

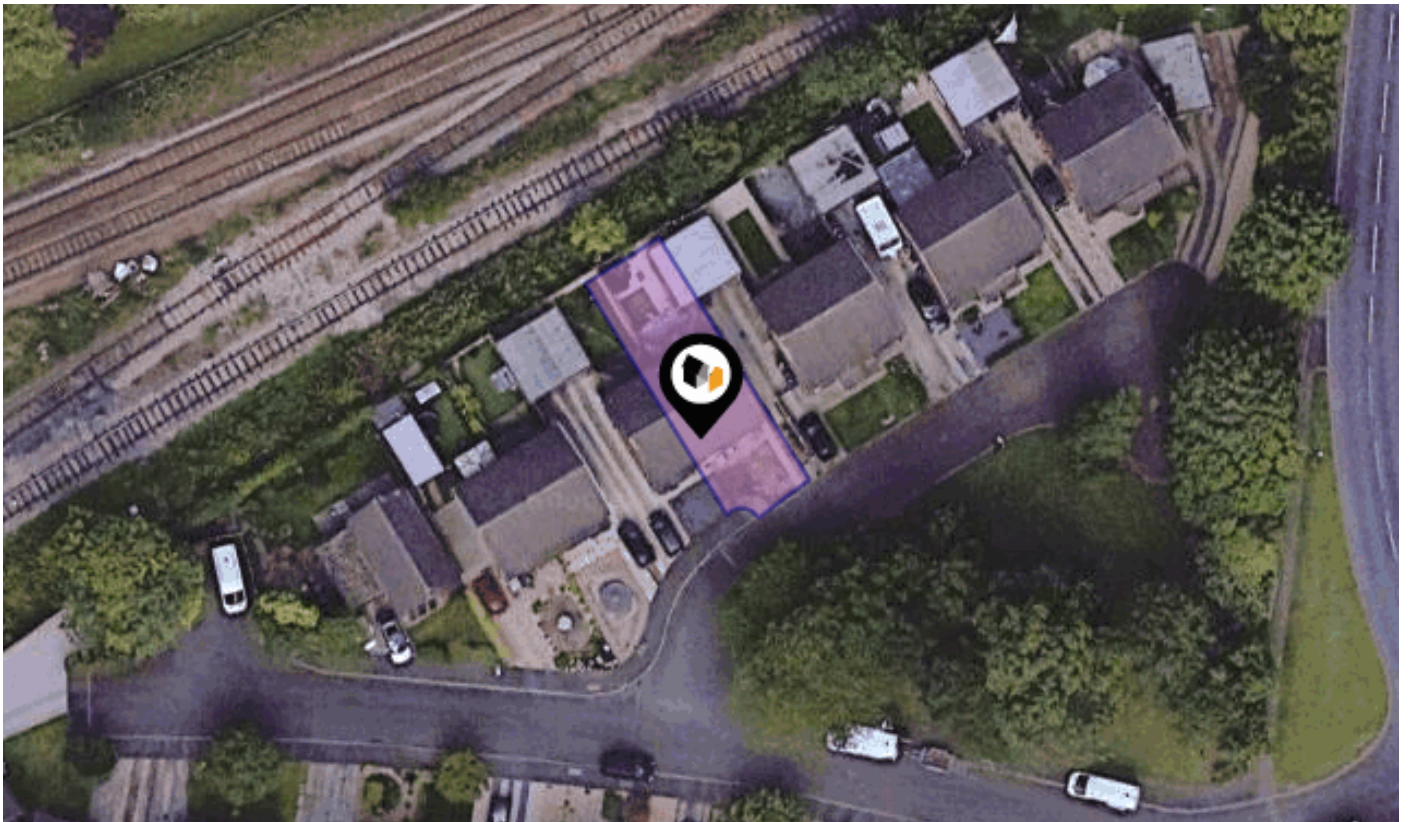


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th March 2024



MOSS BRIDGE PARK, 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



Property Overview

Welcome to Your Dream Home!

Nestled within a sought-after cul-de-sac, presenting a meticulously designed haven, we proudly introduce this stunning 3-bedroom semi-detached home. Step into a world of contemporary elegance where every detail has been carefully curated to perfection.

