

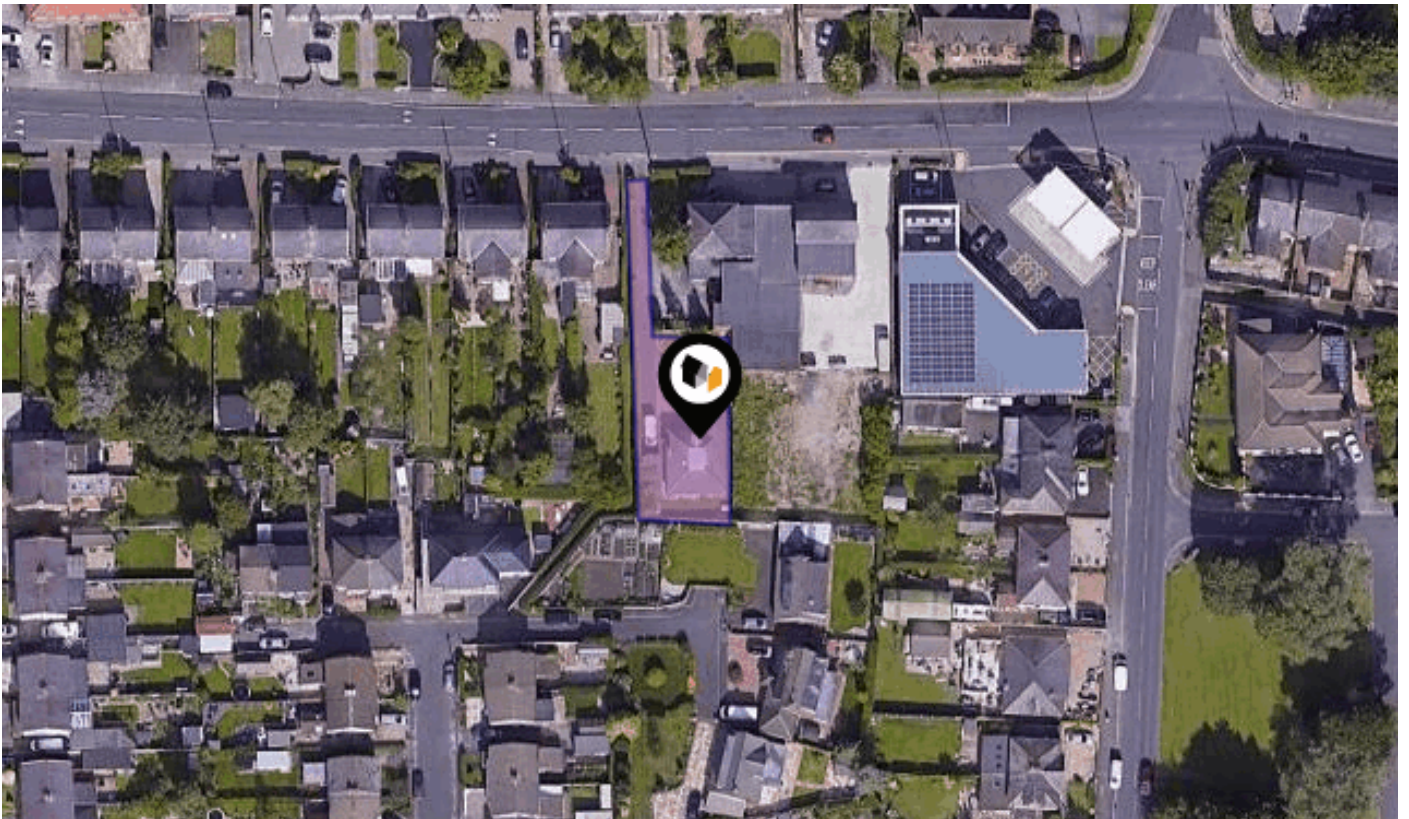


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd February 2024



BROWNEGE ROAD, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

A wonderful detached home tucked off Brownedge Road, that offers an idyllic retreat for those seeking both tranquillity and modern comfort with local amenities just a short distance away.

As you approach the charming three-bedroom home, you'll be greeted by a generously sized driveway, with the additional benefit of an tandem garage, ensuring ample parking space for both you and your guests.

