

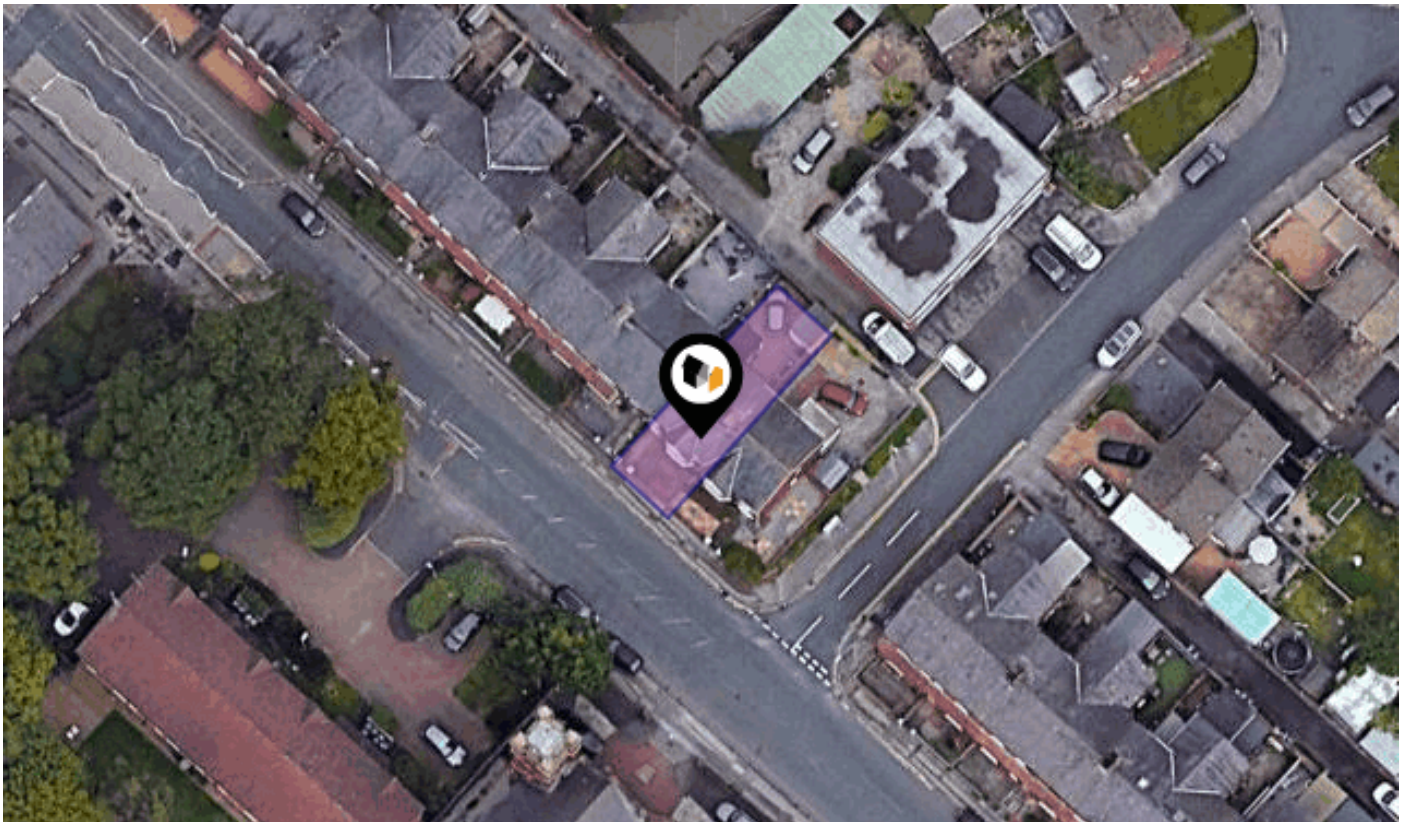


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th March 2023



WATKIN LANE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

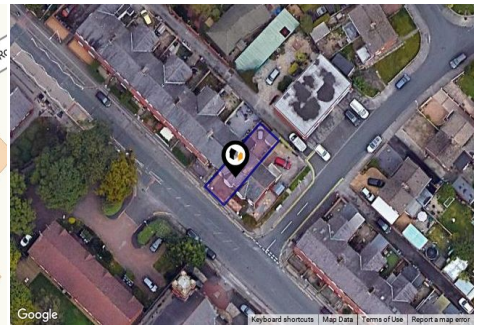
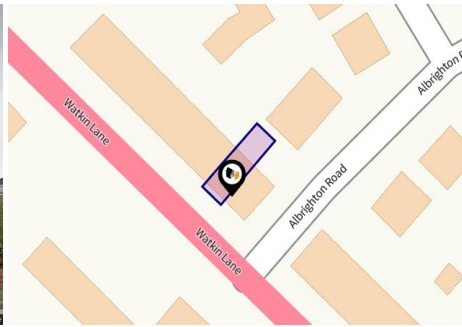
Hawkshead is a fine example of a modernized terraced home. Finished to a high standard throughout, literally, turn the key and move straight in. With three bedrooms, Watkin Lane is a fantastic central location in Lostock Hall. Close to local amenities, great catchment area for schools and just a short walk from the railway station, this home is a real box-ticker.

The lounge exudes serenity with its neutral tones and wooden flooring, and a large bay window allows natural light to stream in. Snuggle up in front of the wood burning stove and take the weight off your feet. Enjoy a casual supper as well as celebratory occasions in the dining room.

The modern kitchen where the whole family can sit for breakfast. There's a good range of dove grey cabinets and contrasting white quartz worktops. Again, a lovely tiled floor is underfoot and appliances, including an eye-level oven, are integrated for a clean and streamlined look and feel.

