:

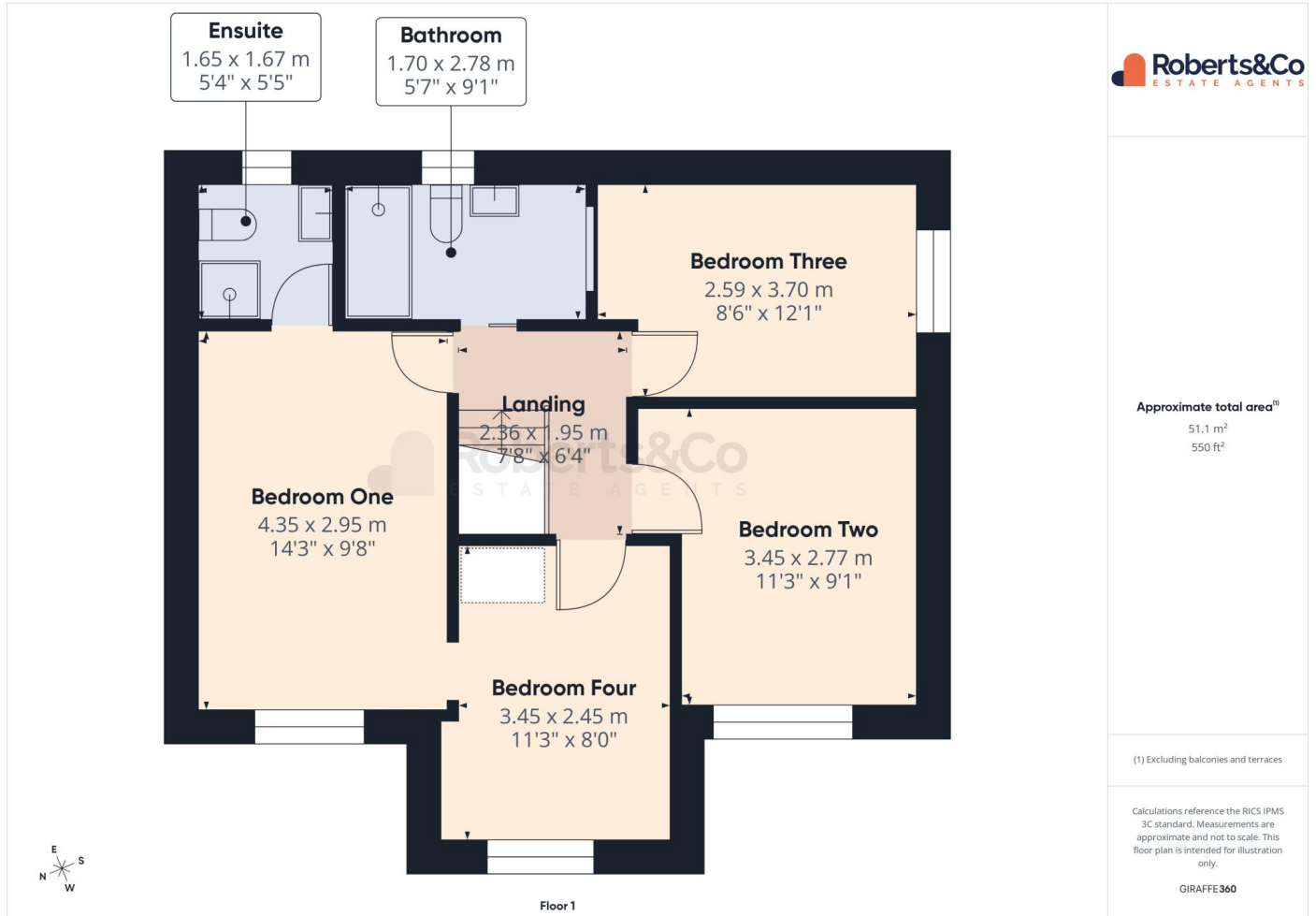




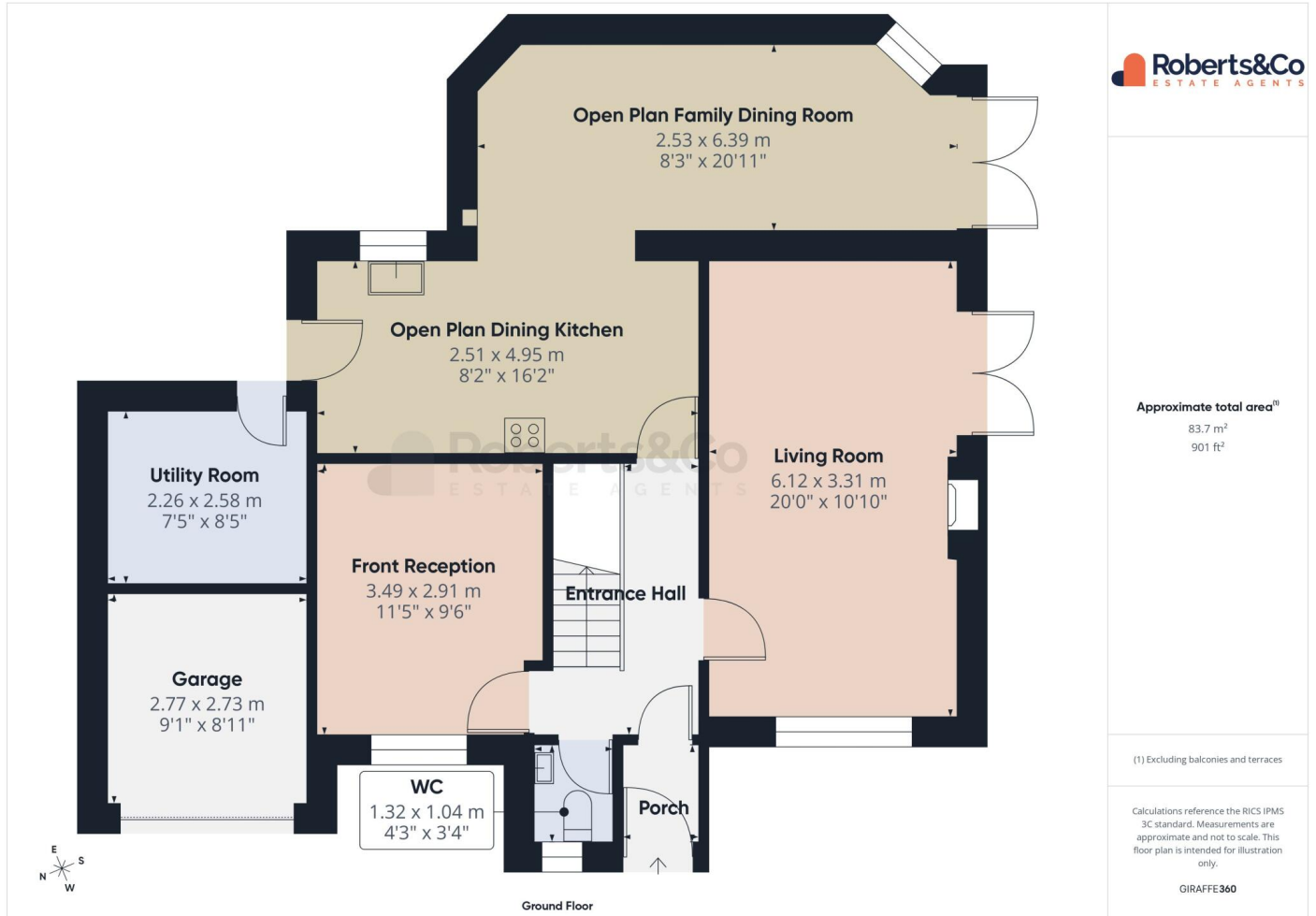




## RICHMOND COURT, LEYLAND, PR26



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
134.8 m<sup>2</sup>  
1451 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LEYLAND, PR26

Energy rating

**C**

Valid until 28.03.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	73   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