Once you step inside, you'll find a spacious and welcoming entrance hallway. This hallway effortlessly flows into the front living room, featuring a charming open fireplace and views of the front garden. The laminate flooring and excellent levels of natural light instil a sense of calm in this well-proportioned space.

The second reception room with a laminate wood floor, neutral colours and a large window, has ample space for a variety of furniture and is bathed in sunlight. Ascend the stairs to the first floor, where you'll discover bedroom one with its own ensuite, providing a private retreat.

The dining kitchen is a highlight, featuring navy shaker-style fitted cabinetry with white quartz worktops. Abundant counter space, storage, and room for appliances, including a gas range oven, make this kitchen both stylish and functional. The seamless connection to the dining area creates an idyllic space for enjoying meals with family and friends, complemented by a convenient utility room.

Two additional double bedrooms on the ground floor are spacious and well-lit, while a three-piece family bathroom adds practicality to the home.

Outside the gardens wrap around the home, and a fantastic, covered seating area provides an ideal space for entertaining.

Spanning two floors, is thoughtfully designed to accommodate diverse living arrangements and flexible workspaces.



Property

Type:	Detached	Last Sold £/ft²:	£217
Bedrooms:	3	Tenure:	Freehold
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.13 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LA856687		
UPRN:	10033045452		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	40 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

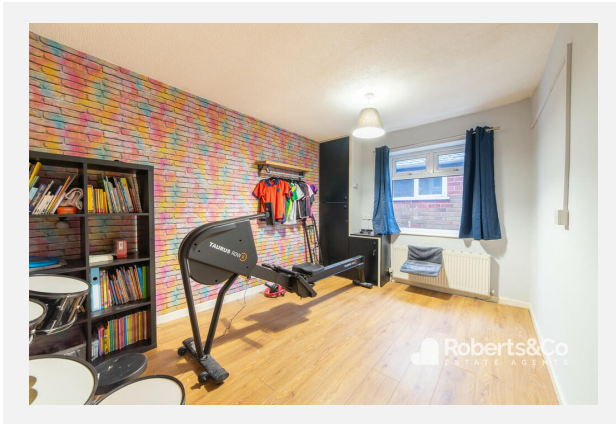
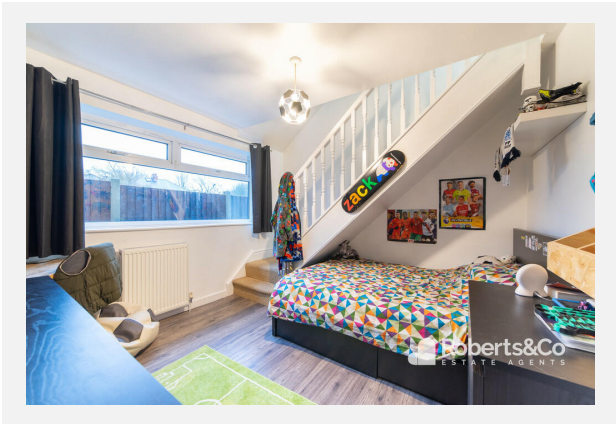


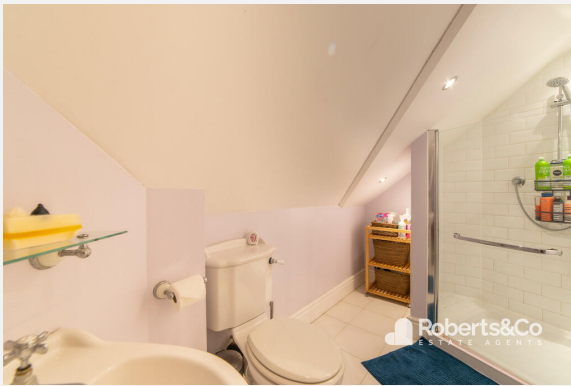
Planning History

This Address

Planning records for: *142, Browndge Road, Lostock Hall, Preston, PR5 5AE*

Reference - SouthRibble/07/2008/0077/FUL	
Decision:	Decided
Date:	28th January 2008
Description:	Dormer extension to front