Upstairs you will find three bedrooms, two doubles and a good sized single, and a modern family bathroom. To the front you'll find a paved front garden, and a low maintenance yard to the rear with a detached store room and off road parking.

Property Overview



Property

Type:	Terraced	Last Sold	£93
Bedrooms:	3	£/ft²:	
Floor Area:	1,011 ft ² / 94 m ²	Tenure:	Leasehold
Plot Area:	0.03 acres	Start Date:	30/10/1907
Year Built :	1930-1949	End Date:	31/08/2906
Council Tax :	Band B	Lease Term:	999 years (less 10 days) from 31 August 1907
Annual Estimate:	£1,605	Term	884 years
Title Number:	LA560618	Remaining:	
UPRN:	10033048953		

Local Area

Local Authority:	South Ribble
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	55 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



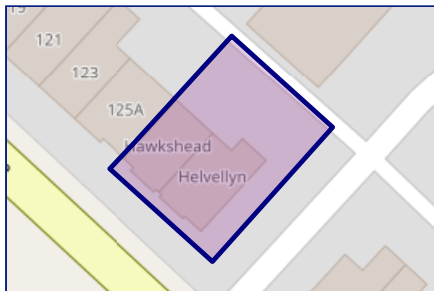
Satellite/Fibre TV Availability:



Property

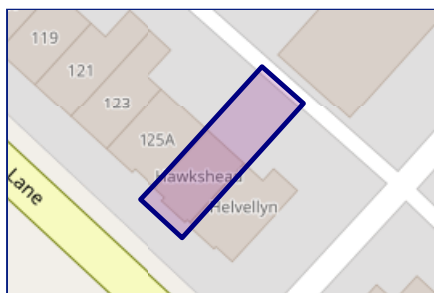
Multiple Title Plans

Freehold Title Plan



LA844416

Leasehold Title Plan



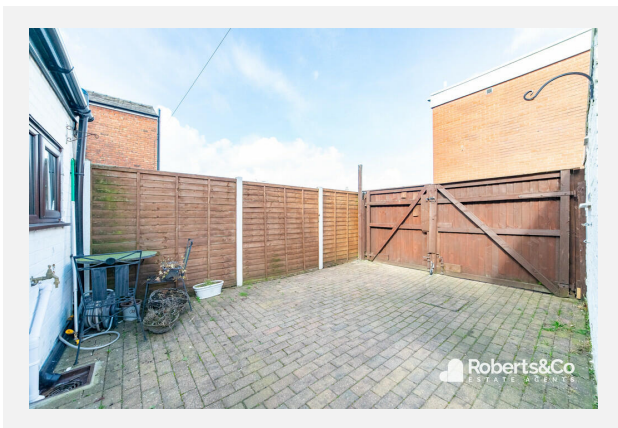
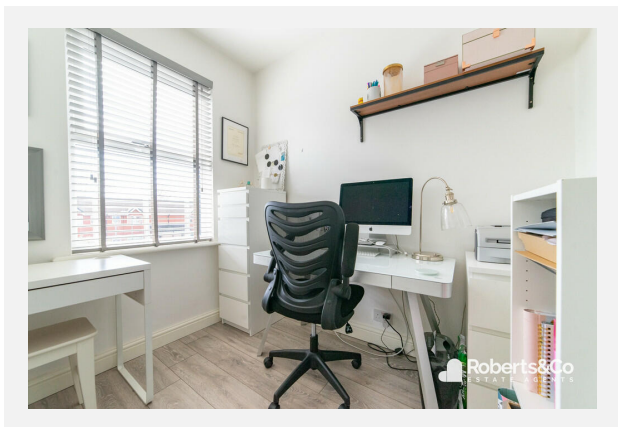
LA560618

