

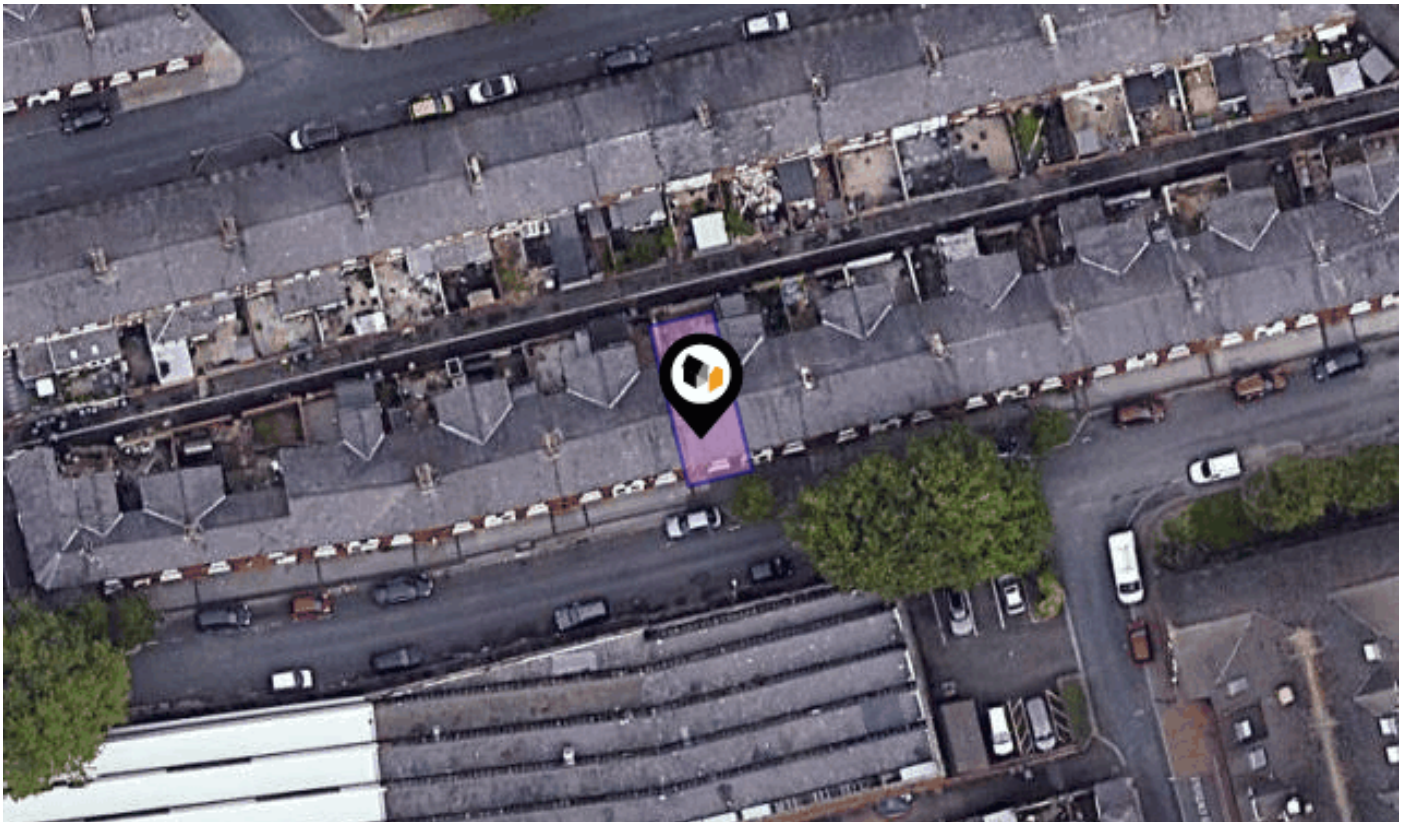


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th March 2024



WARD STREET, 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

This property is every first time buyer's dream purchase. From the immaculate and contemporary décor to the beautiful fixtures and fittings, this home really is one that you just need to add your own furniture.

