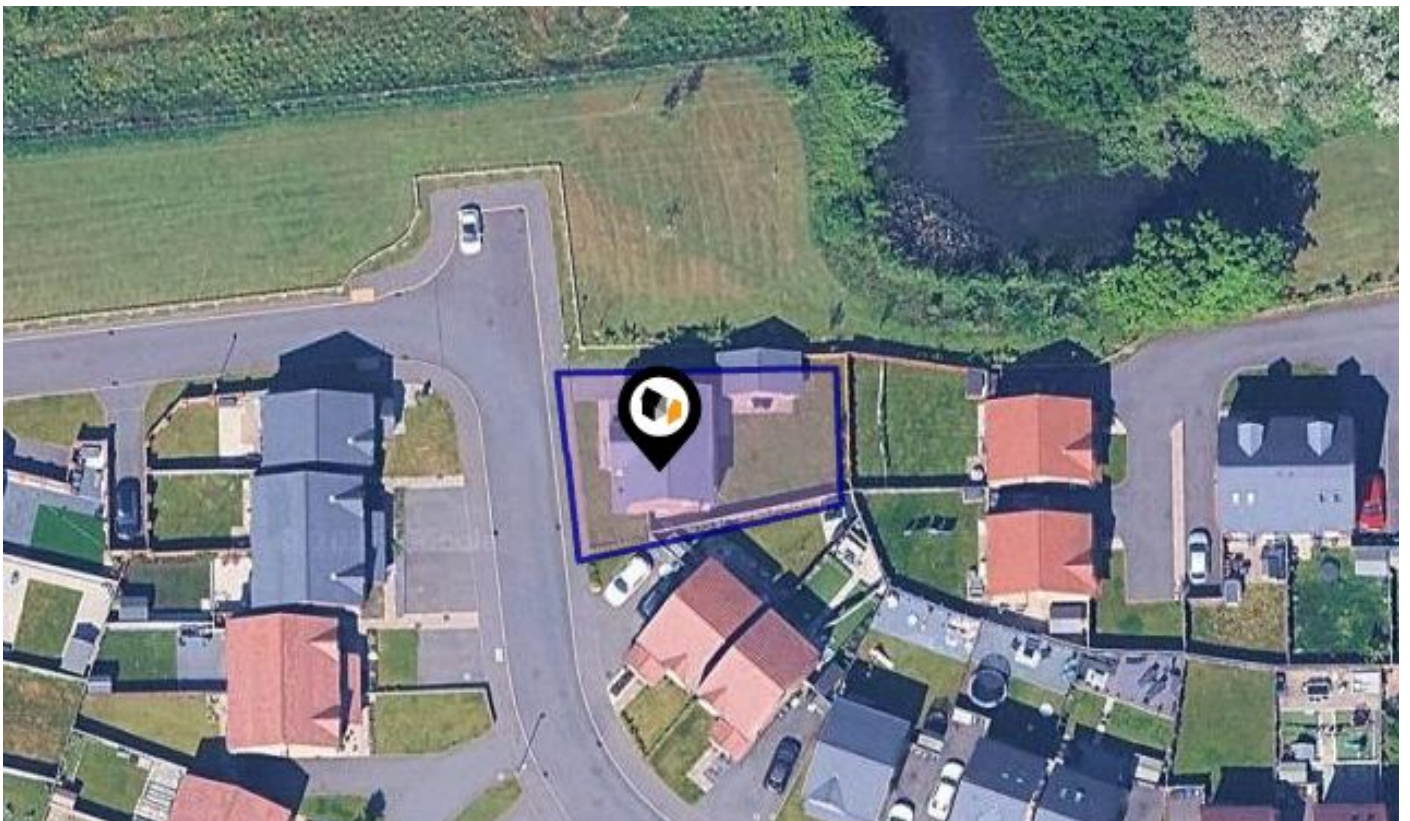




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 17th April 2026



GRASMERE AVENUE, FARINGTON, LEYLAND, PR25

Roberts & Co

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

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Introduction

Our Comments

* Stylish double-fronted detached home in a quiet modern development * Spacious dining kitchen with integrated appliances and separate utility room * Four well-proportioned bedrooms including principal suite with ensuite and fitted wardrobes