Beautifully presented 3 bedrooms with a family bathroom, offering comfort and style for the whole family.

The open-plan ground floor has been exquisitely renovated to a high specification, boasting a seamless flow of space, perfect for modern living.

Admire the feature stone-tiled chimney breast, adding character and warmth to the living space. Experience the ultimate entertainment hub with a media wall, perfect for cosy movie nights or catching up on your favourite series.

The kitchen is a chef's delight, boasting solid oak worktops, illuminated plinths, and top-of-the-line appliances including two electric ovens, integrated dishwasher, and fridge.

Convenience meets functionality with an understairs cupboard featuring plumbing for a washing machine, ensuring everyday tasks are effortlessly taken care of.

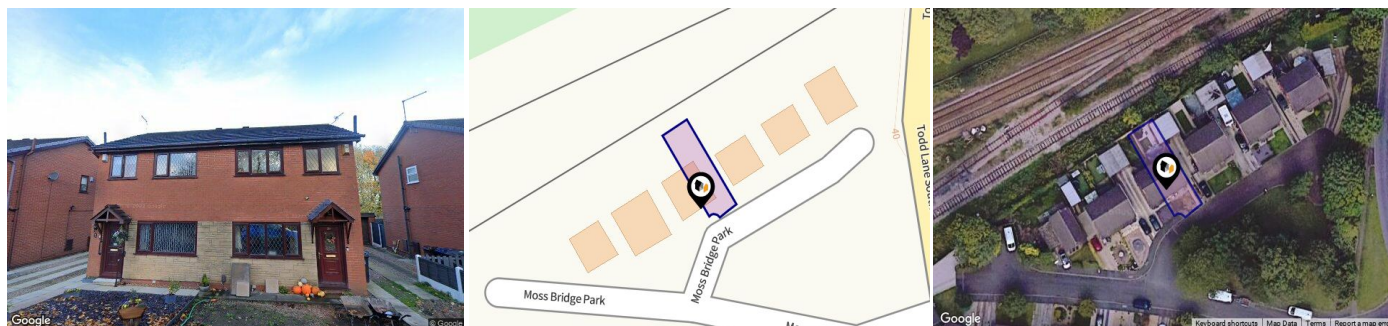
Upstairs the accommodation comprises two generously sized double bedrooms and a charming single bedroom, offering flexibility and comfort for every member of the household. Step into luxury with a stylish three-piece bathroom featuring a modern white suite. Indulge in the convenience of a shower over the bath, ensuring rejuvenating mornings and unwinding evenings.

Enjoy the convenience of a private driveway and a spacious rear garden, ideal for outdoor gatherings and relaxation.

Benefit from the added convenience of a garage, offering secure parking or additional storage space for your belongings.

Discover the gem of this home – a fantastic garden room! Versatile and adaptable, it's suitable for a home office or even the potential for a business space, subject to the relevant permissions.

Delight in the tranquil views onto the green, providing a serene backdrop to everyday life.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£139
Bedrooms:	3	Tenure:	Freehold
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,835		
Title Number:	LA565826		
UPRN:	10033047564		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