Located in a popular street, just a leisurely stroll away from essential amenities and transportation hubs like the train station and bus stops, this affordable yet spacious abode satisfies numerous requirements. The ground floor features two generously proportioned reception rooms, both elegantly adorned. Towards the rear lies a well-appointed kitchen equipped with ample wall and base storage units, complemented by integrated appliances.

Ascending to the first floor reveals three bedrooms, two of which are generously sized doubles. The impeccably maintained bathroom boasts an L-shaped bath with an overhead shower and contemporary fixtures.

Outside, a tidy rear yard invites al fresco dining, while ample on-street parking graces the front of the property, courtesy of the street's layout.



Property

Type:	Terraced	Last Sold £/ft²:	£144
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	947 ft ² / 88 m ²	Start Date:	19/12/1905
Plot Area:	0.02 acres	End Date:	01/01/2905
Year Built :	1930-1949	Lease Term:	999 years from 1 January 1906
Council Tax :	Band A	Term Remaining:	881 years
Annual Estimate:	£1,376		
Title Number:	LA733981		
UPRN:	10033048674		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	9000 mb/s

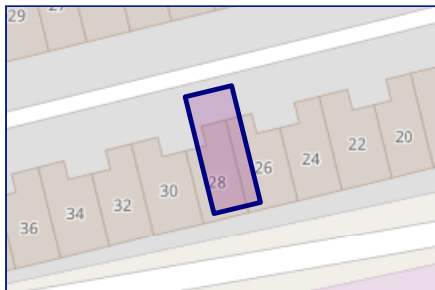
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

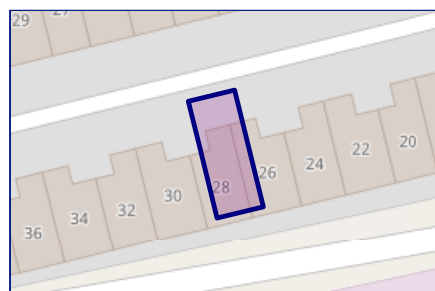


Freehold Title Plan



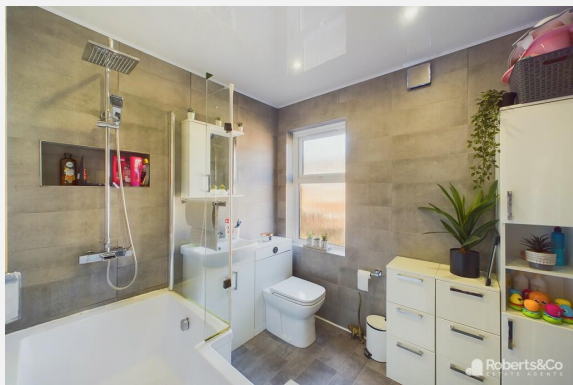
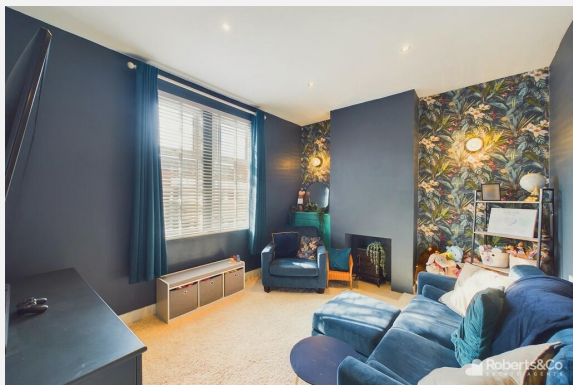
LAN142885

