

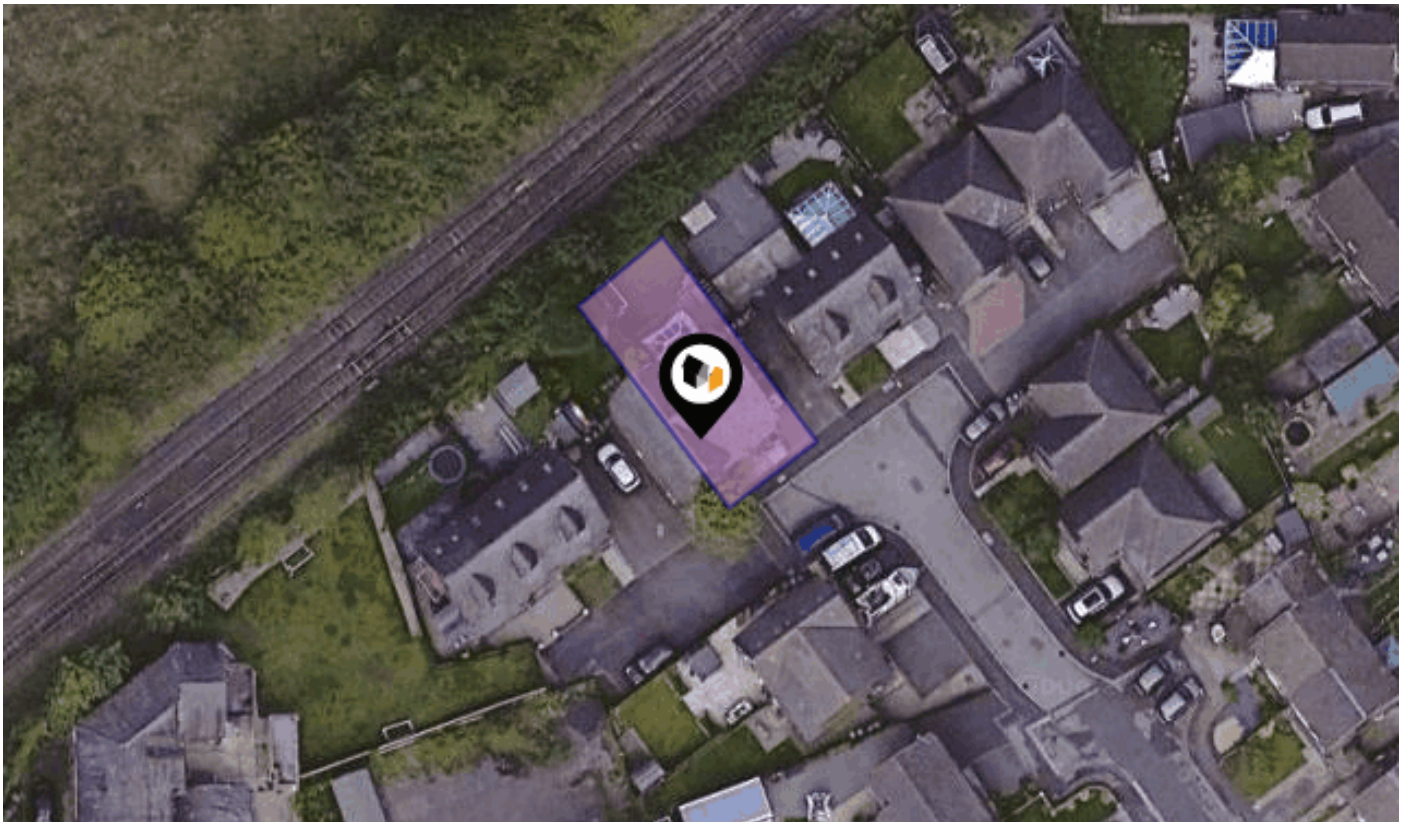


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th June 2023



ALPINE CLOSE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

Boasting modern living over three floors, and just a stone's throw from the centre of Lostock Hall. In a well-kept, desirable neighbourhood and quiet, cul de sac location which is ideal for children of any age.