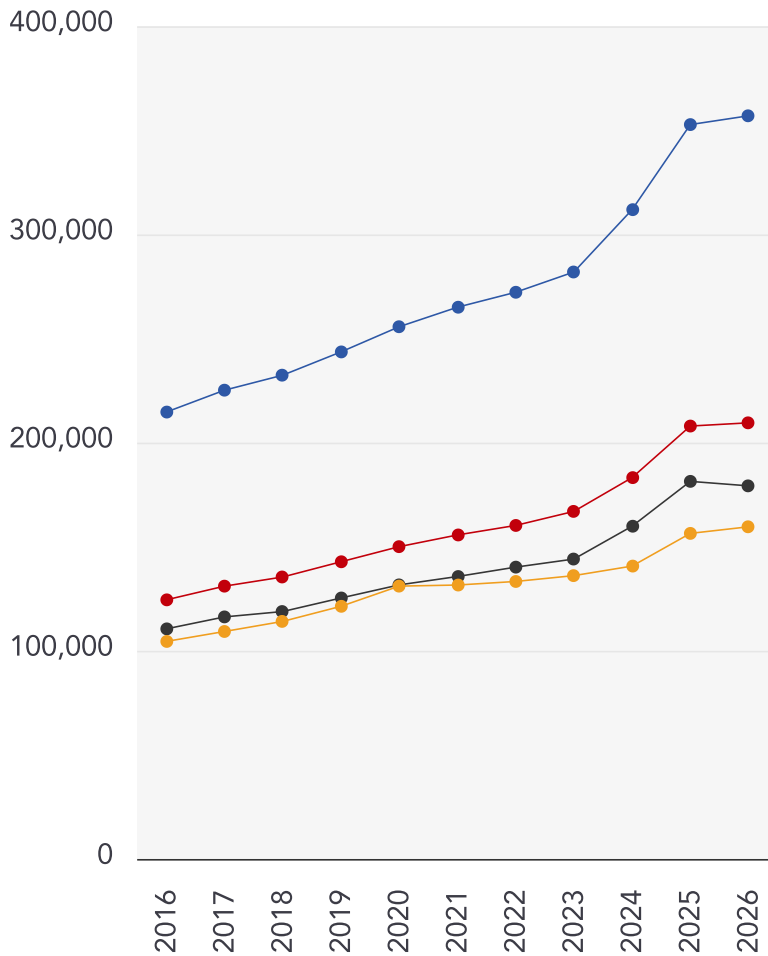
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Multiple glazing throughout
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	126 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR26