BROWNGEDGE ROAD, LOSTOCK HALL, PRESTON, PR5



Approximate total area^{RM}
113.34 m²
1219.98 ft²

Reduced headroom
8.91 m²
95.86 ft²

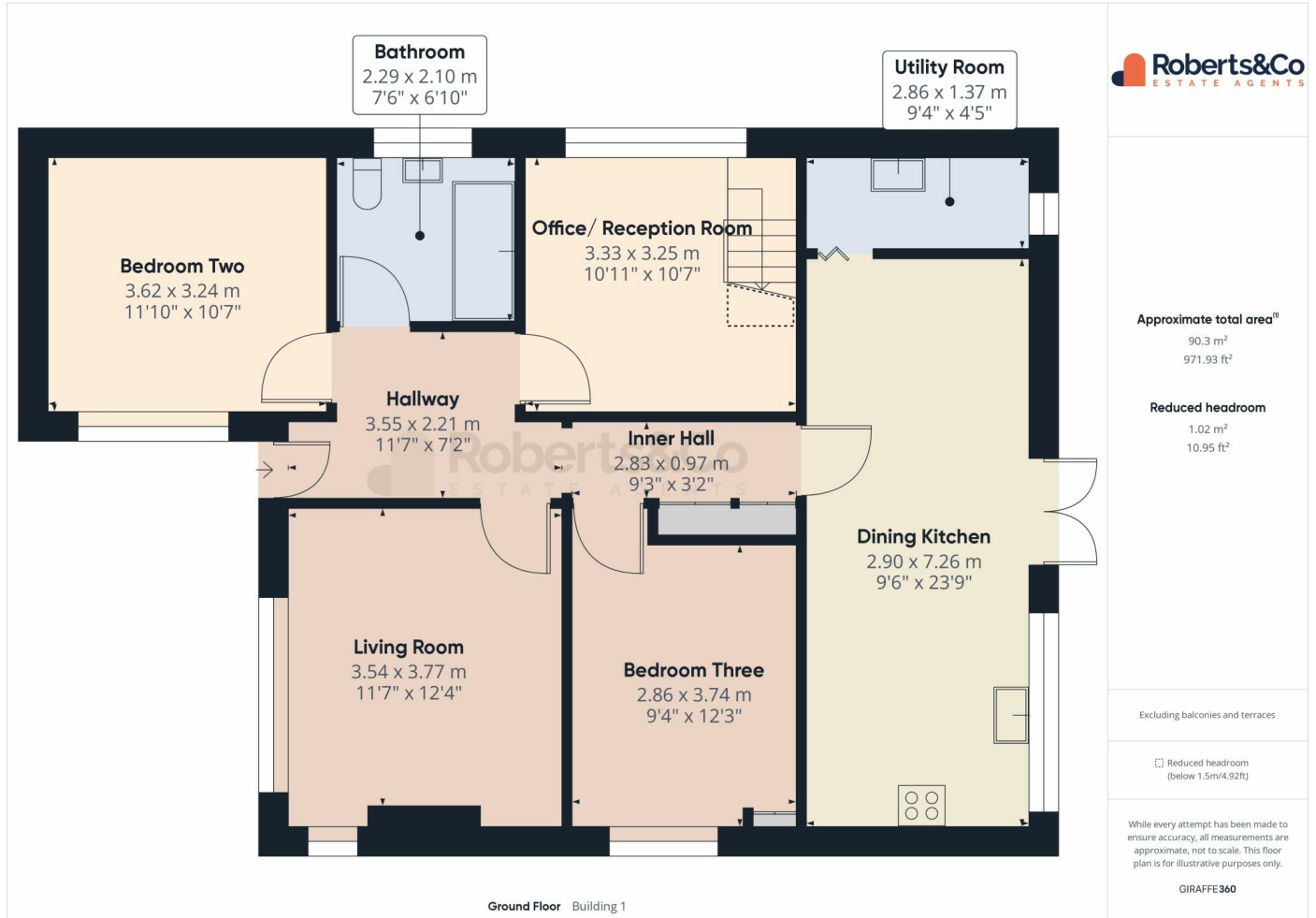
Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