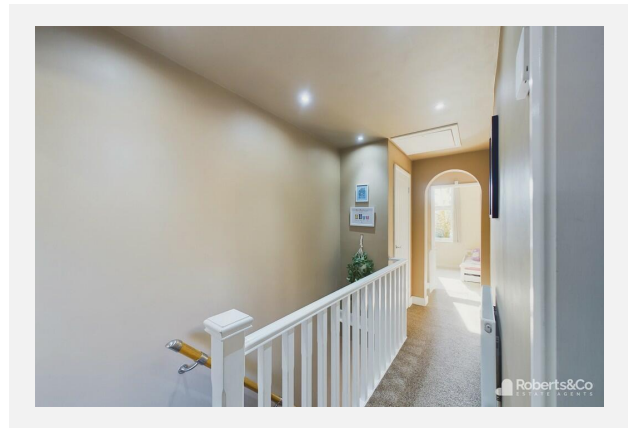
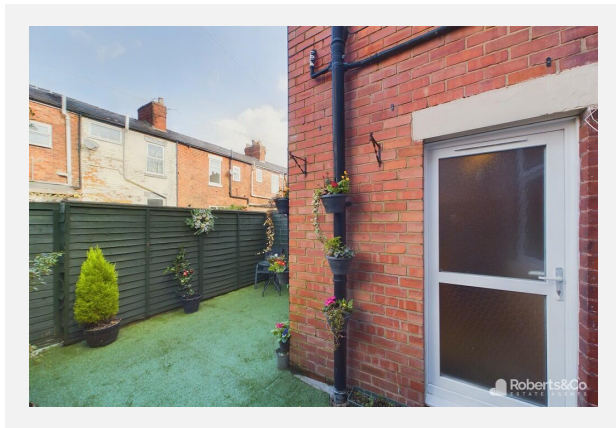
Leasehold Title Plan



LA733981

Start Date: 19/12/1905
End Date: 01/01/2905
Lease Term: 999 years from 1 January 1906
Term Remaining: 881 years