This well-presented four-bedroom detached property is ideally situated in a quiet spot and tucked-away position within a modern development, offering a perfect blend of contemporary living and family-friendly space. The property benefits from an attractive double-fronted design, creating a well-balanced and spacious layout. Upon entering, there is a convenient ground floor WC. To the left, a generous full-depth living room runs from front to back, providing an excellent space for both relaxing and entertaining. To the right-hand side of the property is a spacious and stylish dining kitchen, fitted with light grey shaker-style cabinetry complemented by sleek grey worktops. The kitchen is well-equipped with a range of integrated appliances, including a fridge, freezer, dishwasher, double oven, and a five-ring gas hob. There is ample room for a dining table and chairs, making it an ideal hub for family meals and social gatherings. A separate utility room leads off the kitchen, housing the boiler and offering additional space and plumbing for a washing machine and tumble dryer. Upstairs, the property offers four well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes and a modern ensuite shower room. The second bedroom is a good-sized double with fitted wardrobes, while the third bedroom is also a comfortable double. The fourth bedroom is a single room, currently used as a home office, providing flexibility for a variety of uses. A contemporary family bathroom serves the remaining bedrooms and includes a shower over the bath. Externally, the property continues to impress with a detached single garage and driveway parking for two vehicles, as well as additional on-road parking nearby. The rear garden enjoys a good degree of privacy and features a small patio seating area, with the remainder mainly laid to lawn-ideal for outdoor relaxation and family use.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.07 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LAN250419		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