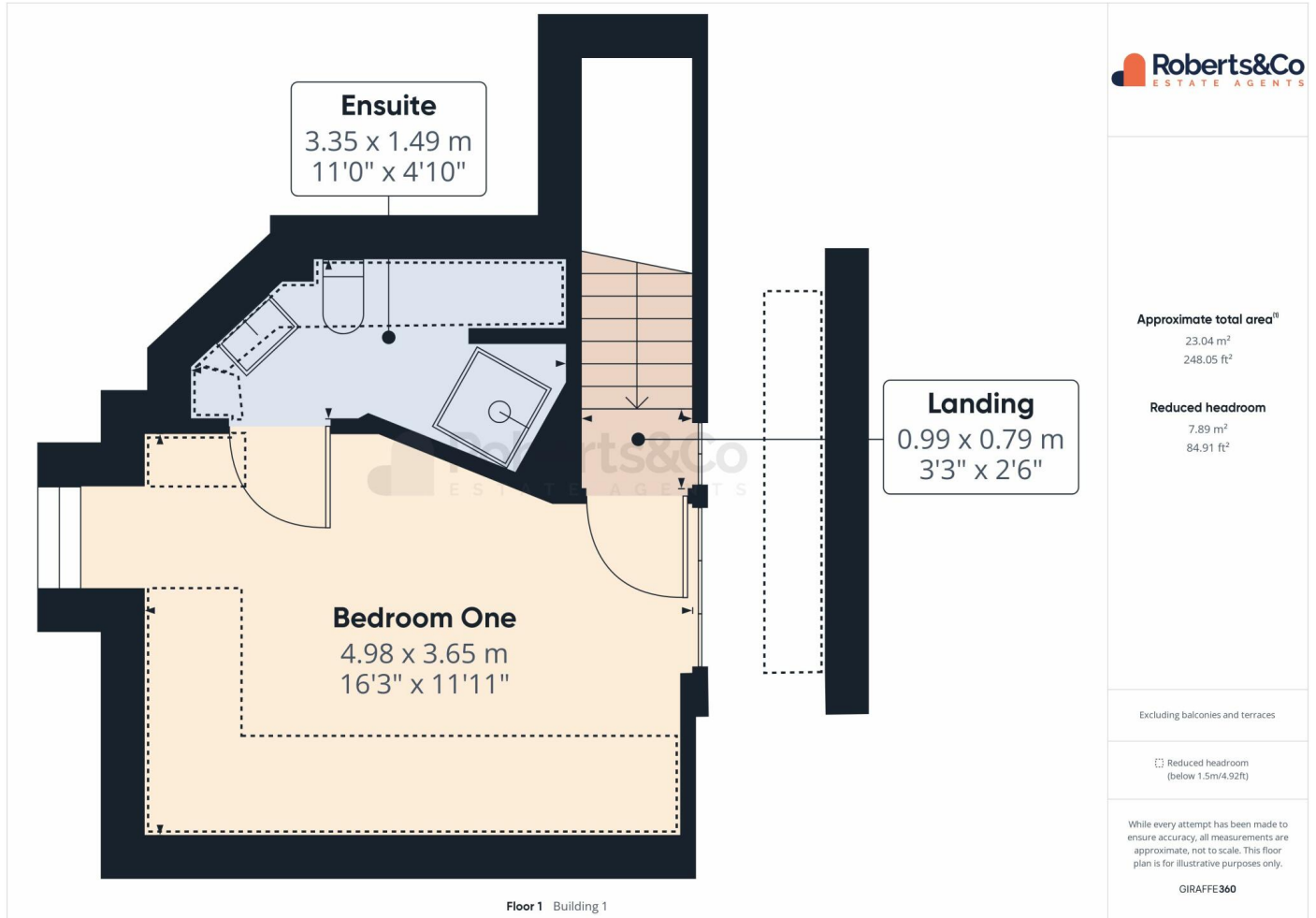
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