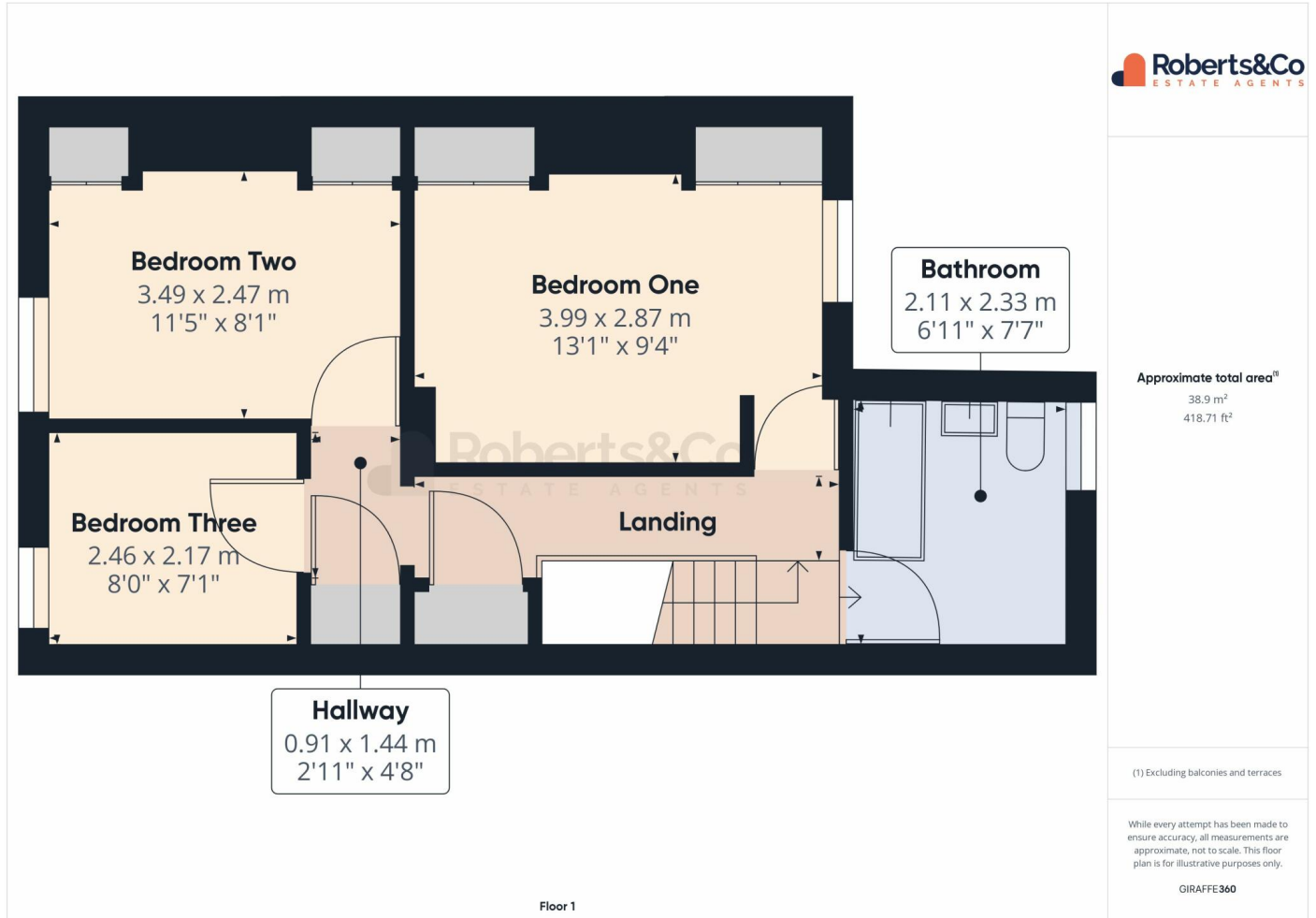
WARD STREET, LOSTOCK HALL, PRESTON, PR5



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Lostock Hall, PR5

Energy rating

D

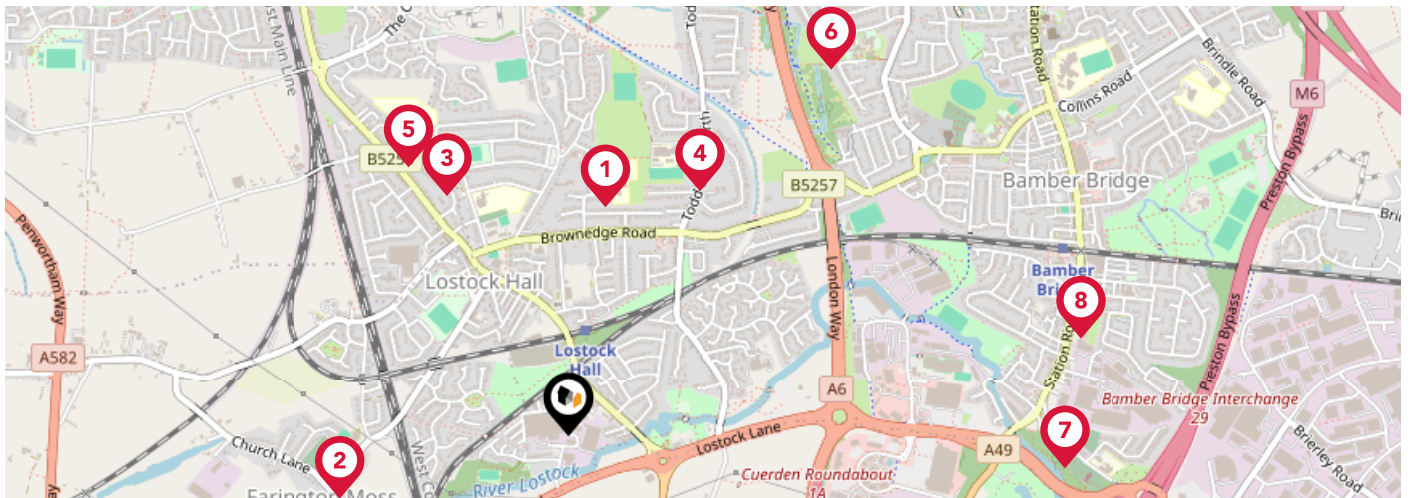
Valid until 17.10.2031

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

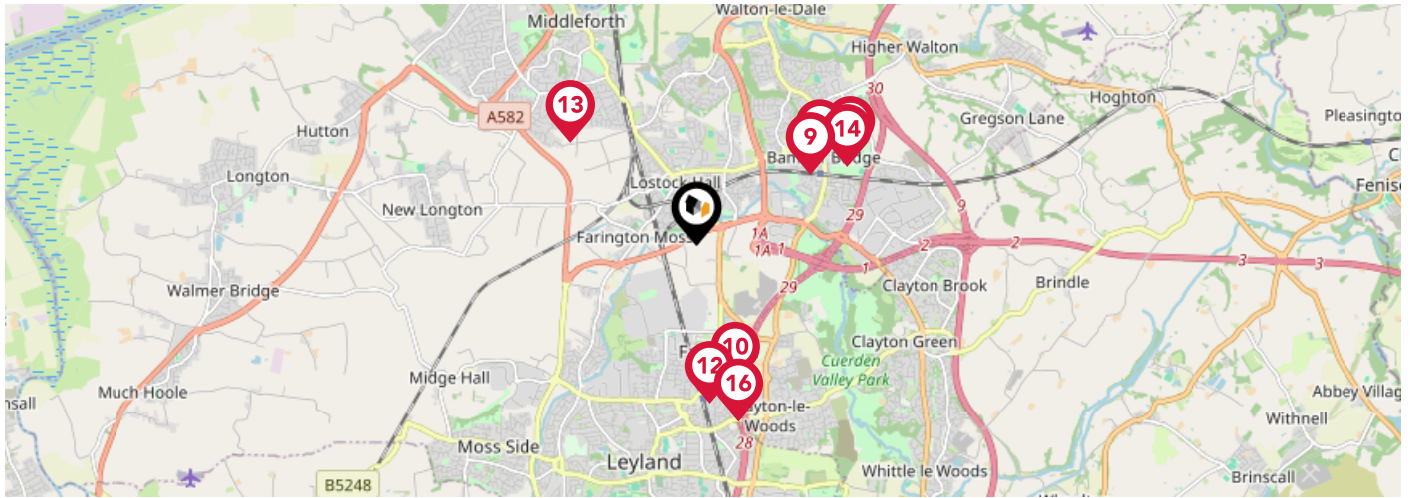
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	88 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	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.69	<input type="checkbox"/>	<input 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:0.99	<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:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

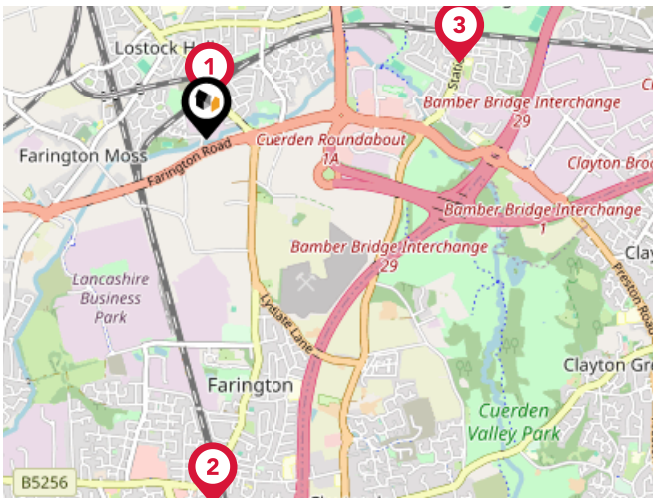
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 301 Distance:1.28	<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:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Inadequate Pupils:0 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:1.43	<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:1.49	<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:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 225 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

