

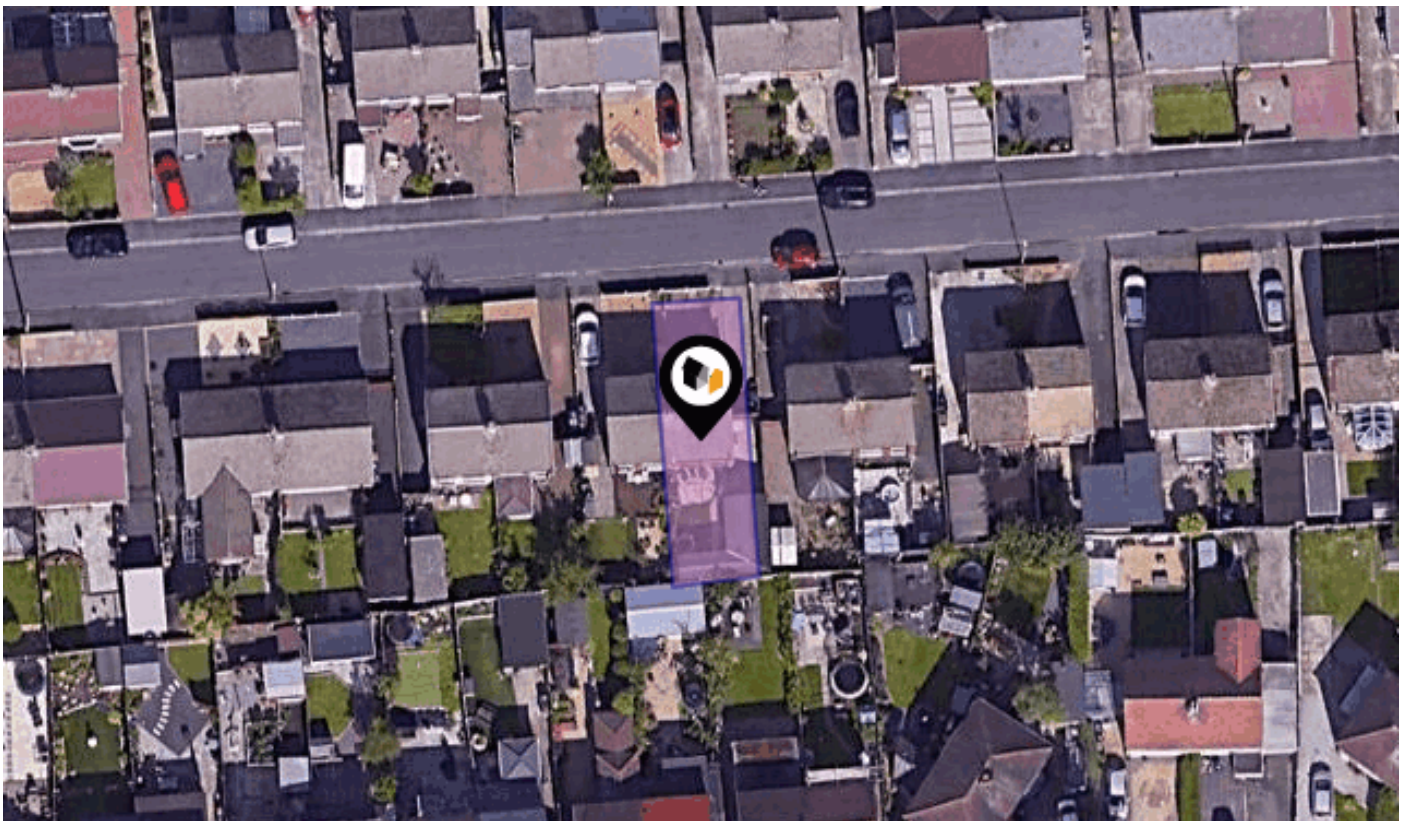


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd February 2024



AMPLEFORTH DRIVE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Property Overview

This three-bedroom semi detached house offers a wealth of potential, allowing you to indulge in the creative process and transform it into a stunning home.