BROWNEGE ROAD, LOSTOCK HALL, PRESTON, PR5



BROWNEGE ROAD, LOSTOCK HALL, PRESTON, PR5



Property EPC - Certificate

Brownedge Road, Lostock Hall, PR5

Energy rating

D

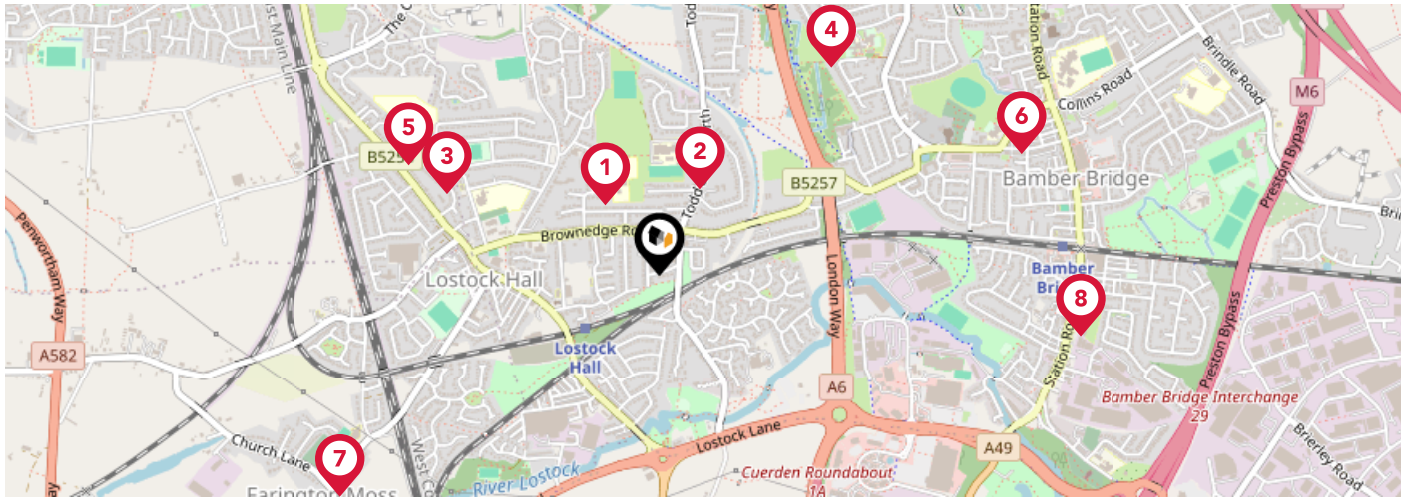
Valid until 07.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

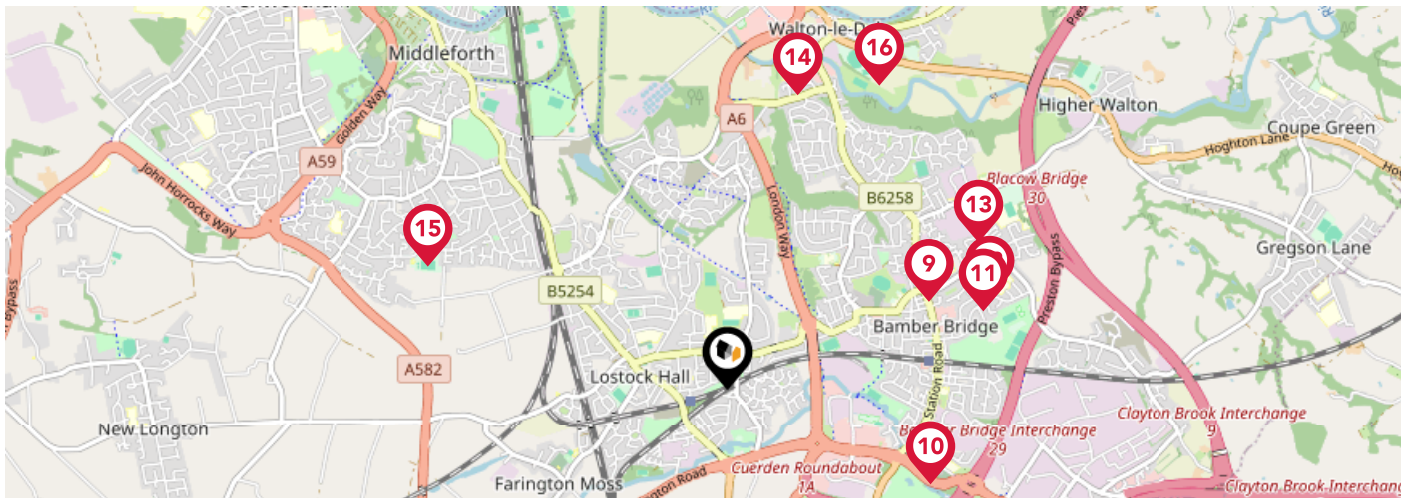
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Suspended, no insulation (assumed)
Total Floor Area:	92 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.2	<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:0.21	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.59	<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:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farinton Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