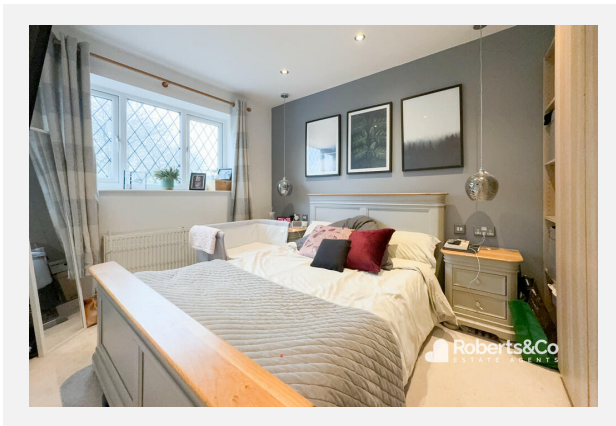
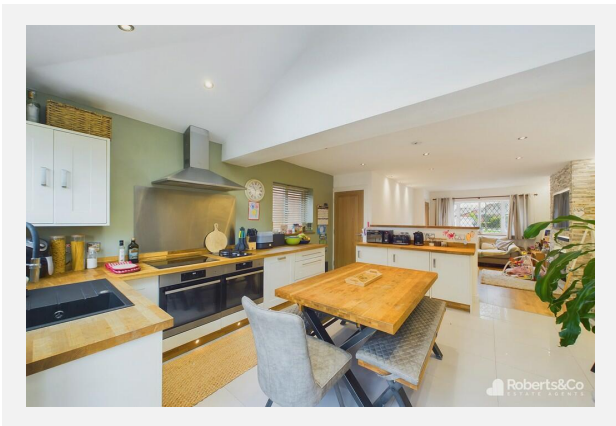
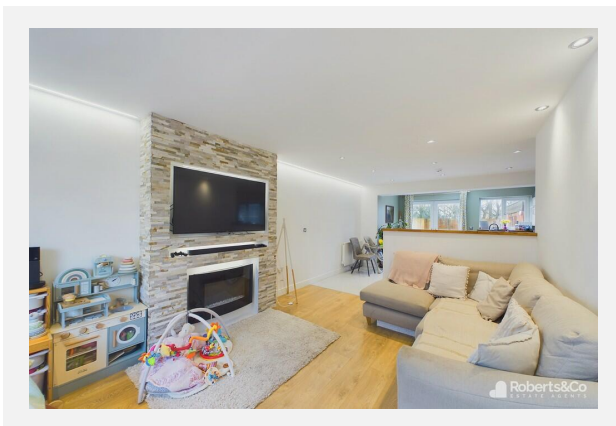
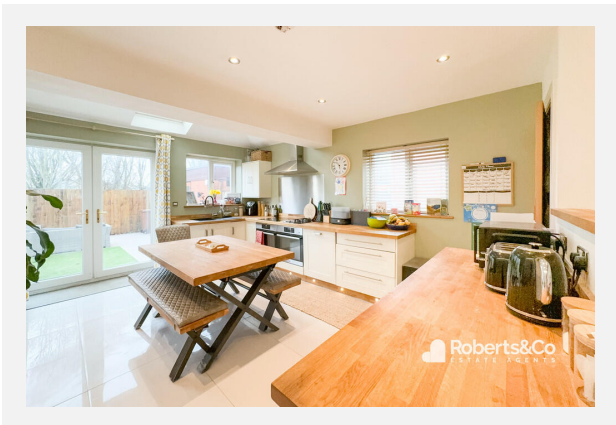
13 mb/s	77 mb/s	9000 mb/s