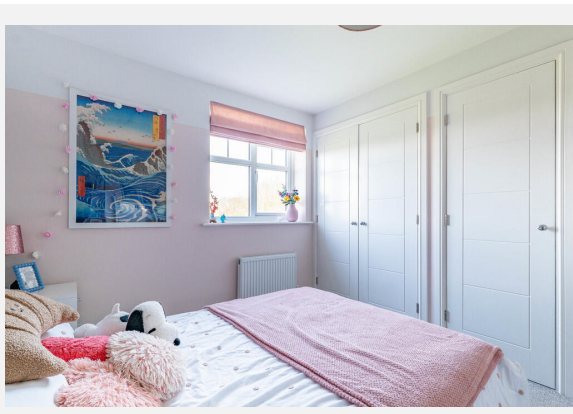
16 mb/s	206 mb/s	2000 mb/s

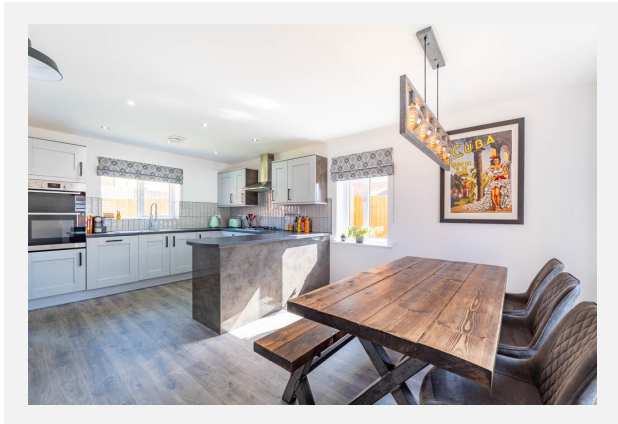
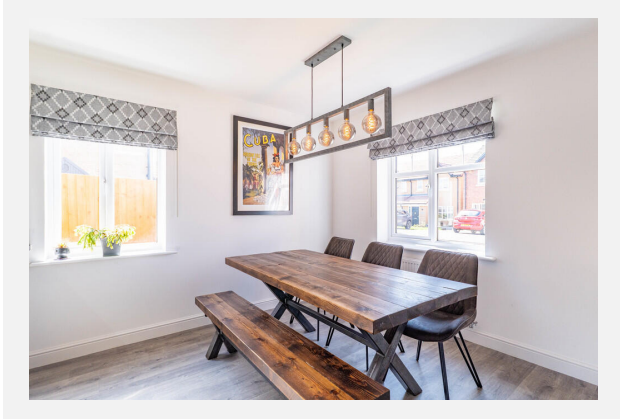
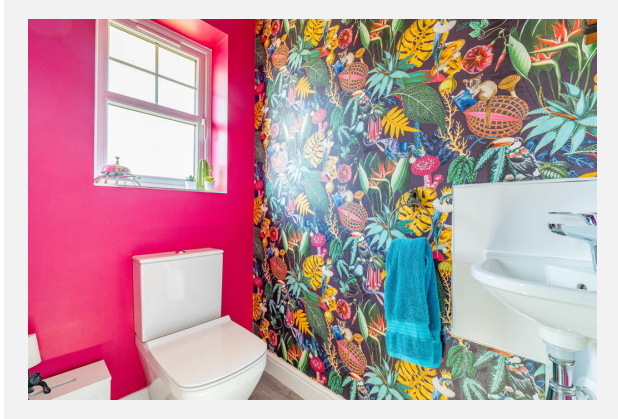
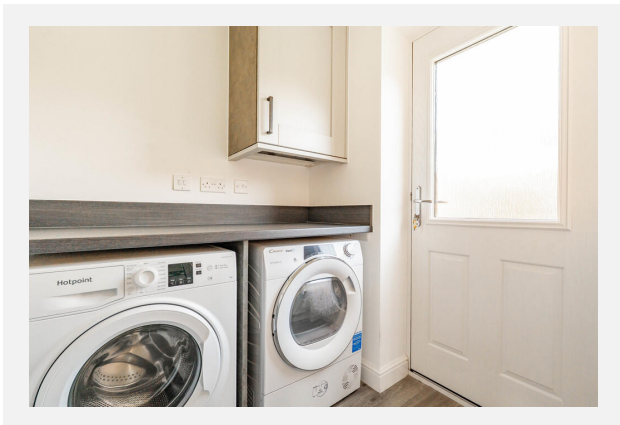
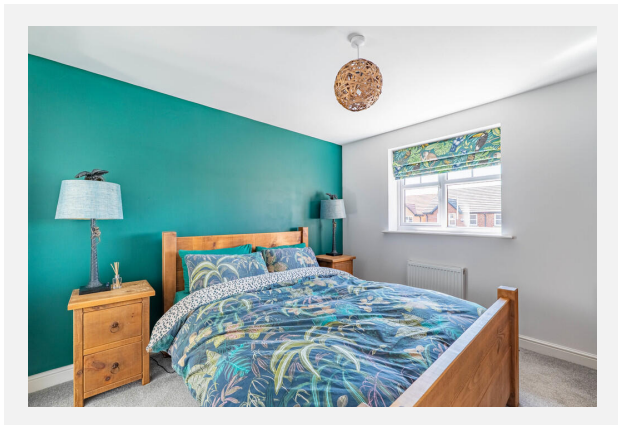
Mobile Coverage: (based on calls indoors)