Detached

**+66.29%**

Semi-Detached

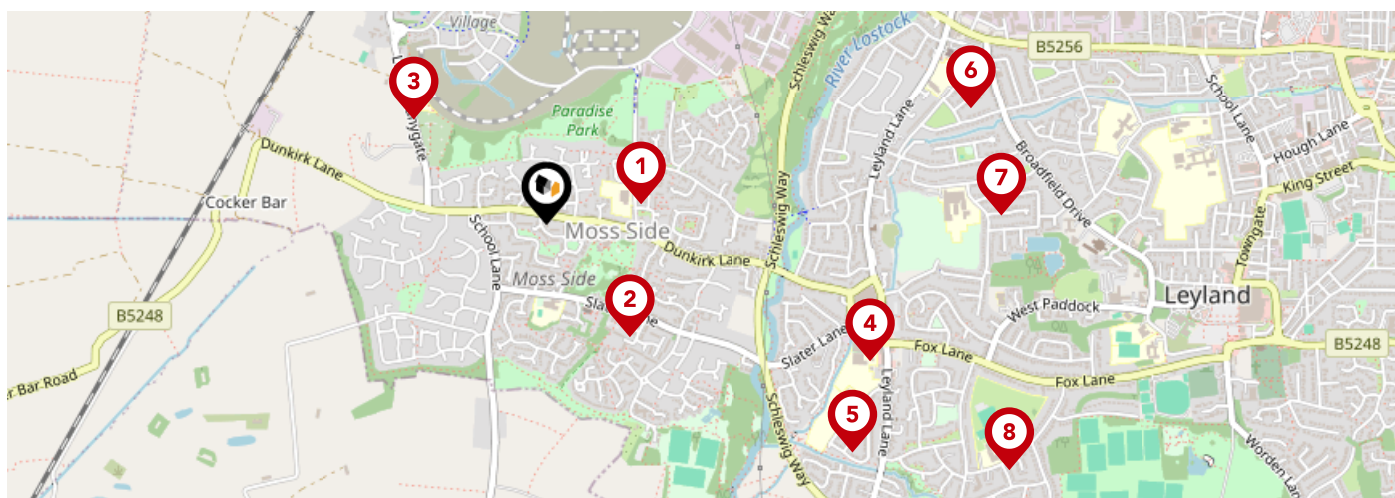
**+68.31%**

Terraced

**+62.15%**

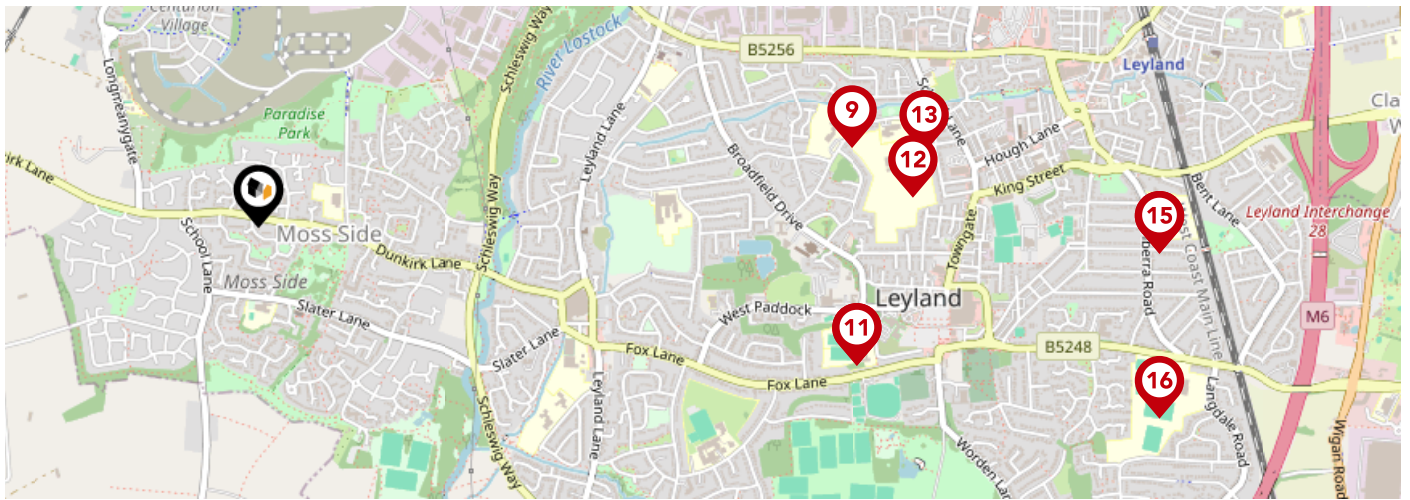
Flat

**+52.7%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Moss Side Primary School</b> Ofsted Rating: Outstanding   Pupils: 248   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Leyland St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Aurora Brooklands School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Seven Stars Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Golden Hill Pupil Referral Unit</b> Ofsted Rating: Outstanding   Pupils: 35   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Academy@Worden</b> Ofsted Rating: Good   Pupils: 574   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 811   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

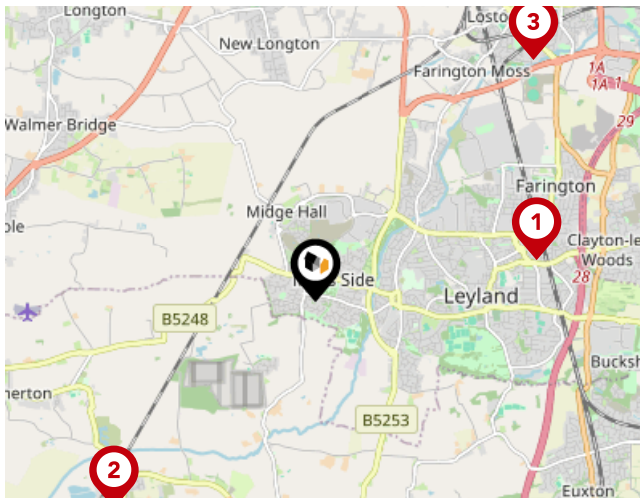
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Northbrook Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 188   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Woodlea Junior School</b> Ofsted Rating: Good   Pupils: 243   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 136   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wellfield Academy</b> Ofsted Rating: Requires improvement   Pupils: 488   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland Methodist Infant School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland Methodist Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balshaw's Church of England High School</b> Ofsted Rating: Good   Pupils: 921   Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