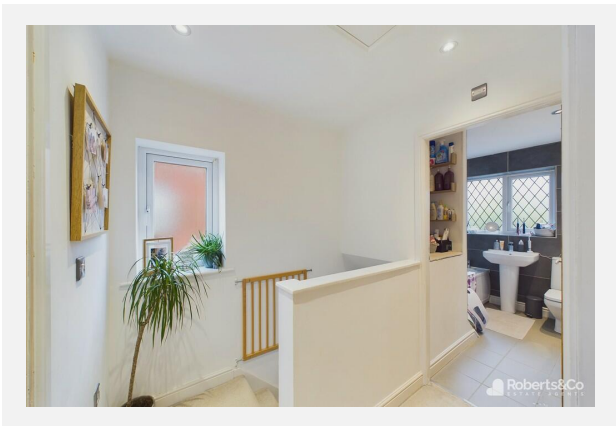
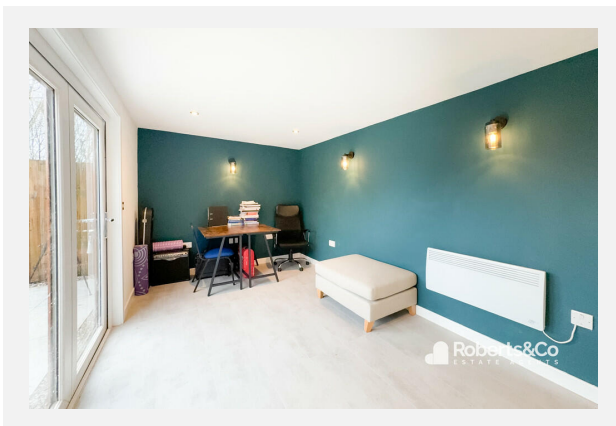
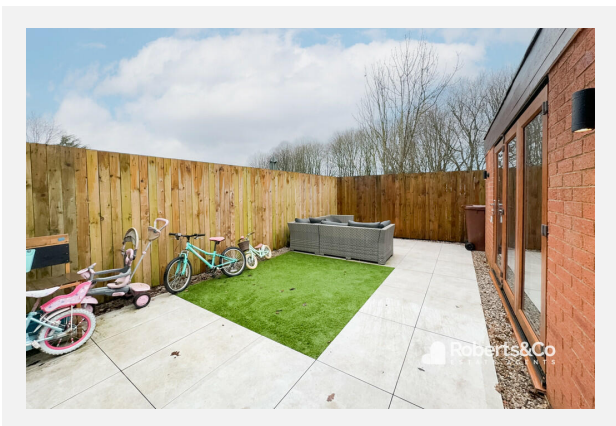
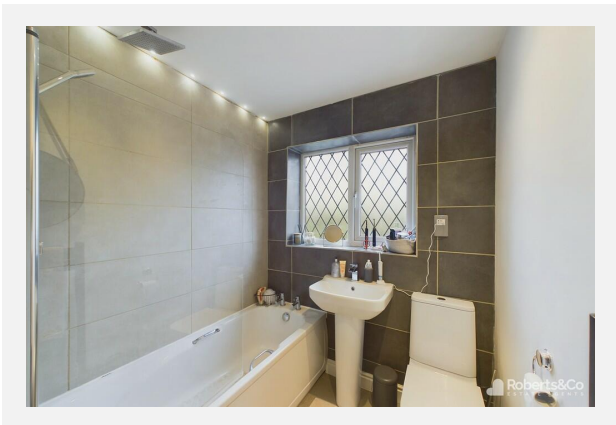
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