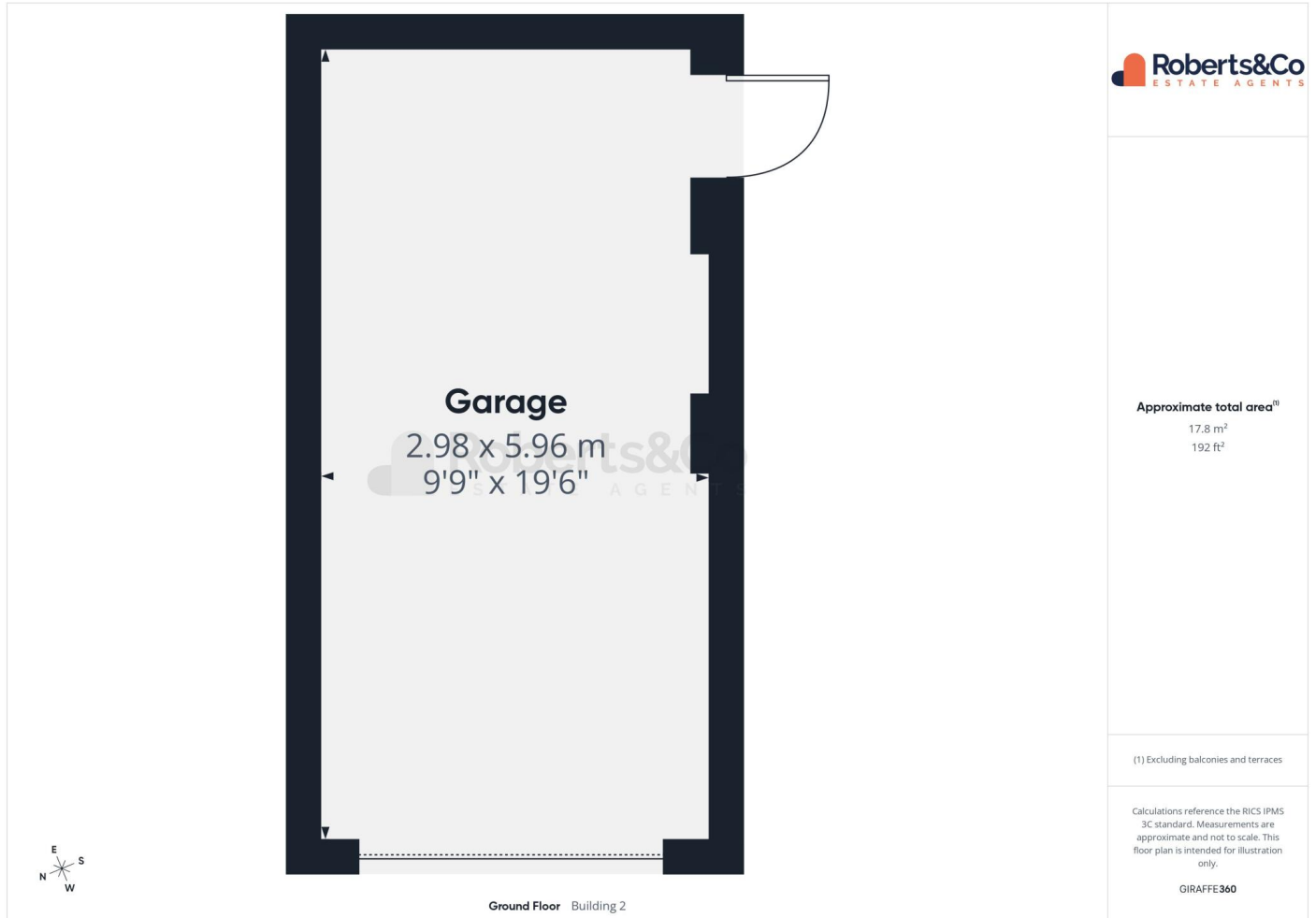
Satellite/Fibre TV Availability:







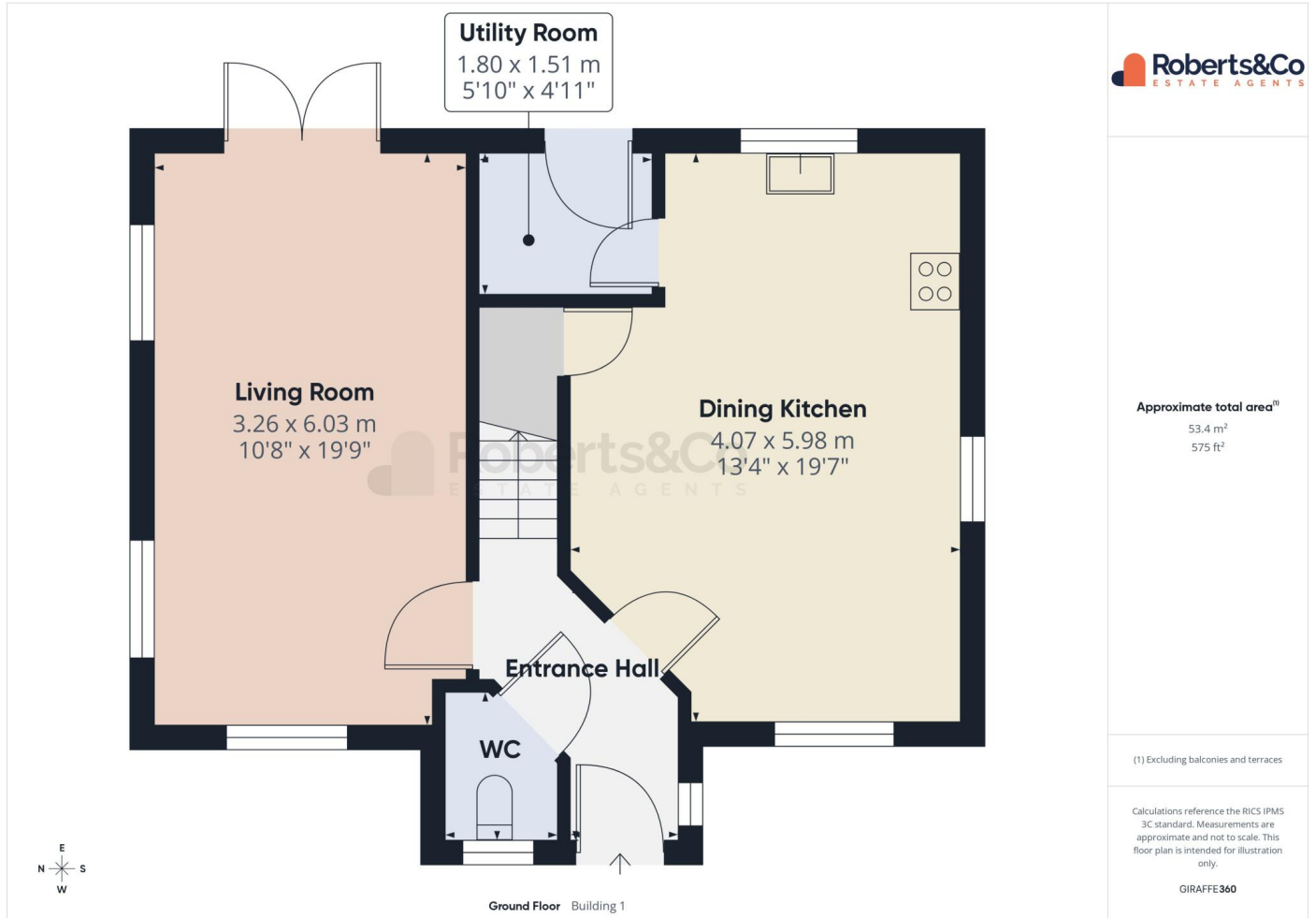
GRASMERE AVENUE, FARINGTON, LEYLAND, PR25