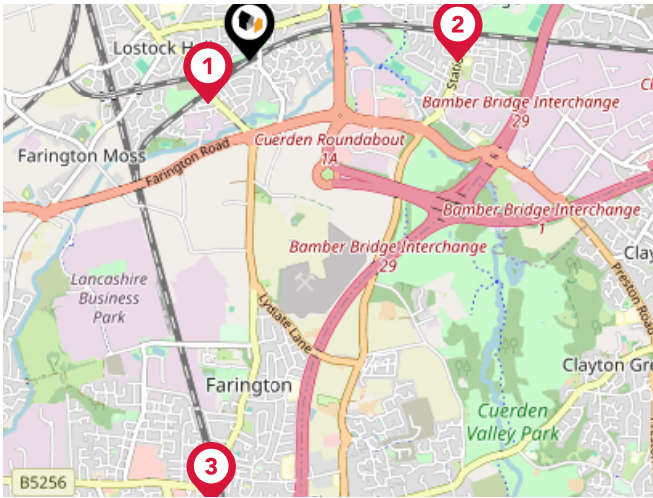
Area Schools



		Nursery	Primary	Secondary	College	Private
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.96	<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:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:1.18	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.33	<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:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

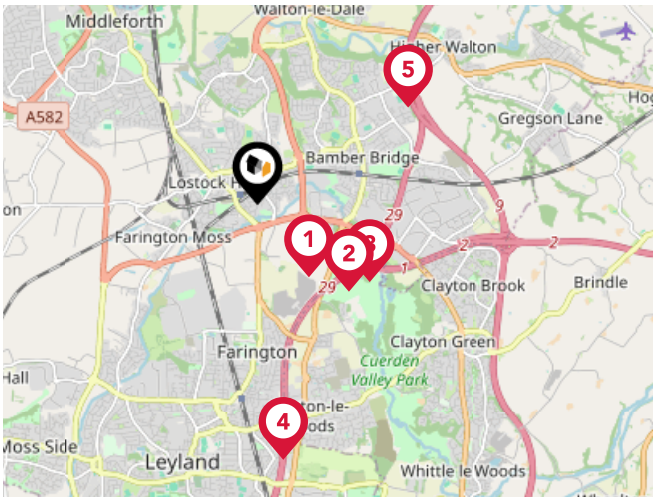
Area

Transport (National)



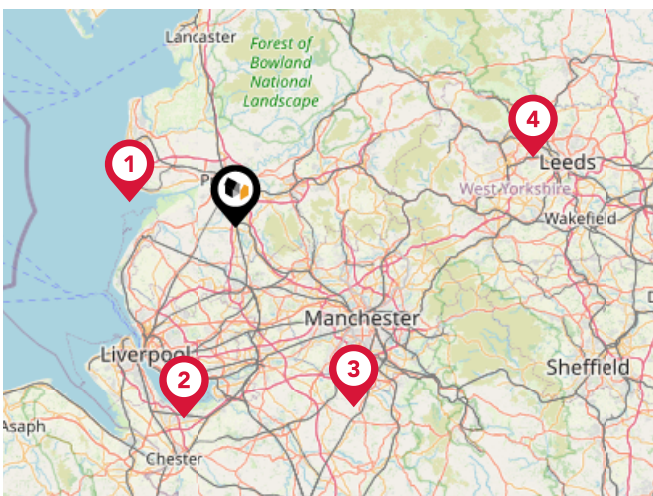
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.26 miles
2	Bamber Bridge Rail Station	0.91 miles
3	Leyland Rail Station	1.95 miles



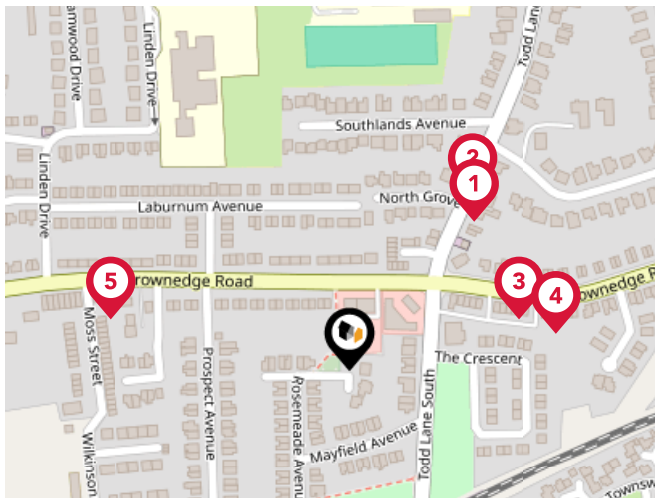
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.77 miles
2	M65 J1	1.1 miles
3	M6 J29	1.19 miles
4	M6 J28	2.24 miles
5	M6 J30	1.58 miles