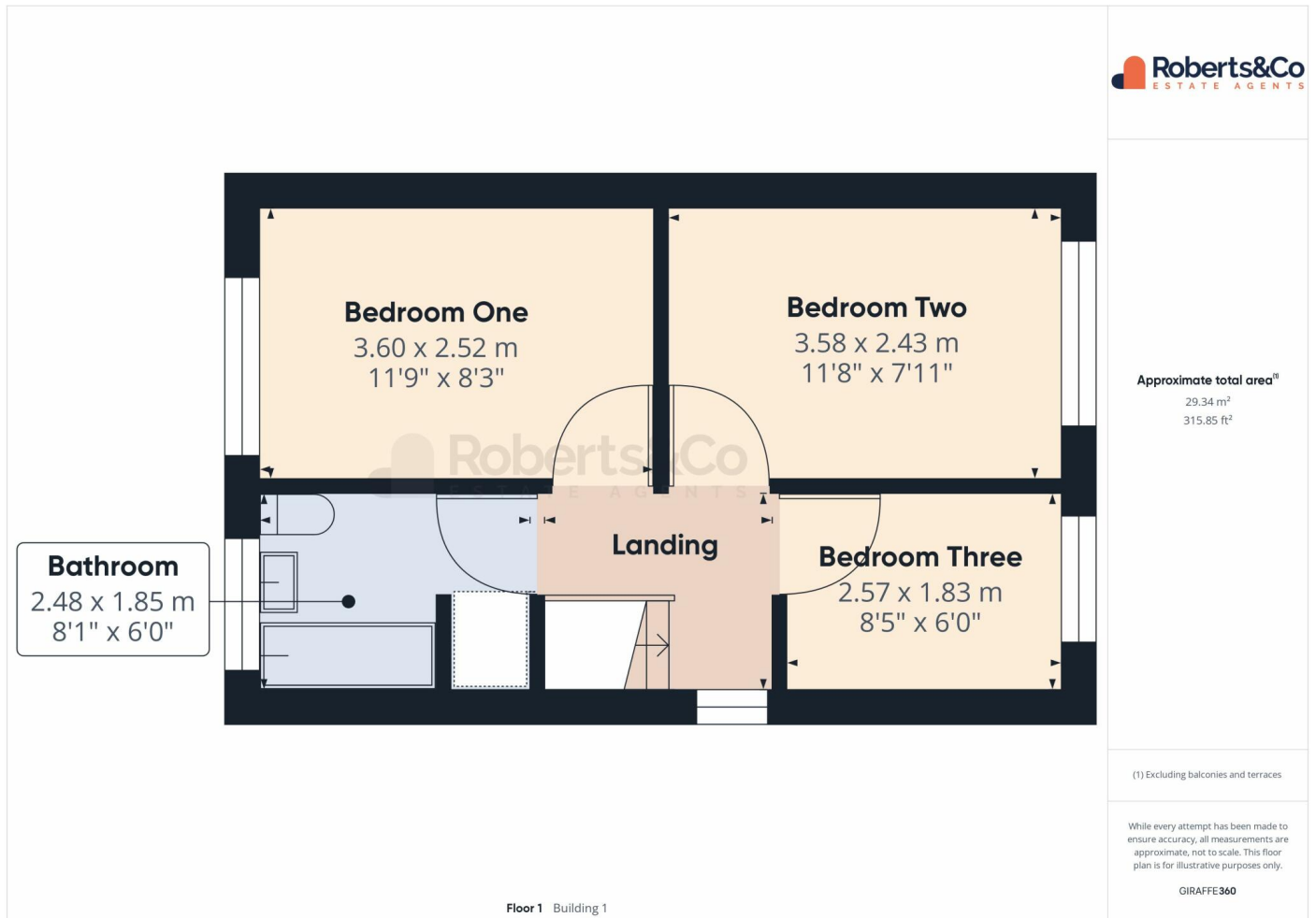
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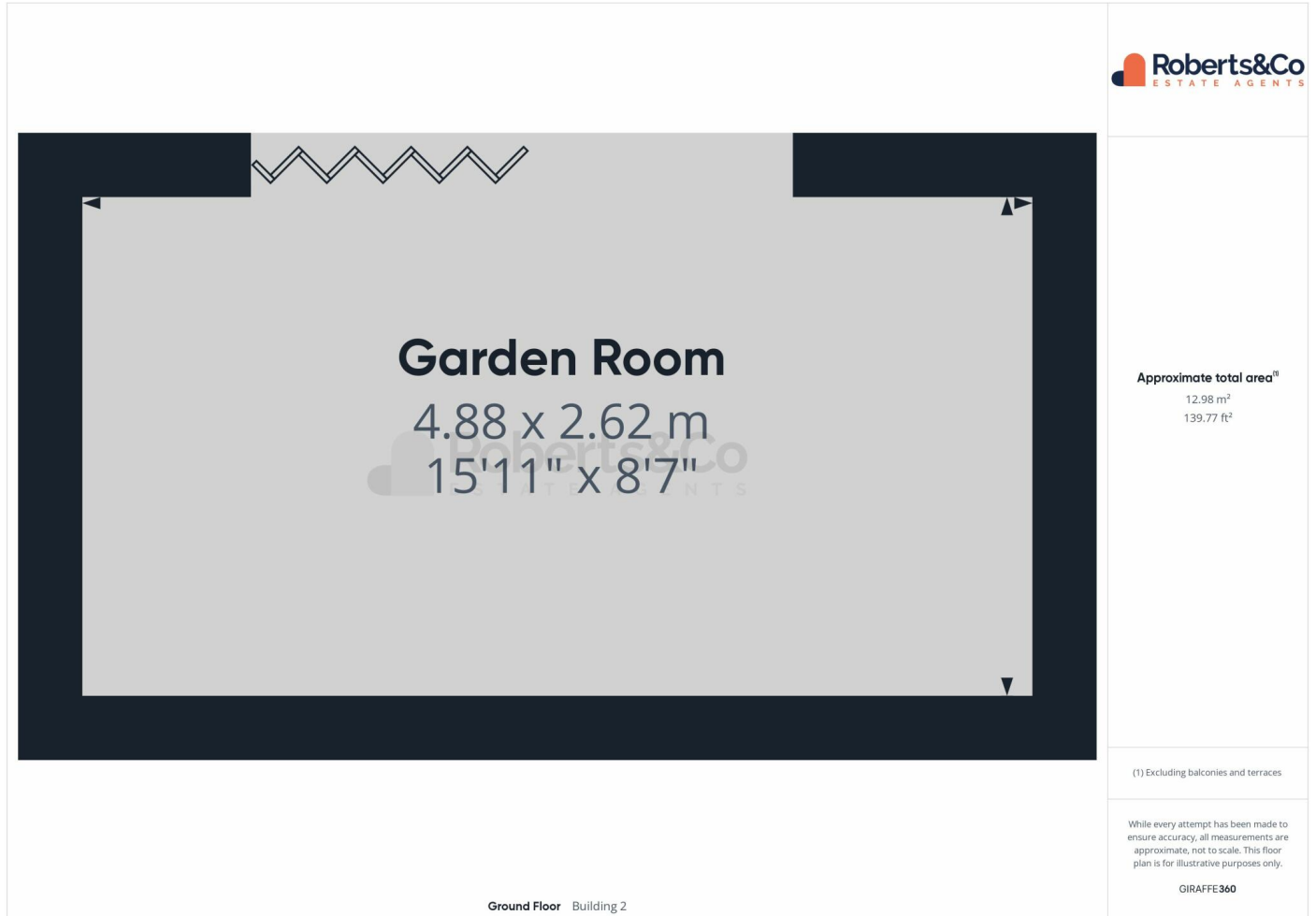
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