Ampleforth Drive already includes central heating system with a boiler and radiators, as well as double glazed windows, ensuring comfort and energy efficiency.

Stepping into the home, the living room has a lovely large window to the front, flooding the room with natural light and feature gas fire, we can imagine some cosy nights snuggled on the sofa with the fire on.

While the kitchen on this floor is functional, a touch of sparkle is needed to truly elevate the space to its full potential. Imagine the possibilities once you've installed a brand-new kitchen that will become the heart of the home, radiating style and sophistication.

Making your way upstairs, you'll discover three generously proportioned bedrooms, perfectly suited for family living or as an attractive investment opportunity. These rooms provide ample space for rest, relaxation, and personalisation, ensuring a comfortable and adaptable living environment.

Also on the first floor you'll find the bathroom conveniently located. Although it possesses a good layout, a makeover is in order to make it truly stand out. Picture it adorned with tasteful tiles and fitted with a fresh suite, transforming it into a captivating sanctuary that impresses both residents and guests.

Outside to the front, off road parking for two cars, and a front garden. The rear garden is enclosed with gated access. There is also a detached garage with store area, could this be your work from home office.

Whether you are seeking your dream family home or a savvy investment, this property holds the promise of a bright future. Don't miss the chance to seize this opportunity and embark on an exciting renovation journey.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£198
Bedrooms:	3	Tenure:	Freehold
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,605		
Title Number:	LA928990		
UPRN:	10033045020		

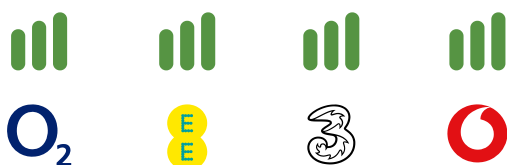
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	35 mb/s	9000 mb/s

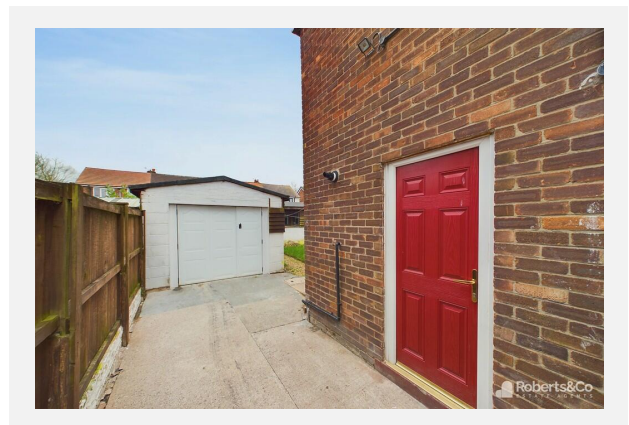
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