Start Date:	30/10/1907
End Date:	31/08/2906
Lease Term:	999 years (less 10 days) from 31 August 1907
Term Remaining:	884 years

Gallery Photos



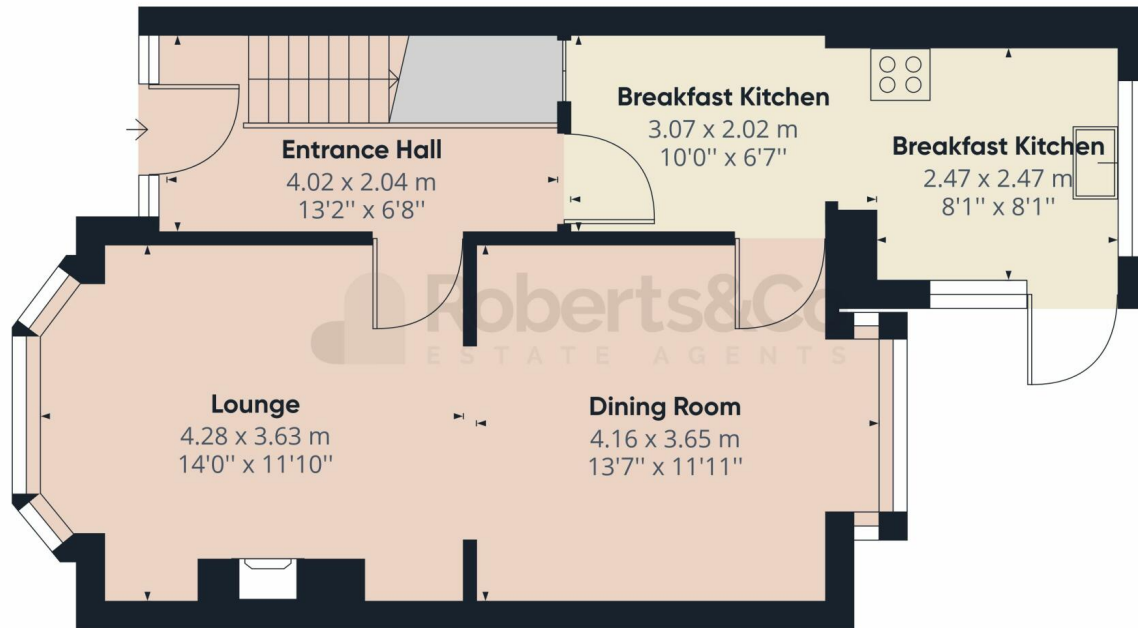
Gallery Photos