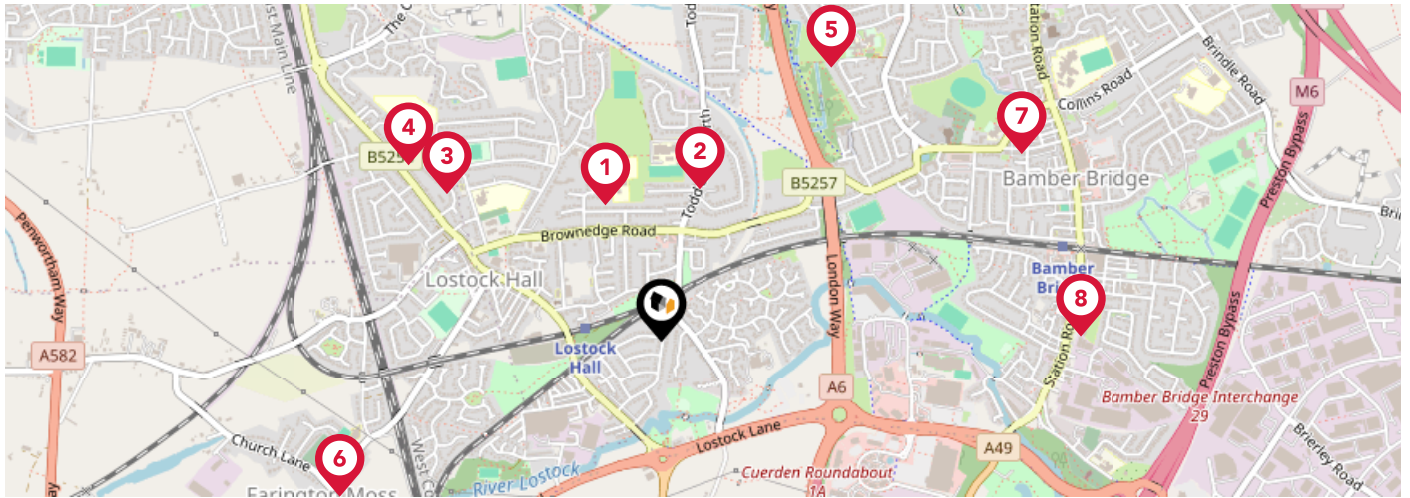
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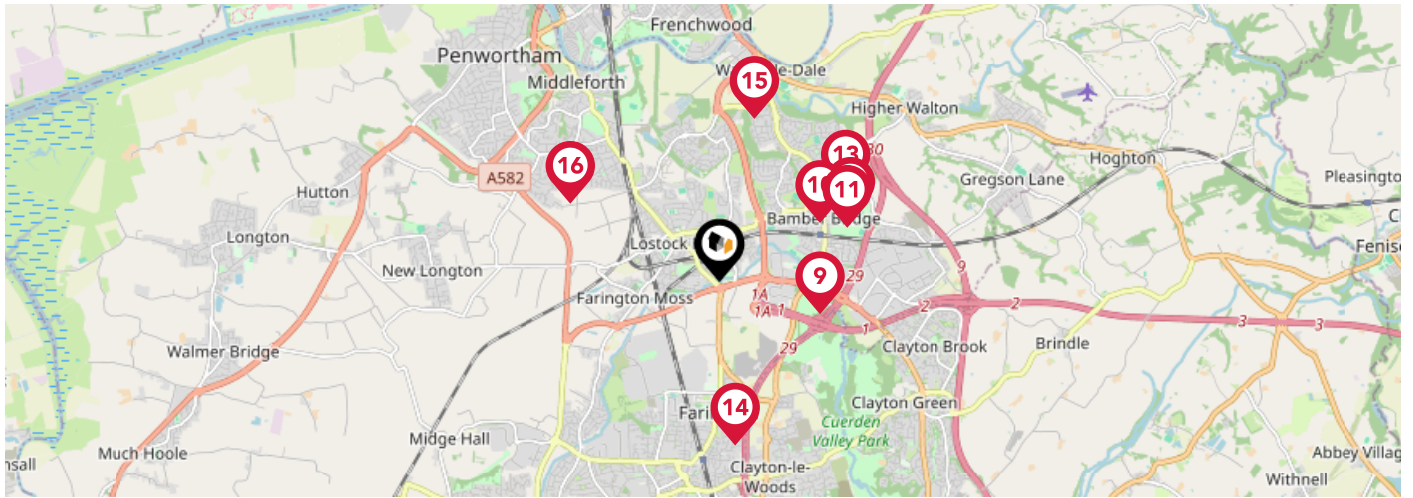


Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.32	<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:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.57	<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:0.68	<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:0.71	<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:0.78	<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:0.89	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

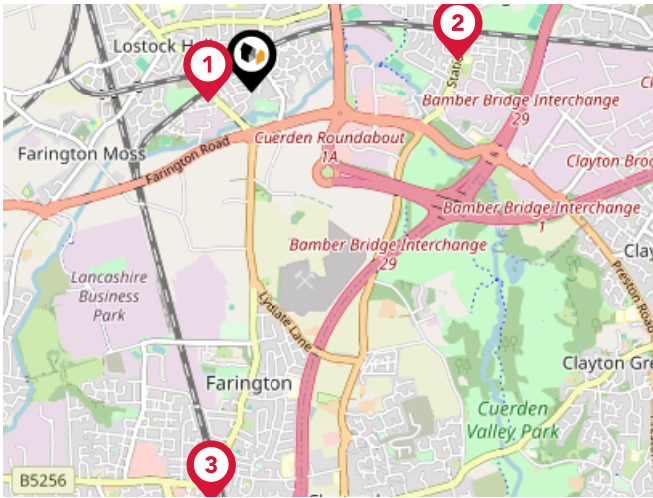
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.03	<input type="checkbox"/>	<input 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:1.22	<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:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.35	<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:1.44	<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:1.47	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

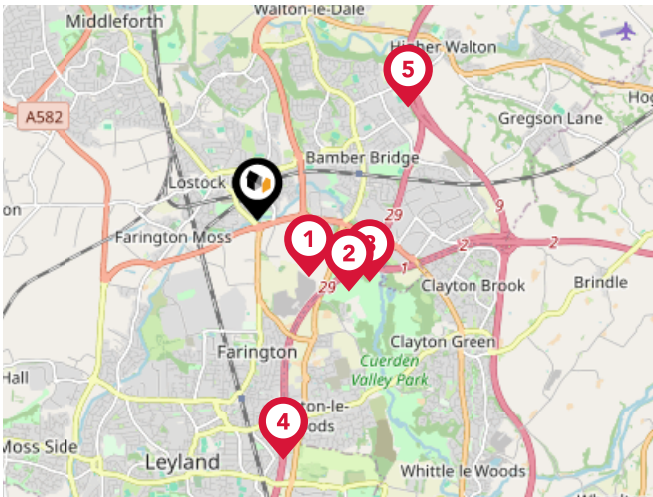
Area

Transport (National)