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PR25

Energy rating

B

Valid until 03.06.2031

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

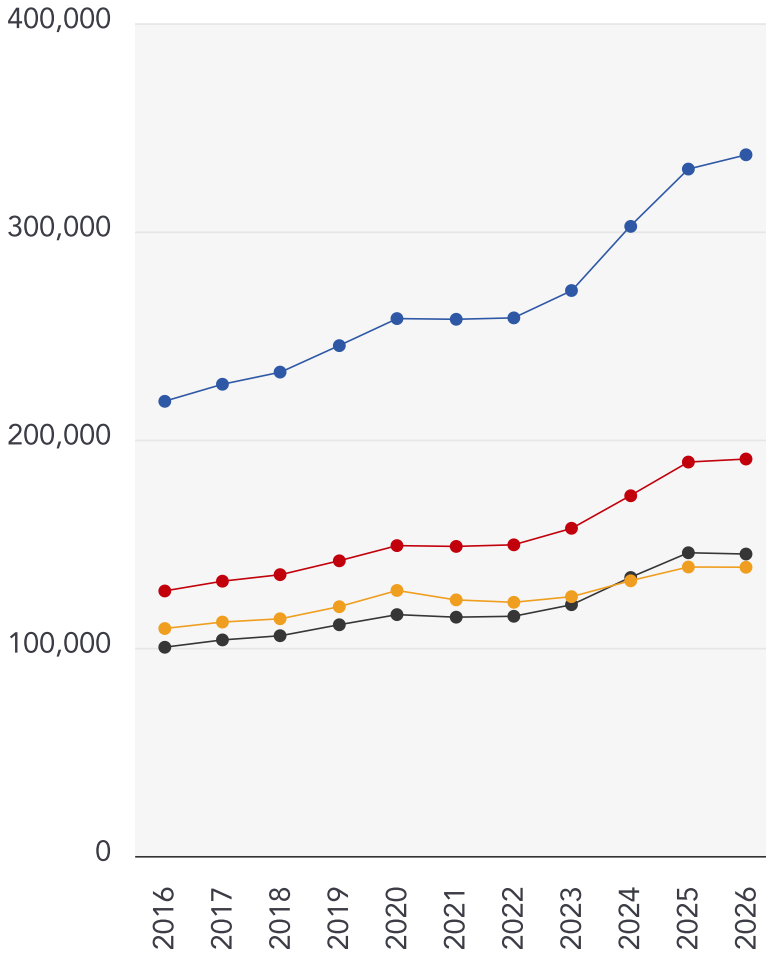
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m ² ·K
Total Floor Area:	113 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