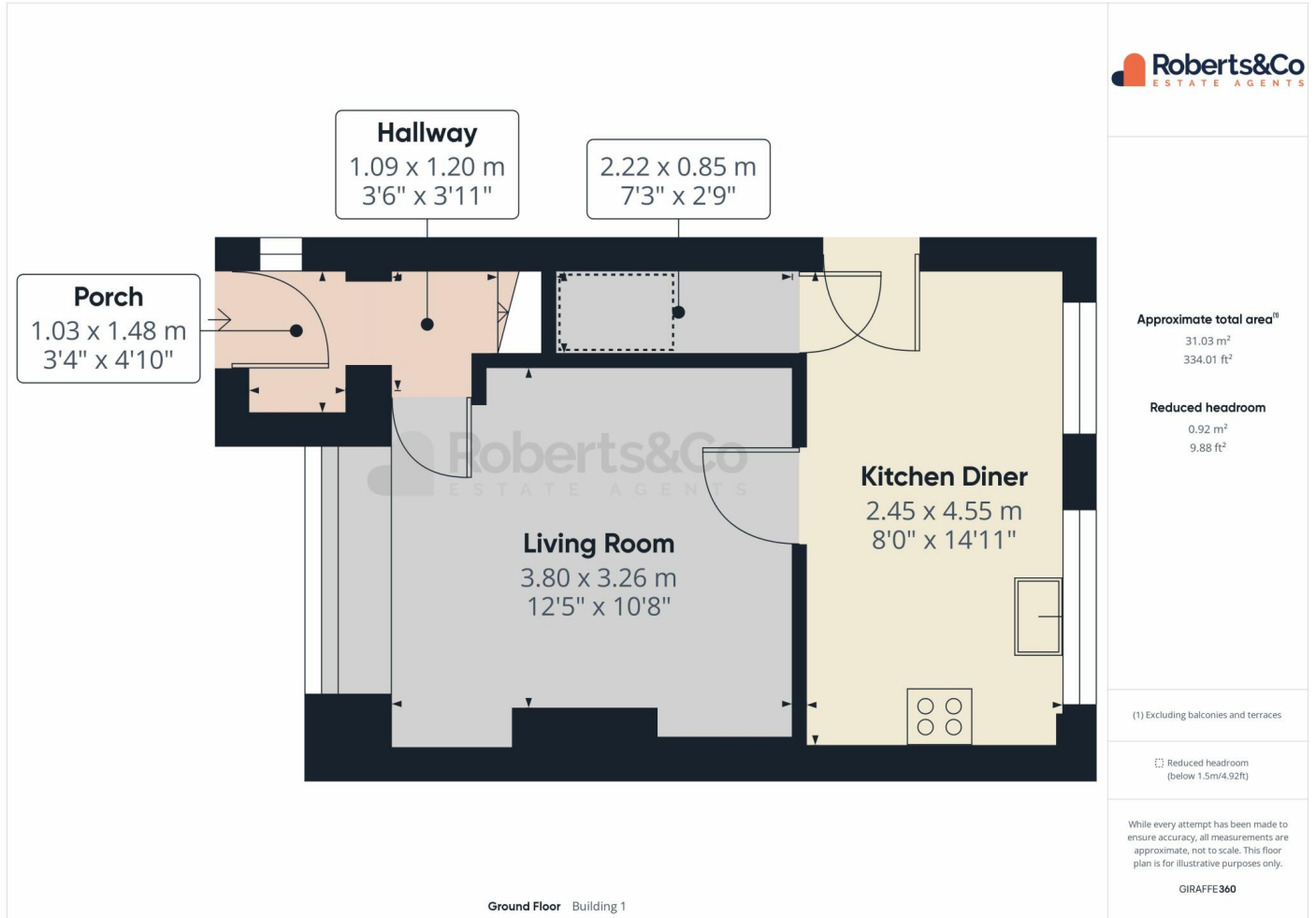




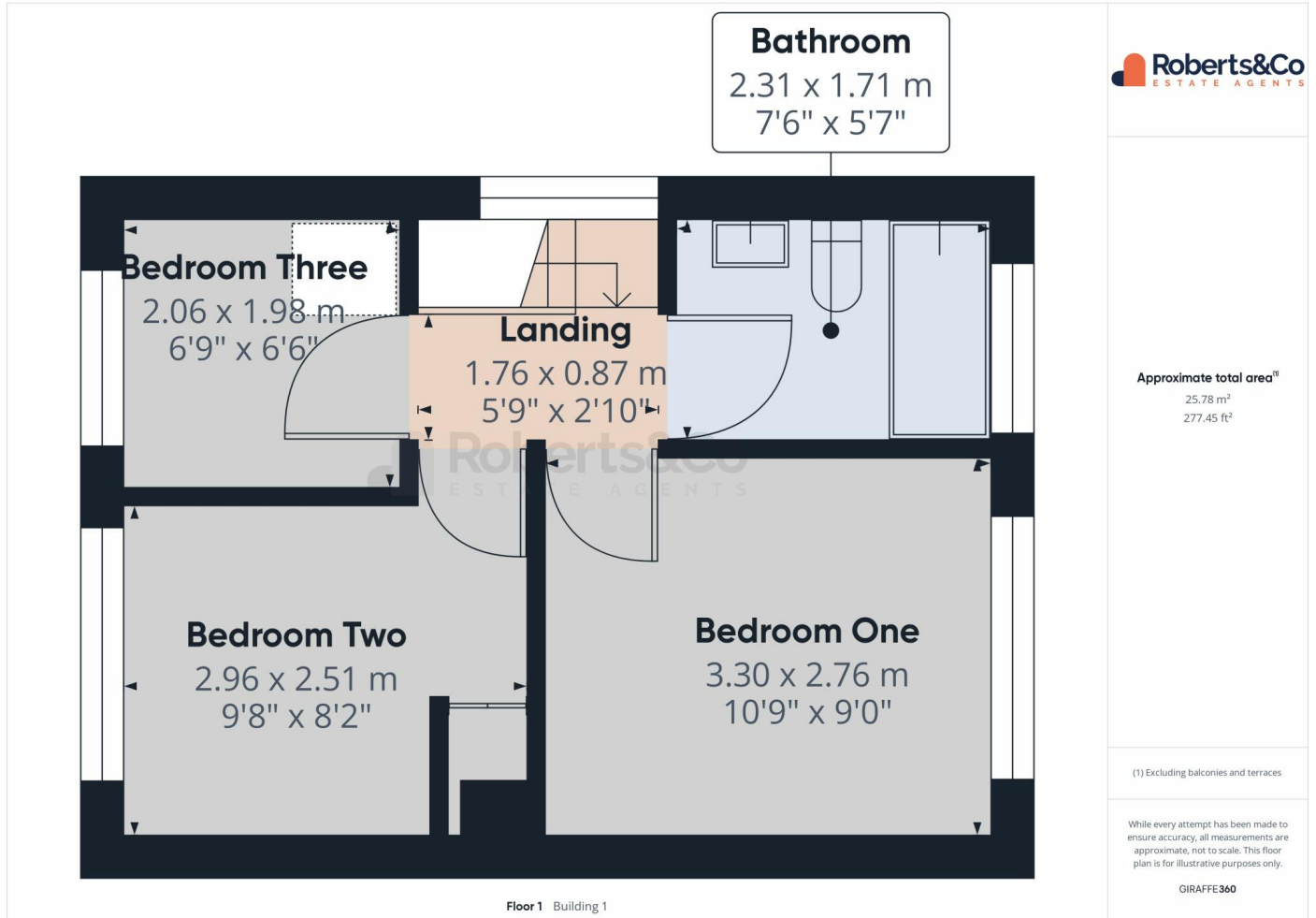
AMPLEFORTH DRIVE, LOSTOCK HALL, PRESTON, PR5



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Ampleforth