WATKIN LANE, LOSTOCK HALL, PRESTON, PR5



WATKIN LANE, LOSTOCK HALL, PRESTON, PR5



Approximate total area⁽¹⁾
50.40 m²
542.52 ft²

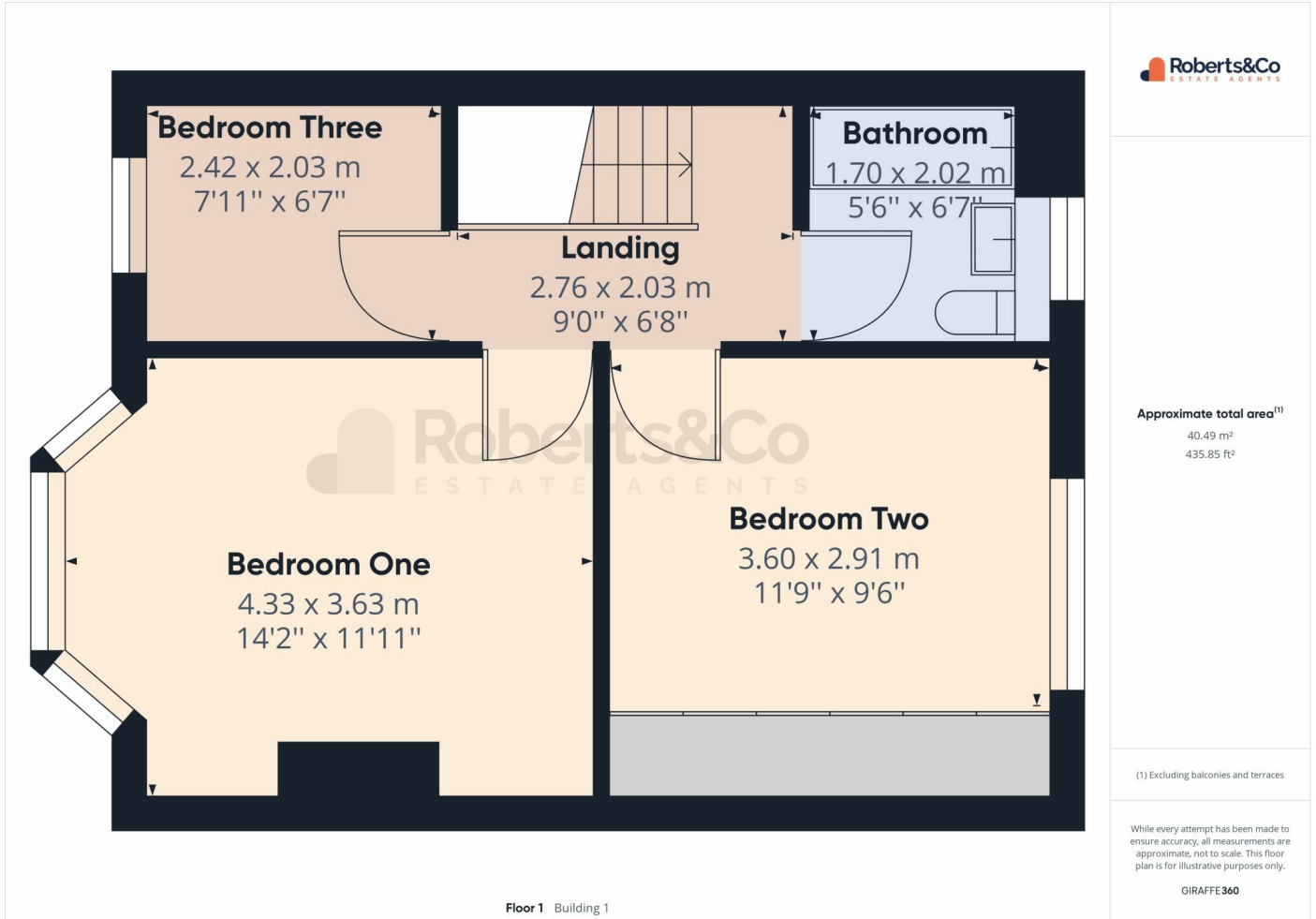
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1