Park a couple of cars with ease on the driveway.

A long hallway allows for space to drop off coats and bags. To the front a reception room currently set up as a home office but would make an ideal dining room or play room.

A handy downstairs WC sits just off the hallway.

At the rear of the home is the open-plan kitchen diner, opening through to the orangery. With lots of windows overlooking the rear garden, drawing in the sunlight.

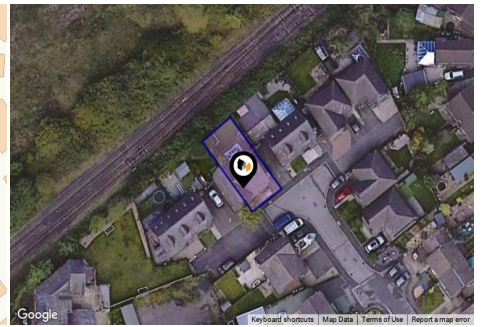
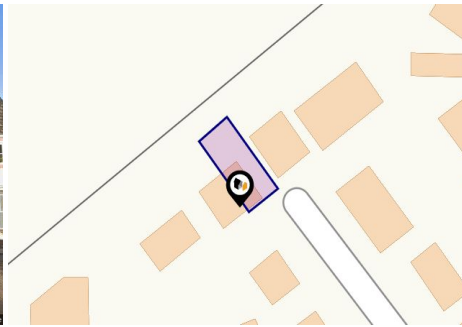
The modern kitchen has everything you need, and space for a dining table allows all the family to gather together. Throw open the double doors of the orangery and dine al-fresco on the patio while kids and dogs run free on the lawn.

The first floor is home to a bright and airy bedroom with an ensuite shower. A spacious living room with Juliet balcony, with views all the way down the street.

On the top floor you'll find three bedrooms, and family bathroom. Light floods in from both sides, with the front windows overlooking the street and the rear windows offering views of the garden.

Outside the garden is safe and enclosed and catches every drop of sunshine. Just add a hammock on the lawn and drink in the Vitamin D.

Property Overview






Property

Type:	Semi-Detached	Last Sold £/ft²:	£147
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,237 ft ² / 115 m ²	Start Date:	25/06/2008
Plot Area:	0.05 acres	End Date:	01/01/3007
Year Built :	2008	Lease Term:	999 years from 1 January 2008
Council Tax :	Band C	Term Remaining:	984 years
Annual Estimate:	£1,835		
Title Number:	LAN72518		
UPRN:	10013243835		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	49 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



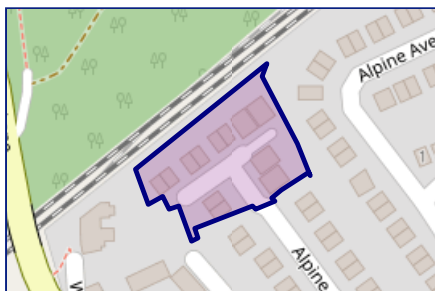
Satellite/Fibre TV Availability:



Property

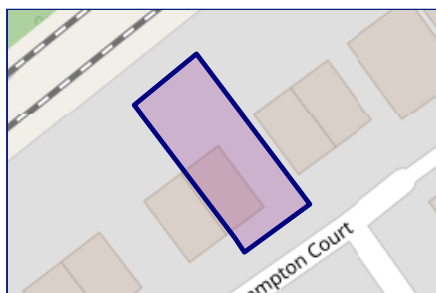
Multiple Title Plans

Freehold Title Plan



LAN46466

Leasehold Title Plan



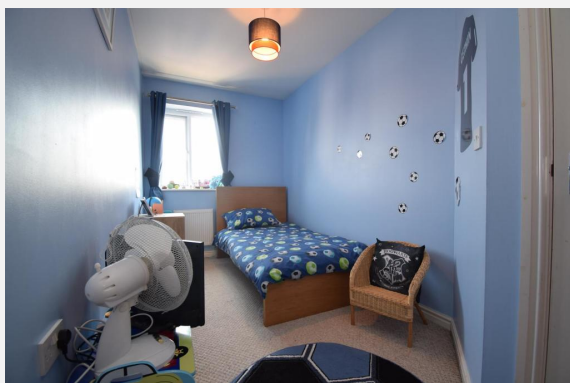
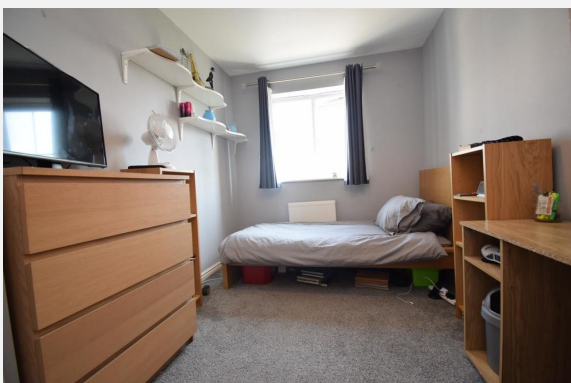
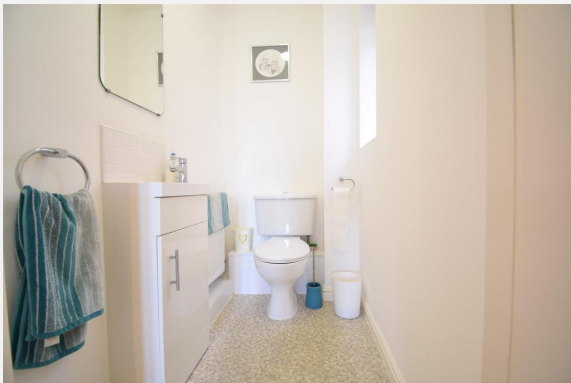
LAN72518

Start Date:	25/06/2008
End Date:	01/01/3007
Lease Term:	999 years from 1 January 2008
Term Remaining:	984 years

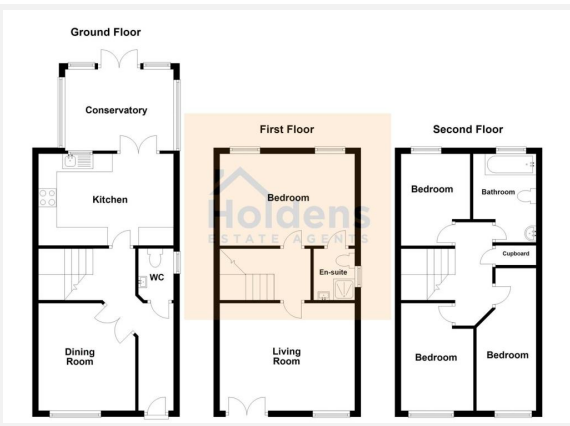
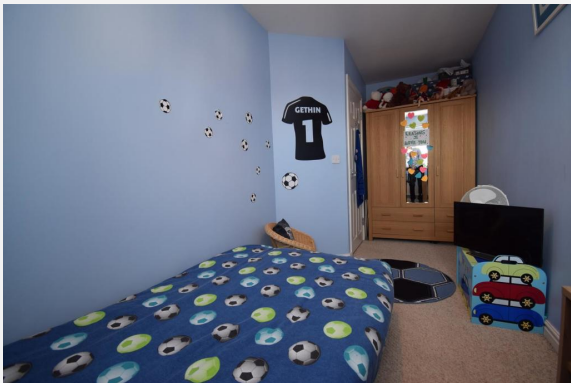
Gallery Photos