Drive, Lostock Hall, PR5

Energy rating

D

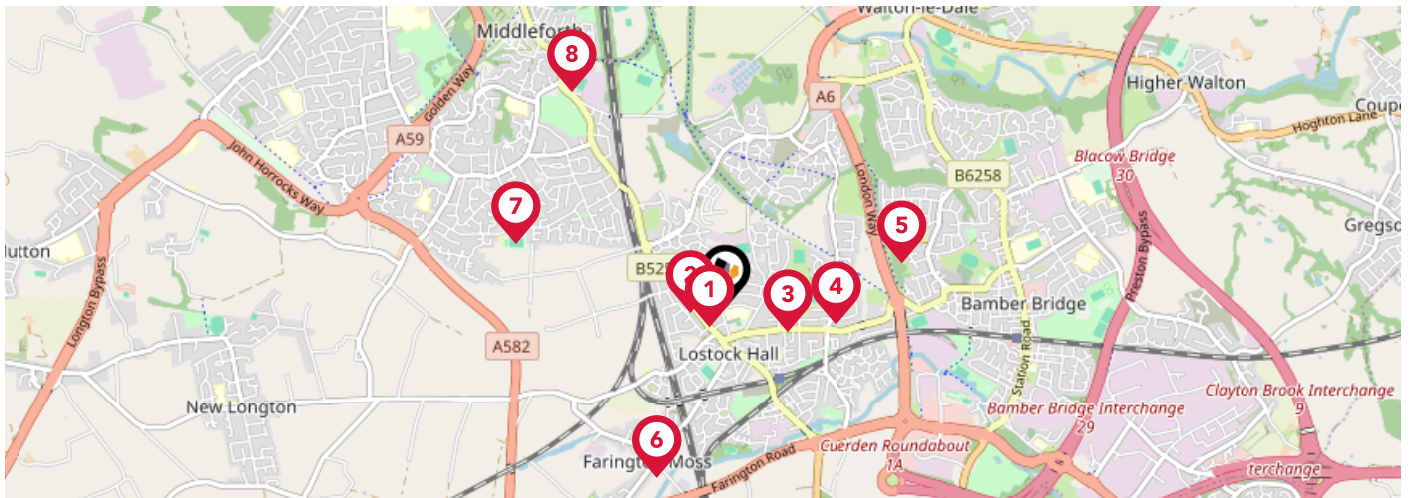
Valid until 12.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