WATKIN LANE, LOSTOCK HALL, PRESTON, PR5



Property EPC - Certificate

Watkin Lane, Lostock Hall, PR5

Energy rating

D

Valid until 23.04.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

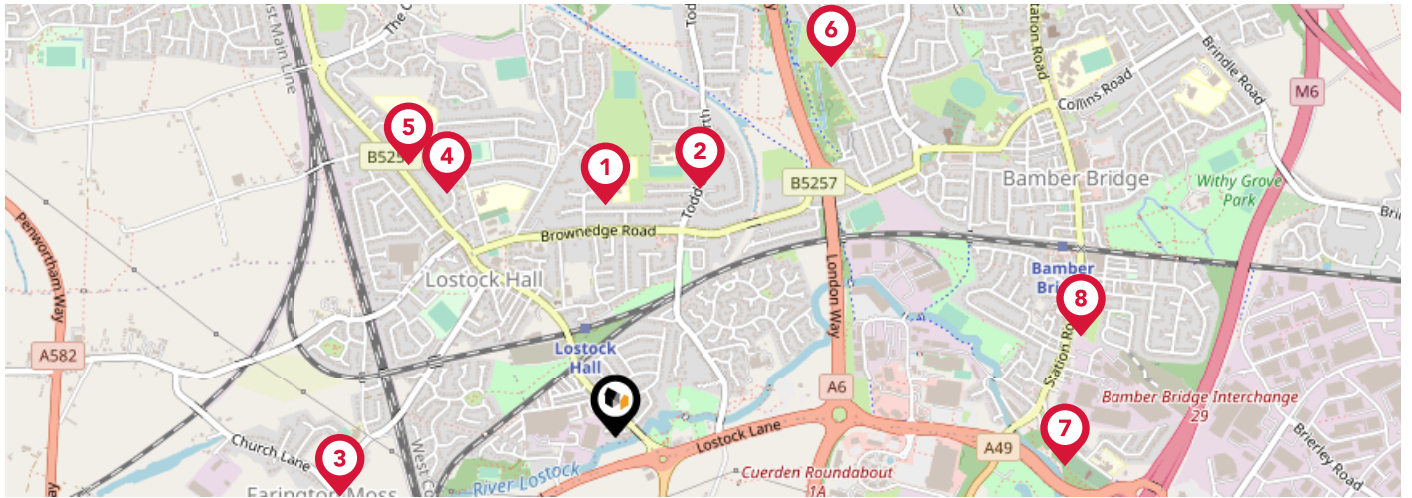
Property

EPC - Additional Data

Additional EPC Data

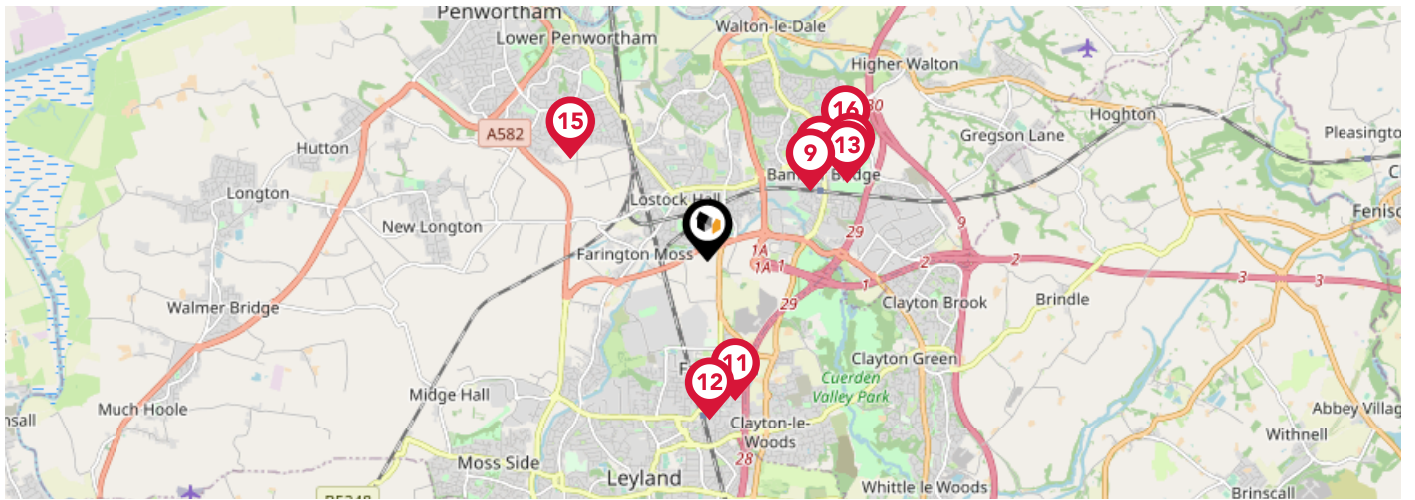
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 18% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	94 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