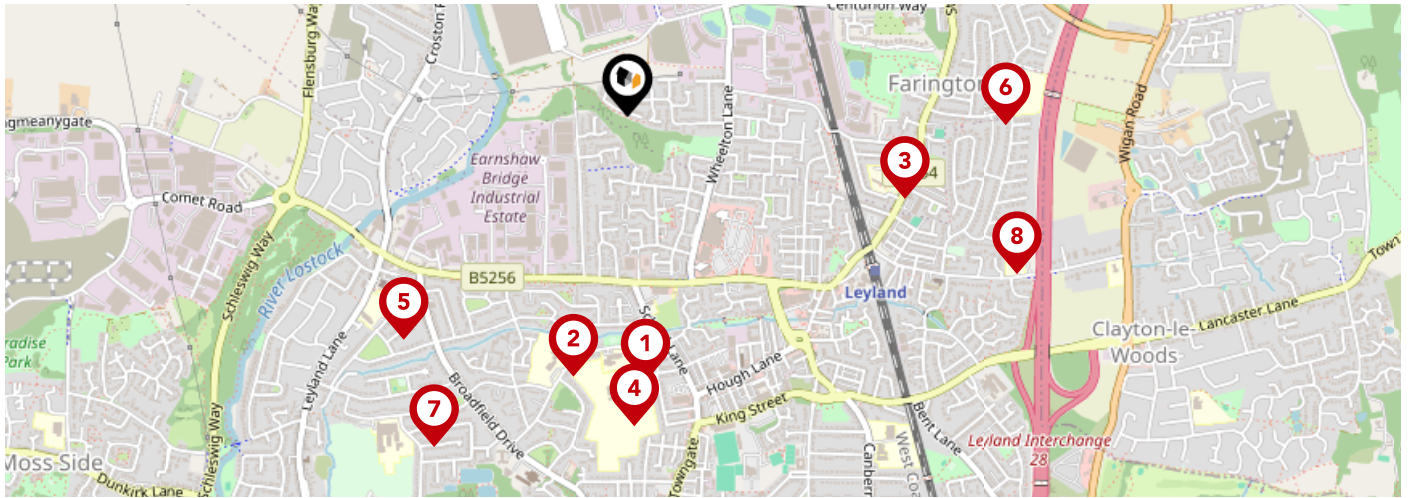
Flat

+26.94%

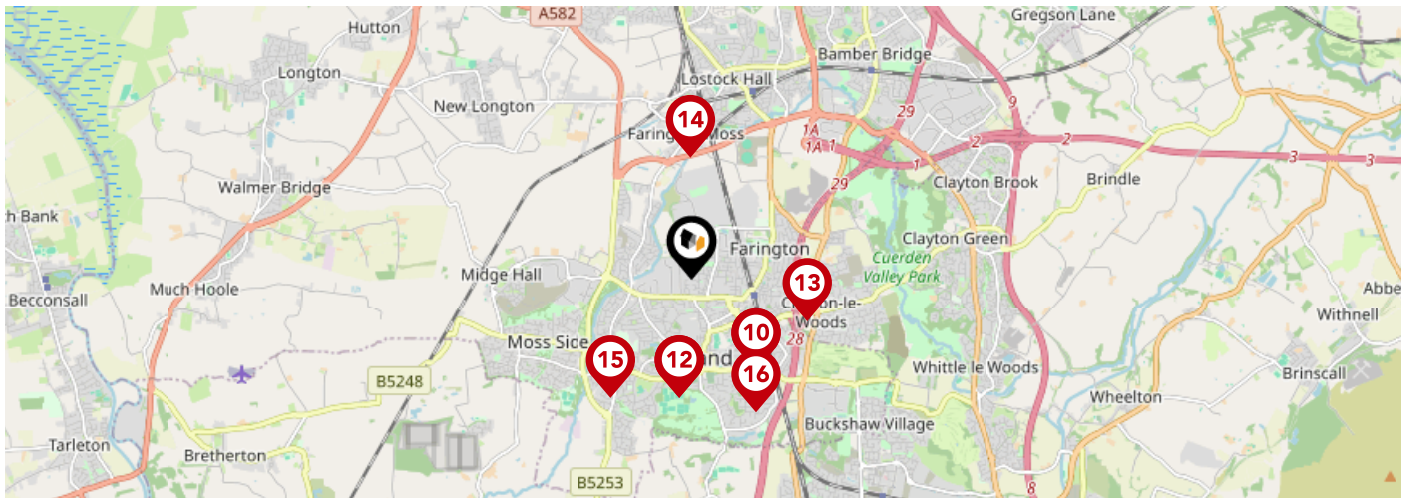
Terraced

+44.66%

Area Schools



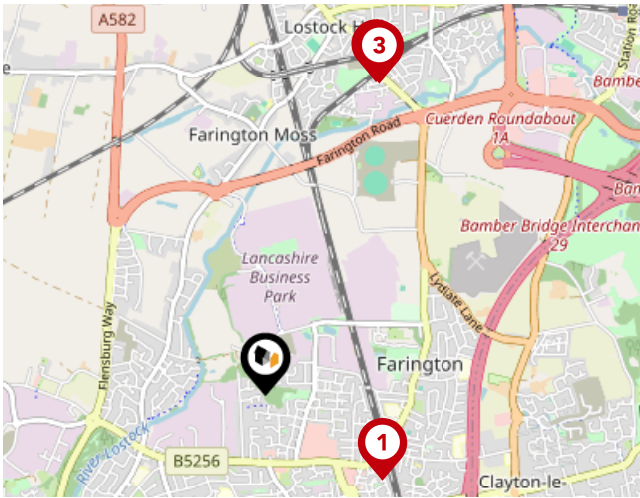
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1	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland Methodist Junior School Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance:1.05	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roselyn House School Ofsted Rating: Good Pupils: 77 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:1.26	<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:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

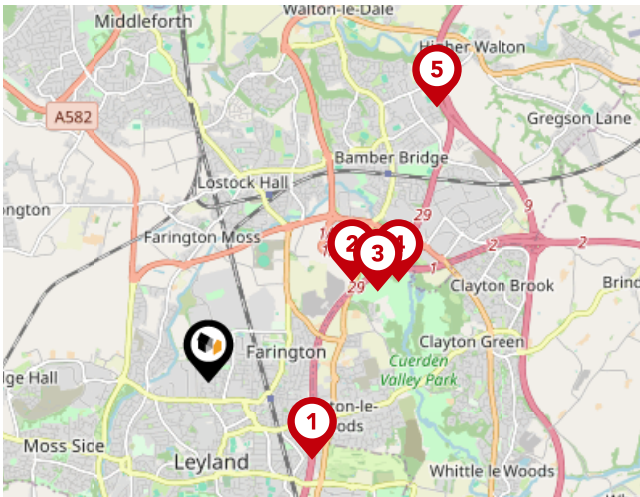
Area

Transport (National)