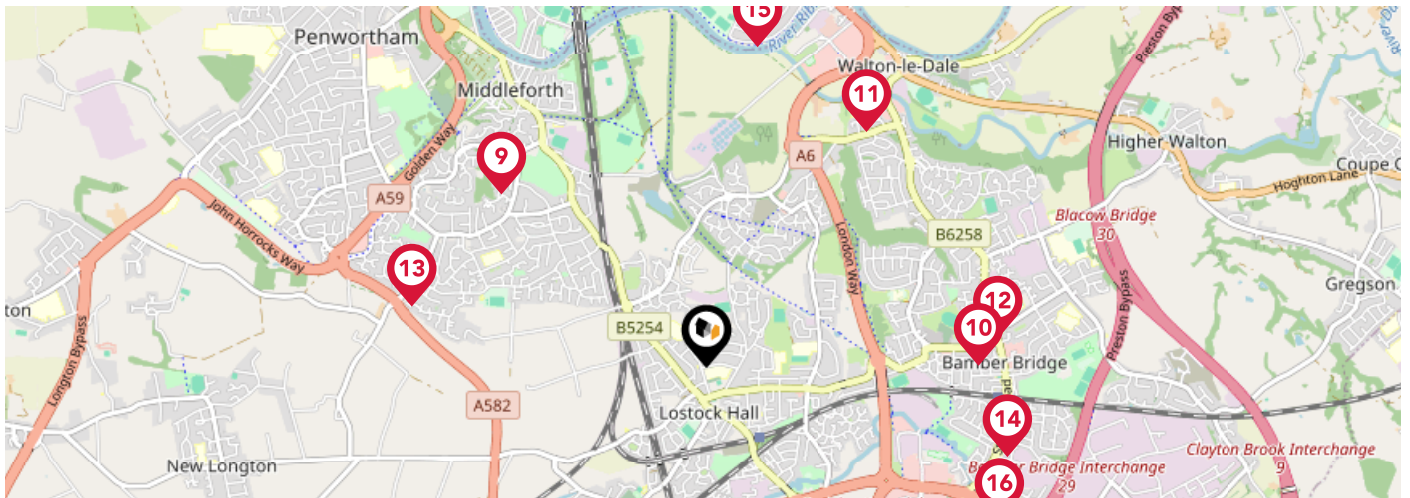
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.81	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

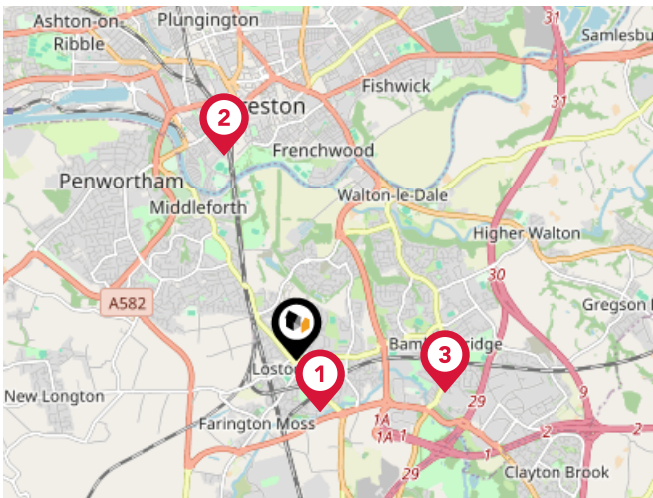
Area Schools



	Nursery	Primary	Secondary	College	Private
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.25	<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:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.32	<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: 197 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