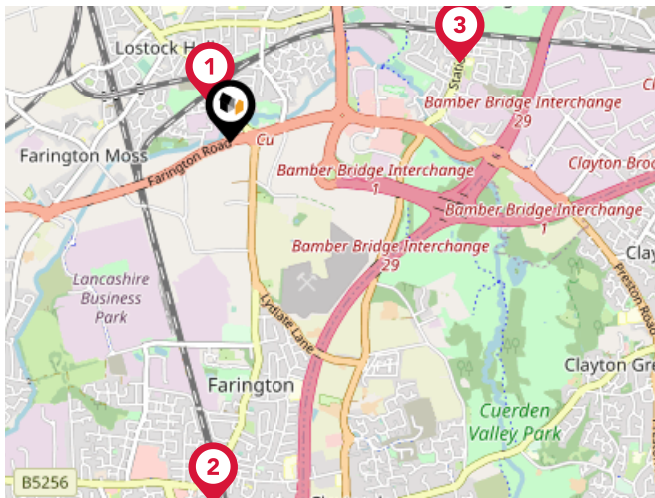
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 301 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Inadequate Pupils: 0 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coppice School Ofsted Rating: Good Pupils: 64 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

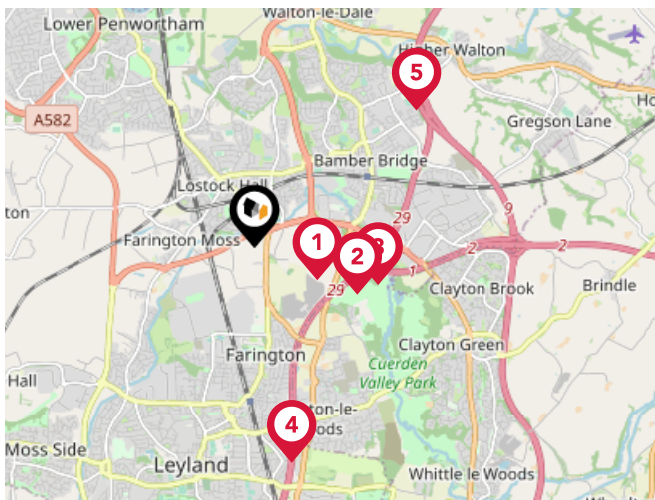
Area

Transport (National)



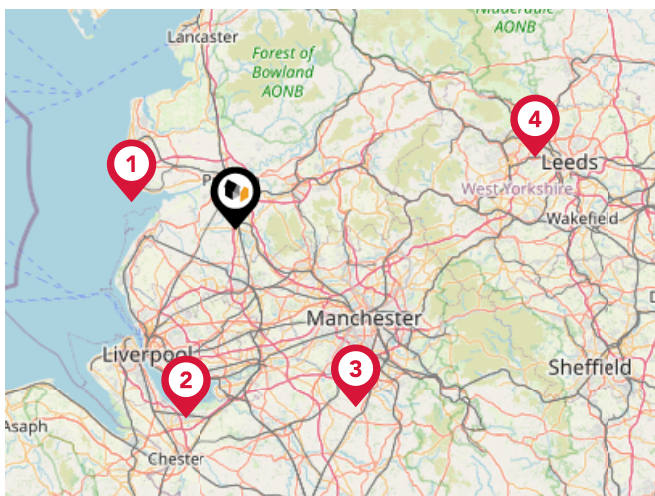
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.19 miles
2	Leyland Rail Station	1.59 miles
3	Bamber Bridge Rail Station	1.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.61 miles
2	M65 J1	0.98 miles
3	M6 J29	1.12 miles
4	M6 J28	1.9 miles
5	M6 J30	1.87 miles

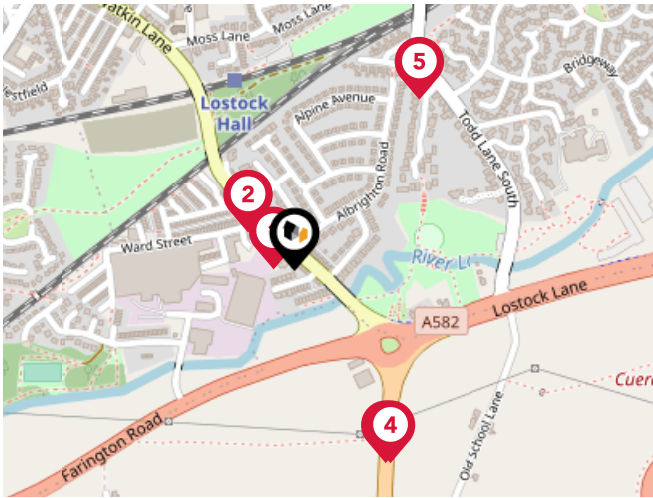


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.08 miles
2	Liverpool John Lennon Airport	27.47 miles
3	Manchester Airport	30.17 miles
4	Leeds Bradford International Airport	43.11 miles