Gallery Photos

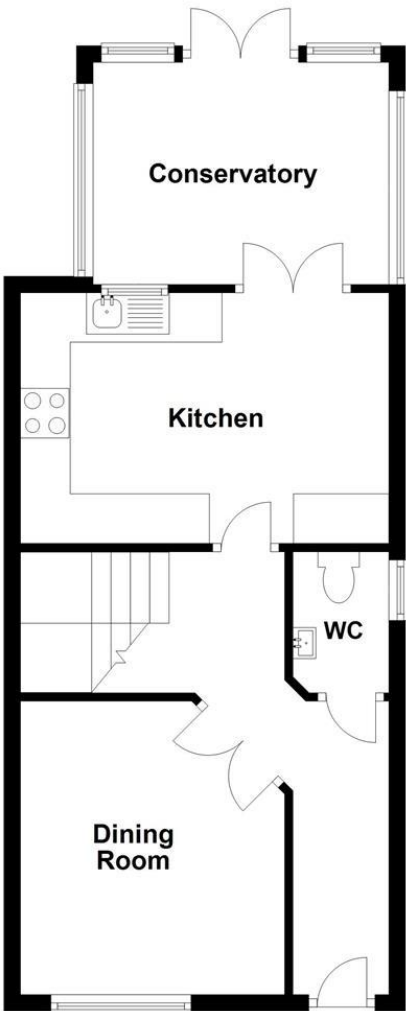


Gallery Photos



ALPINE CLOSE, LOSTOCK HALL, PRESTON, PR5

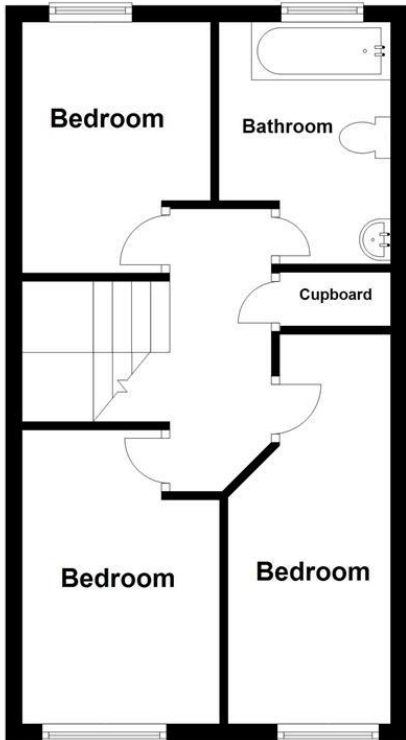
Ground Floor



First Floor



Second Floor



Property EPC - Certificate

Lostock Hall, PR5

Energy rating

C

Valid until 24.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

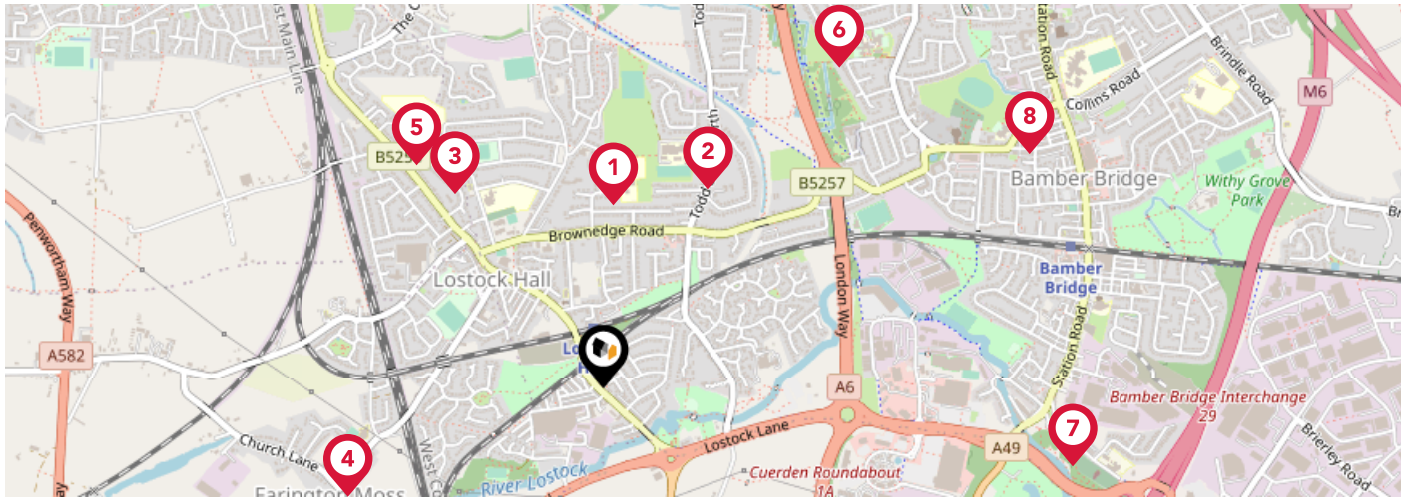
Property

EPC - Additional Data

Additional EPC Data

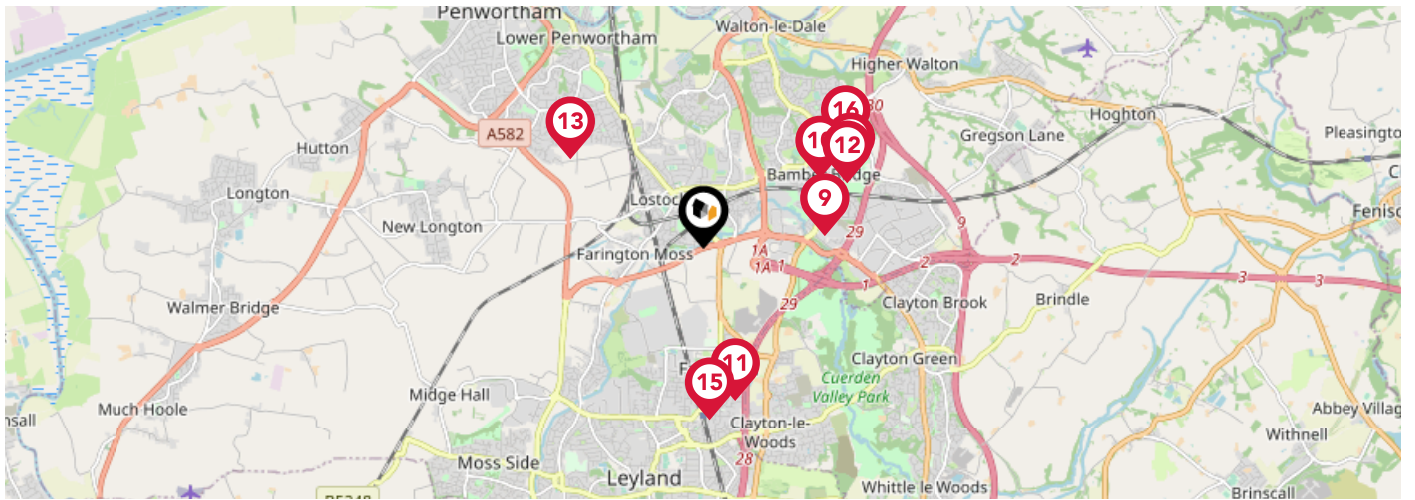
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 94% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	115 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.4	<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:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.61	<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:0.64	<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:0.87	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