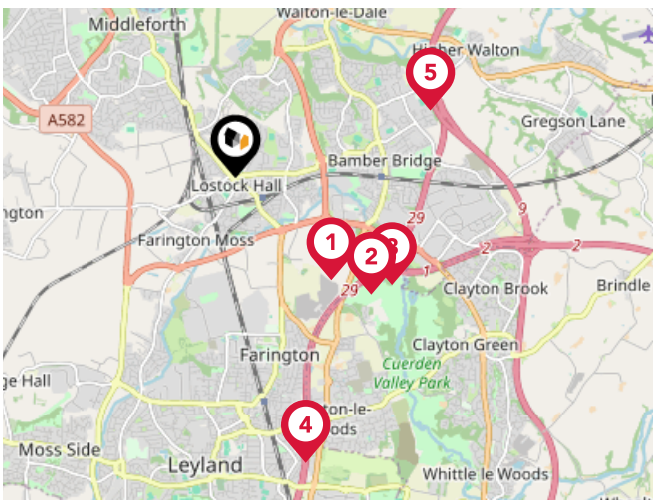
Area

Transport (National)



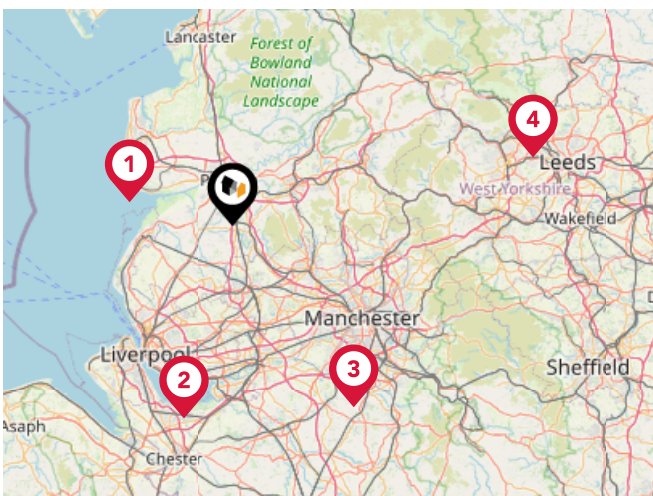
National Rail Stations

Pin	Name	Distance
	Lostock Hall Rail Station	0.5 miles
	Preston Rail Station	1.91 miles
	Bamber Bridge Rail Station	1.33 miles



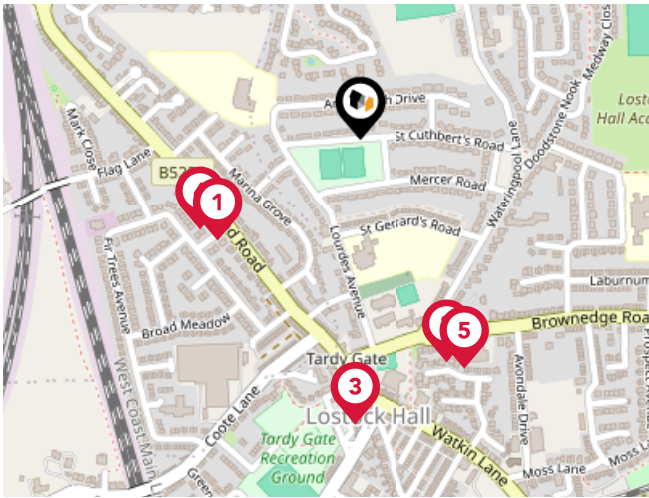
Trunk Roads/Motorways

Pin	Name	Distance
	M65 J1A	1.22 miles
	M65 J1	1.57 miles
	M6 J29	1.66 miles
	M6 J28	2.57 miles
	M6 J30	1.82 miles