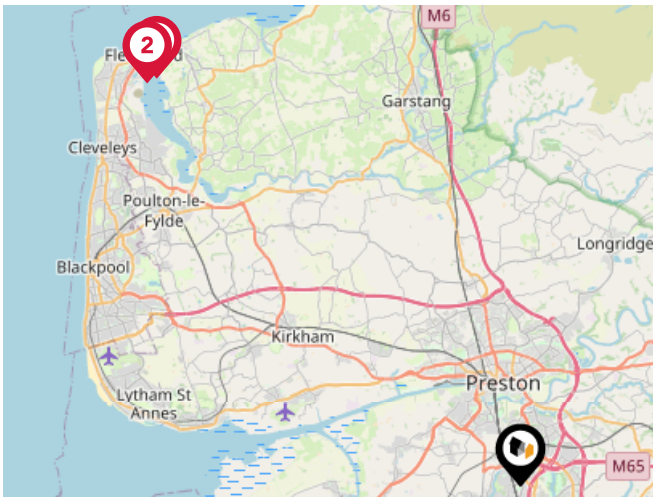
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.02 miles
2	Methodist Church	0.07 miles
3	Woodcock Farm	0.23 miles
4	Woodcock Farm	0.24 miles
5	Moss Bridge Park	0.23 miles



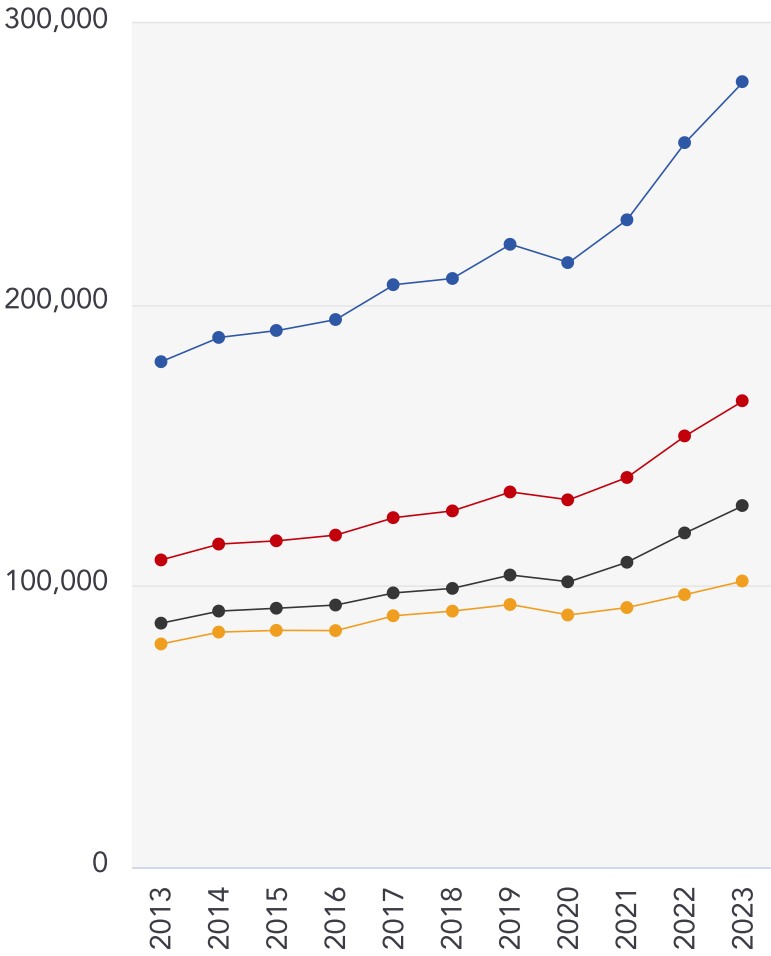
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.13 miles
2	Fleetwood for Ireland Ferry Terminal	19.21 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+55.39%

Semi-Detached

+51.81%

Terraced

+48.19%

Flat

+28.2%



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.

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.



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/Roberts_and_Cov



/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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