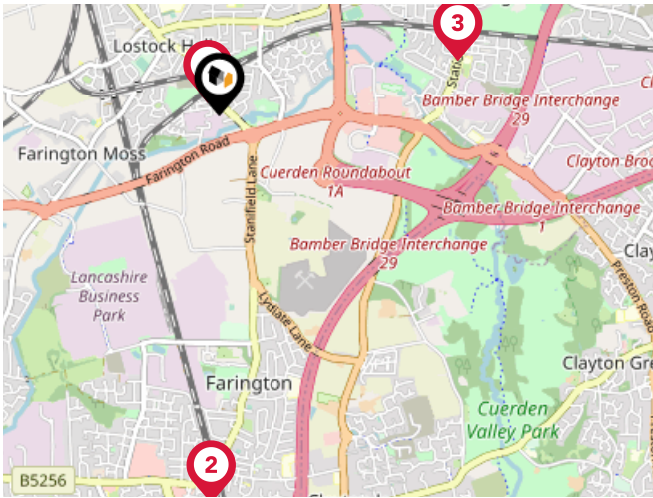
Area Schools



	Nursery	Primary	Secondary	College	Private
 Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance: 1.07	<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: 1.2	<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: 1.36	<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: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsfold Primary School Ofsted Rating: Good Pupils: 120 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: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Farington Primary School Ofsted Rating: Inadequate Pupils: 0 Distance: 1.49	<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: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