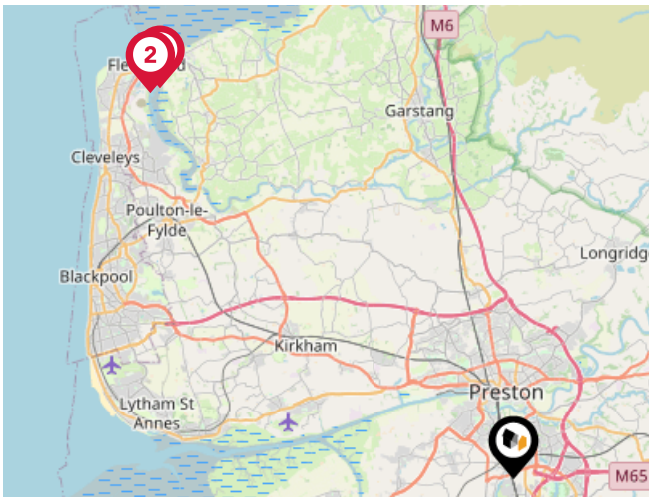
Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	14.65 miles
	Liverpool John Lennon Airport	27.99 miles
	Manchester Airport	30.85 miles
	Leeds Bradford International Airport	43.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	Firtrees Ave	0.19 miles
2	Wateringpool Lane	0.26 miles
3	Pleasant Retreat	0.31 miles
4	Fir Trees Road	0.2 miles
5	British Legion	0.28 miles



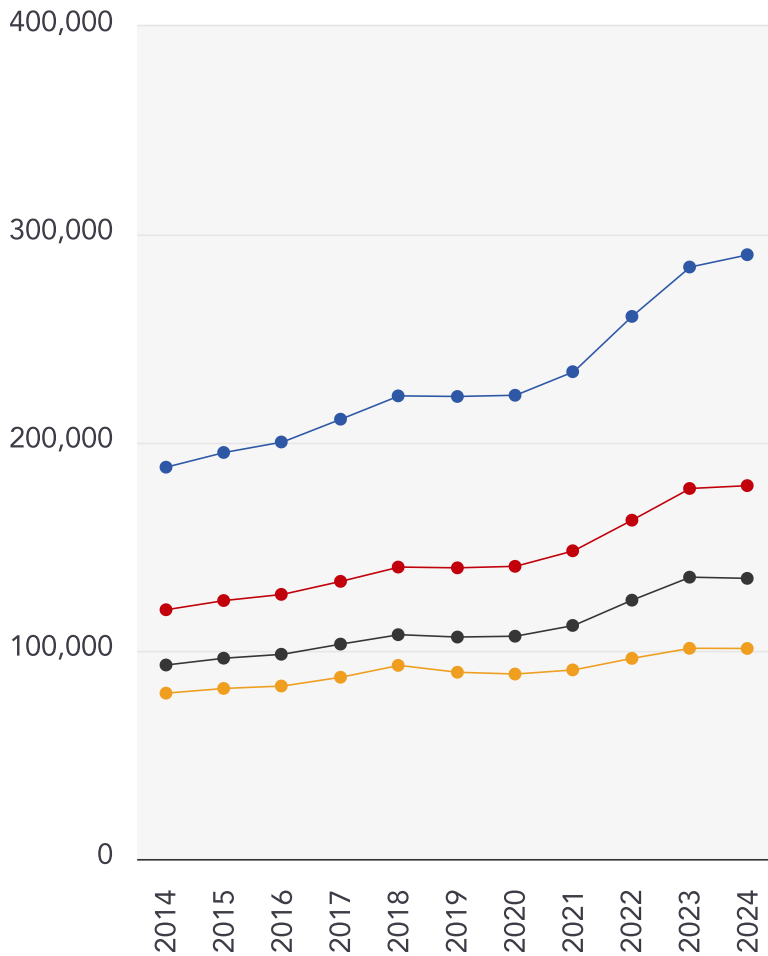
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.48 miles
2	Fleetwood for Ireland Ferry Terminal	18.56 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



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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