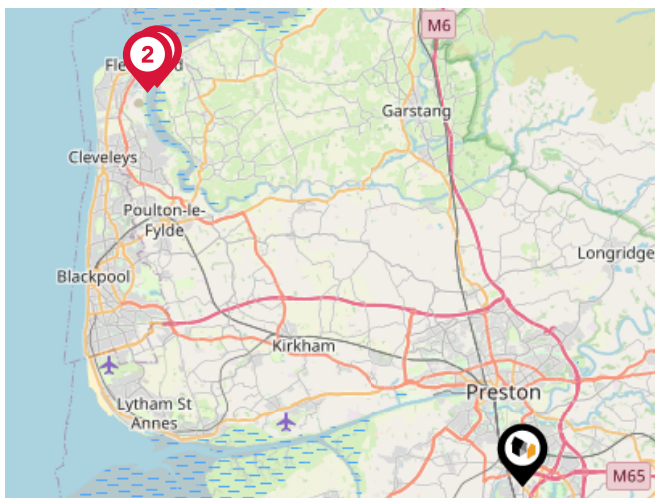
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.09 miles
2	Liverpool John Lennon Airport	27.83 miles
3	Manchester Airport	30.41 miles
4	Leeds Bradford International Airport	42.93 miles



Bus Stops/Stations

Pin	Name	Distance
1	Green Drive	0.11 miles
2	Green Drive	0.12 miles
3	Four Lane Ends	0.1 miles
4	Browndge Road	0.11 miles
5	Moss Street	0.13 miles



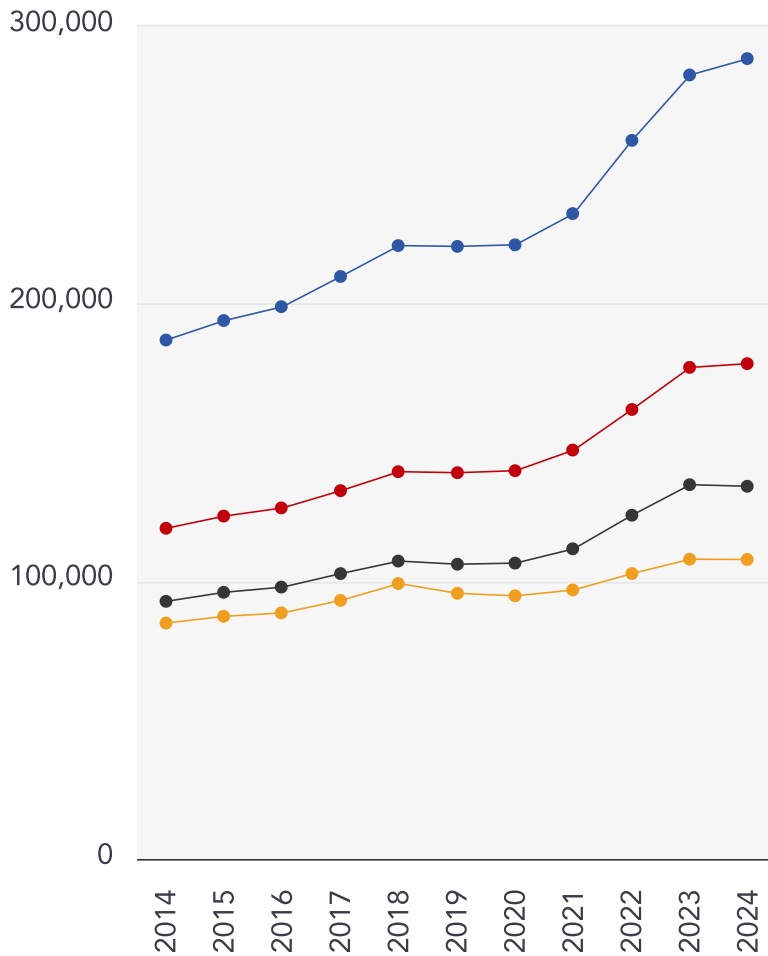
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.93 miles
2	Fleetwood for Ireland Ferry Terminal	19.02 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



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/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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
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