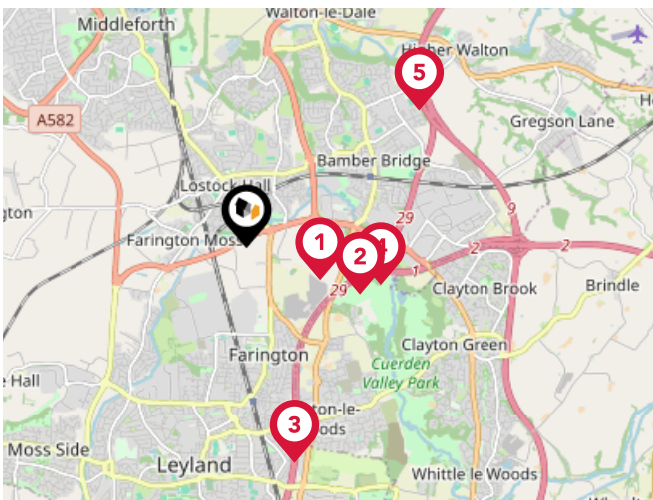
Area

Transport (National)



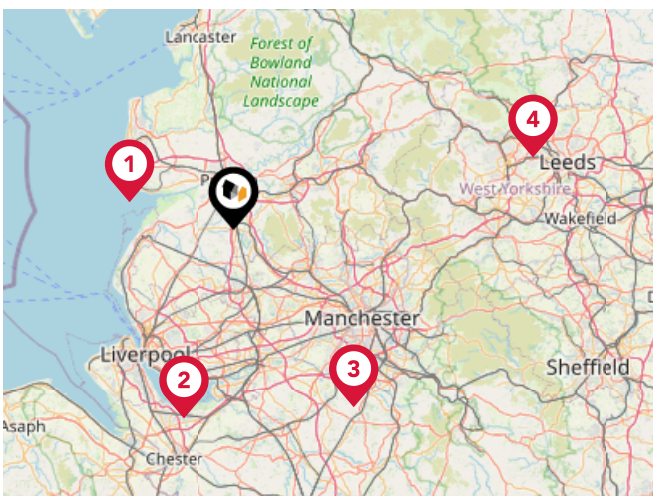
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.16 miles
2	Leyland Rail Station	1.6 miles
3	Bamber Bridge Rail Station	1.16 miles



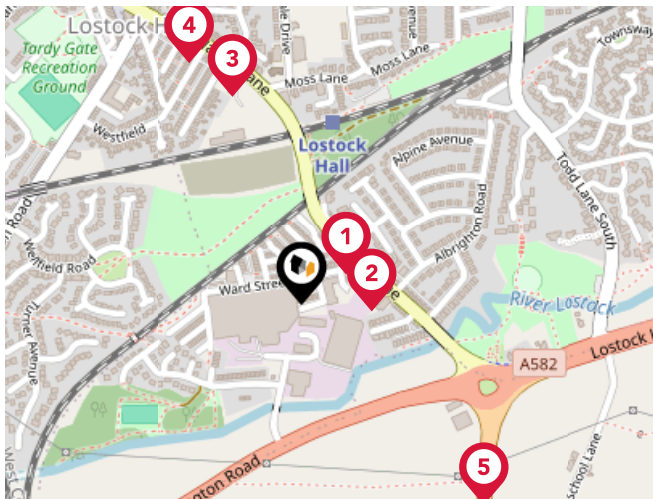
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.7 miles
2	M65 J1	1.08 miles
3	M6 J28	1.93 miles
4	M6 J29	1.22 miles
5	M6 J30	1.94 miles