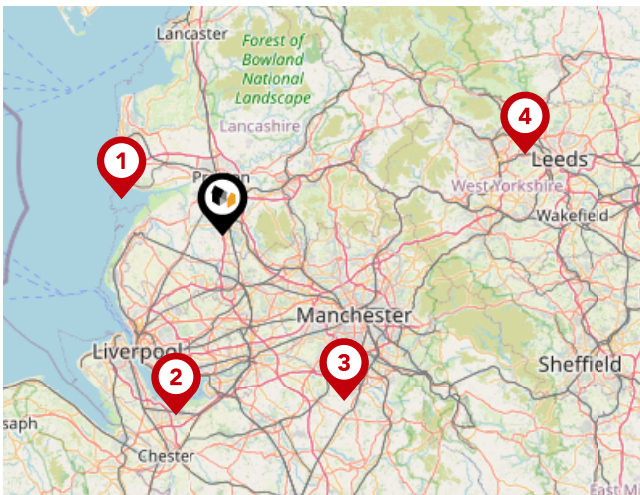
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.64 miles
2	Lostock Hall Rail Station	1.46 miles
3	Lostock Hall Rail Station	1.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.13 miles
2	M65 J1A	1.55 miles
3	M65 J1	1.69 miles
4	M6 J29	1.89 miles
5	M6 J30	3.15 miles

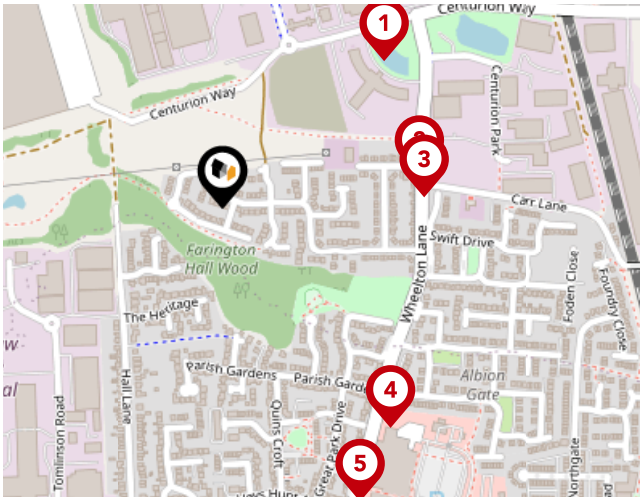


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	14.89 miles
2	Speke	26.16 miles
3	Manchester Airport	29 miles
4	Leeds Bradford Airport	43.98 miles

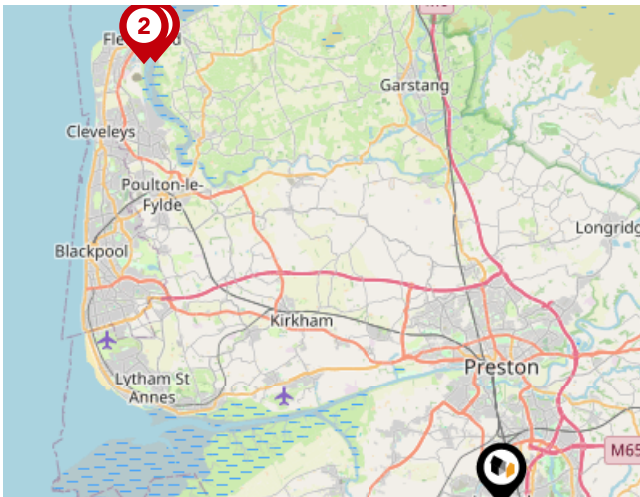
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Jubilee House	0.24 miles
2	Kentmere Avenue	0.22 miles
3	Kentmere Avenue	0.22 miles
4	Parish Gardens	0.3 miles
5	Morrisons	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.68 miles
2	Fleetwood for Knott End Ferry Landing	19.87 miles



Roberts & Co

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

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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