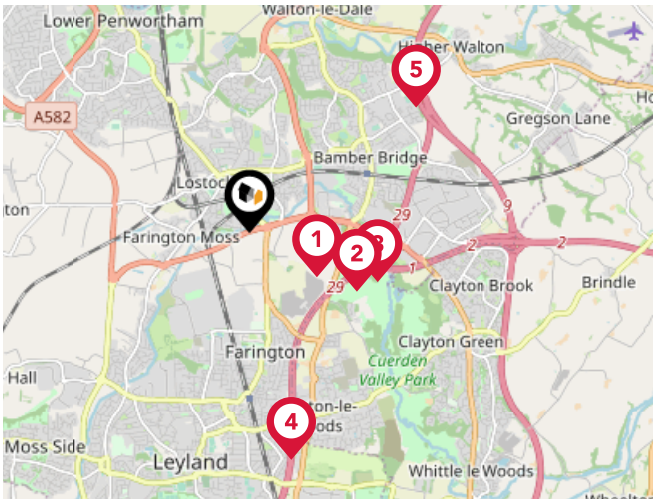
Area

Transport (National)



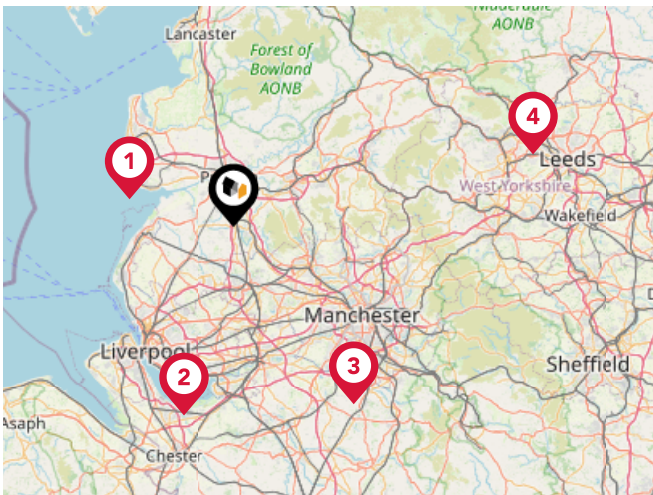
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.07 miles
2	Leyland Rail Station	1.7 miles
3	Bamber Bridge Rail Station	1.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.7 miles
2	M65 J1	1.07 miles
3	M6 J29	1.2 miles
4	M6 J28	2.02 miles
5	M6 J30	1.83 miles

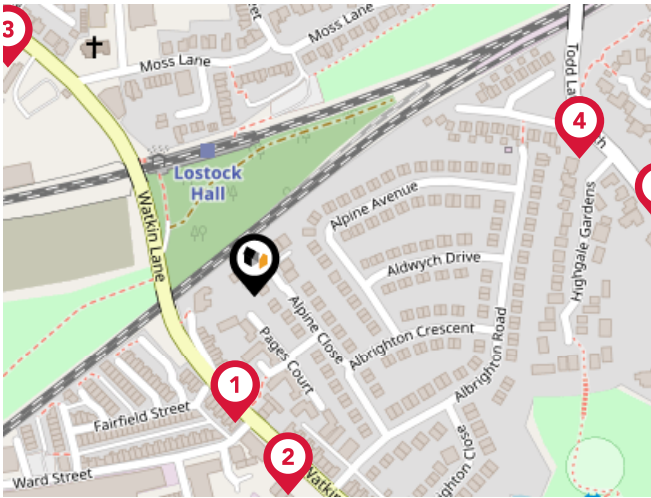


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.02 miles
2	Liverpool John Lennon Airport	27.56 miles
3	Manchester Airport	30.29 miles
4	Leeds Bradford International Airport	43.12 miles