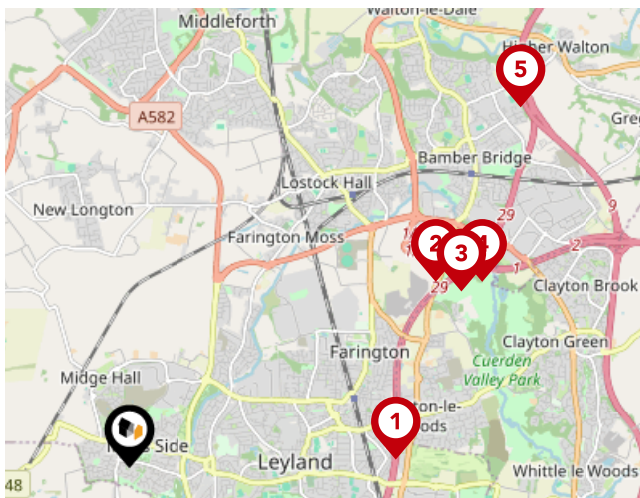
# Area

## Transport (National)



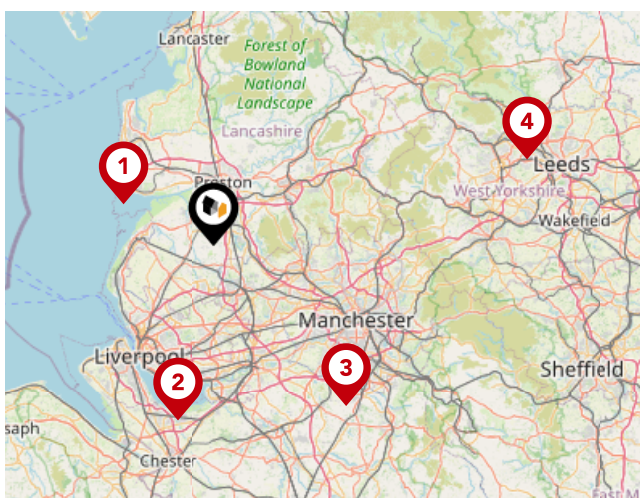
### National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.98 miles
2	Croston Rail Station	2.54 miles
3	Lostock Hall Rail Station	2.85 miles



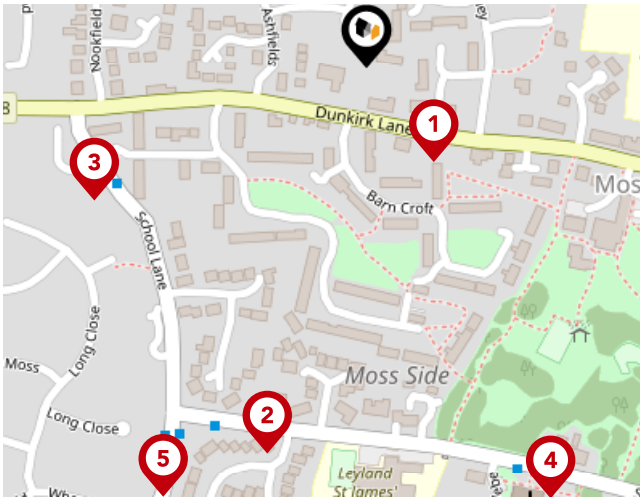
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	2.34 miles
2	M65 J1A	3.15 miles
3	M65 J1	3.3 miles
4	M6 J29	3.5 miles
5	M6 J30	4.67 miles



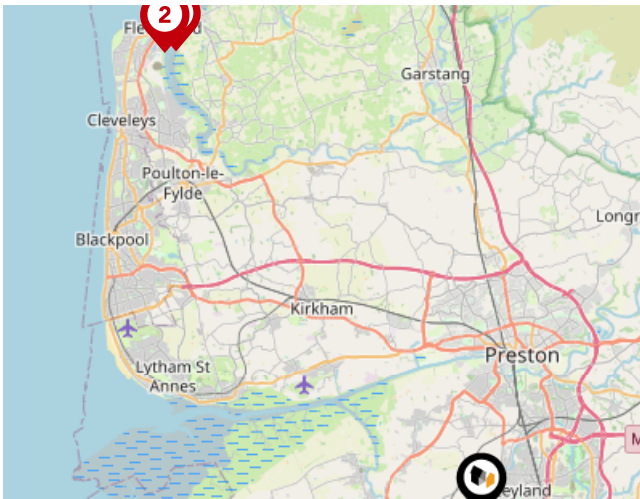
### Airports/Helipads

Pin	Name	Distance
1	Highfield	13.85 miles
2	Speke	25.12 miles
3	Manchester Airport	29.3 miles
4	Leeds Bradford Airport	45.56 miles



Bus Stops/Stations

Pin	Name	Distance
1	Robin Hey	0.06 miles
2	St James Gardens	0.22 miles
3	Old Orchard Place	0.17 miles
4	St James Church	0.26 miles
5	Slater Lane	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.46 miles
2	Fleetwood for Knott End Ferry Landing	19.61 miles



### 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 for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

#### Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

### 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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