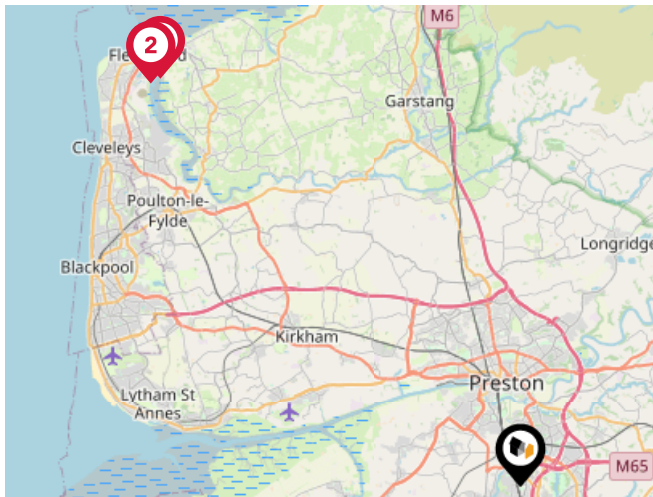
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.98 miles
2	Liverpool John Lennon Airport	27.45 miles
3	Manchester Airport	30.24 miles
4	Leeds Bradford International Airport	43.2 miles



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.06 miles
2	Methodist Church	0.08 miles
3	Victoria Inn	0.24 miles
4	Library	0.29 miles
5	Woodcock Farm	0.3 miles



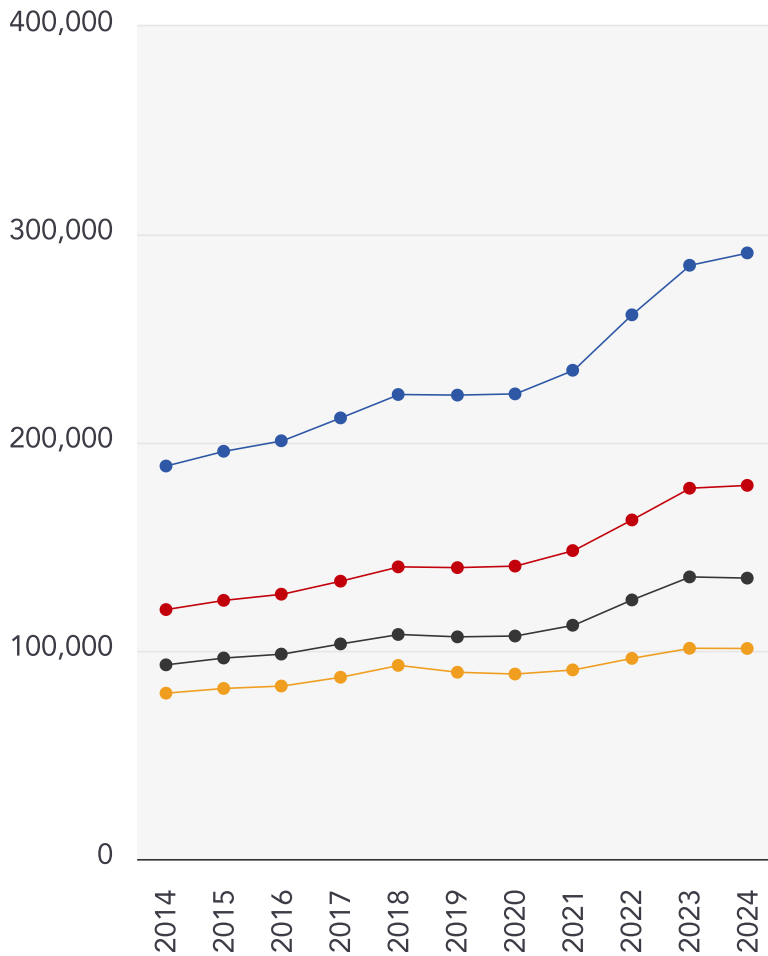
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.06 miles
2	Fleetwood for Ireland Ferry Terminal	19.14 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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