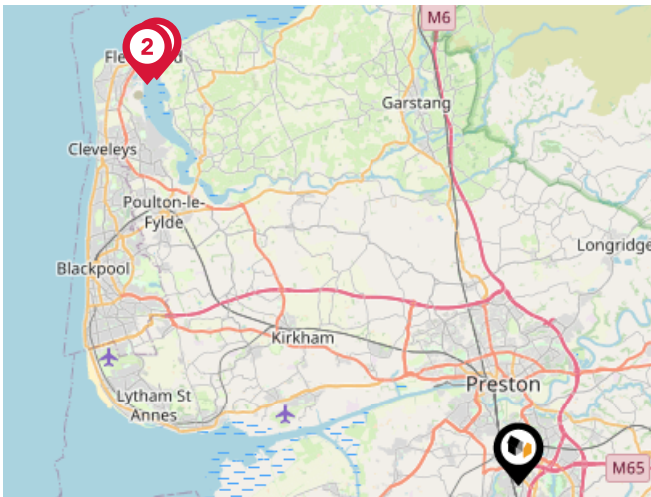
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.07 miles
2	Methodist Church	0.11 miles
3	Victoria Inn	0.18 miles
4	Moss Bridge Park	0.19 miles
5	Townsway	0.23 miles



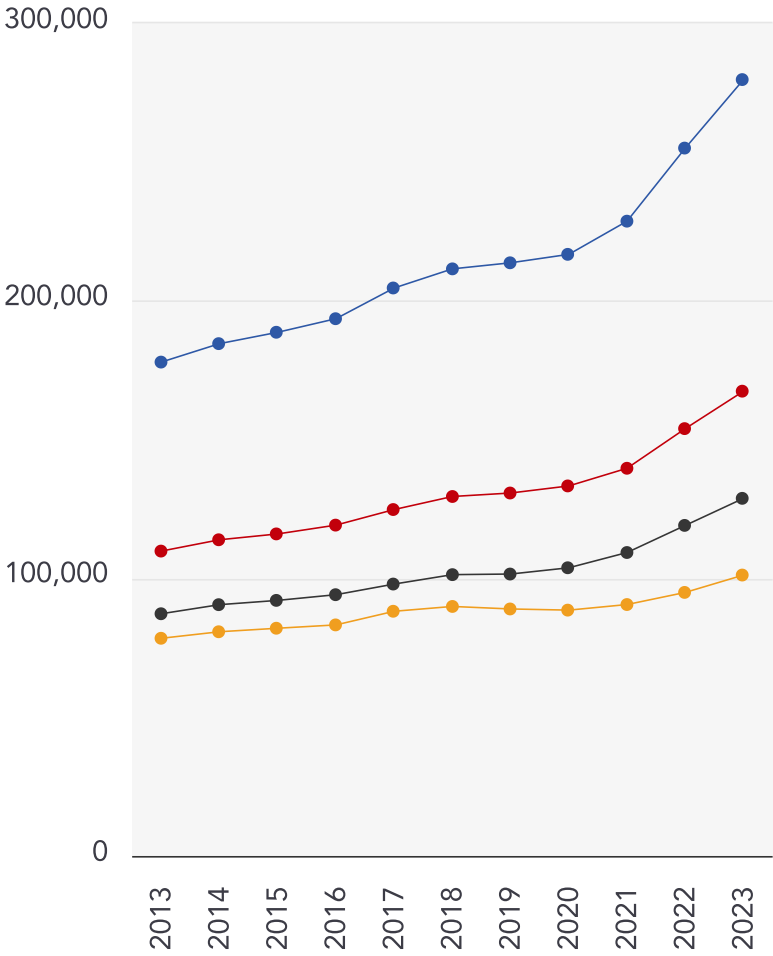
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.02 miles
2	Fleetwood for Ireland Ferry Terminal	19.1 miles

Market

House Price Statistics

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



Detached

+57.2%

Semi-Detached

+52.45%

Terraced

+47.64%

Flat

+29.04%



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.



/RobertsCoEstates



/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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