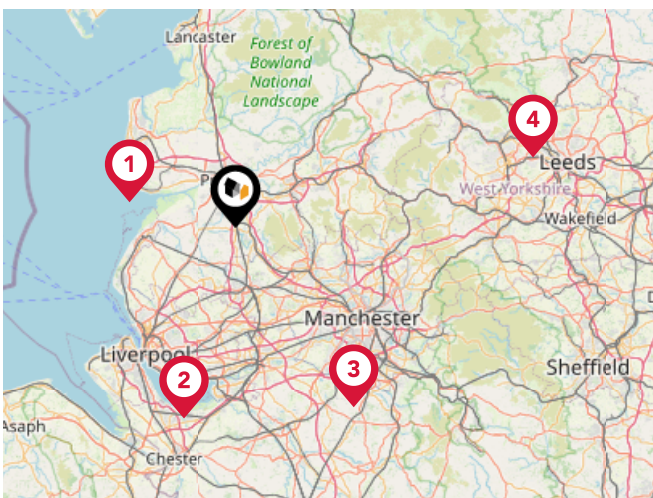
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.19 miles
2	Bamber Bridge Rail Station	0.92 miles
3	Leyland Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.65 miles
2	M65 J1	1 miles
3	M6 J29	1.11 miles
4	M6 J28	2.1 miles
5	M6 J30	1.66 miles

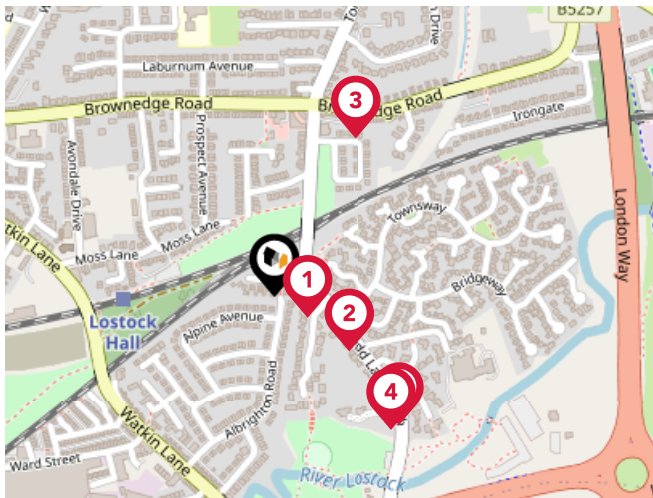


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.13 miles
2	Liverpool John Lennon Airport	27.7 miles
3	Manchester Airport	30.29 miles
4	Leeds Bradford International Airport	42.96 miles

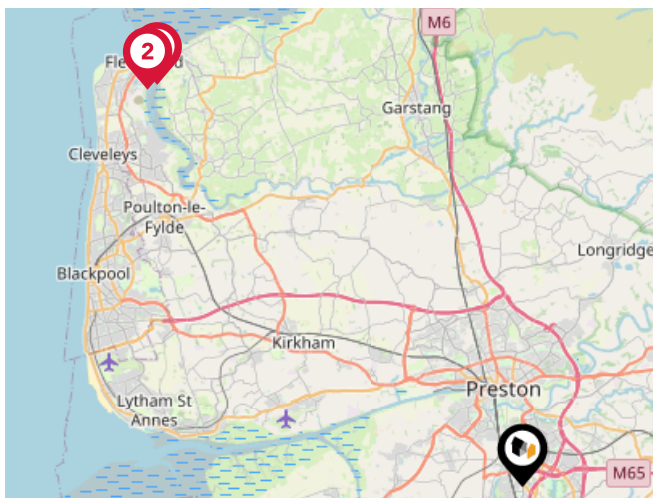
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moss Bridge Park	0.04 miles
2	Townsway	0.1 miles
3	Four Lane Ends	0.2 miles
4	Stone Bridge Wood	0.19 miles
5	Stone Bridge Wood	0.2 miles



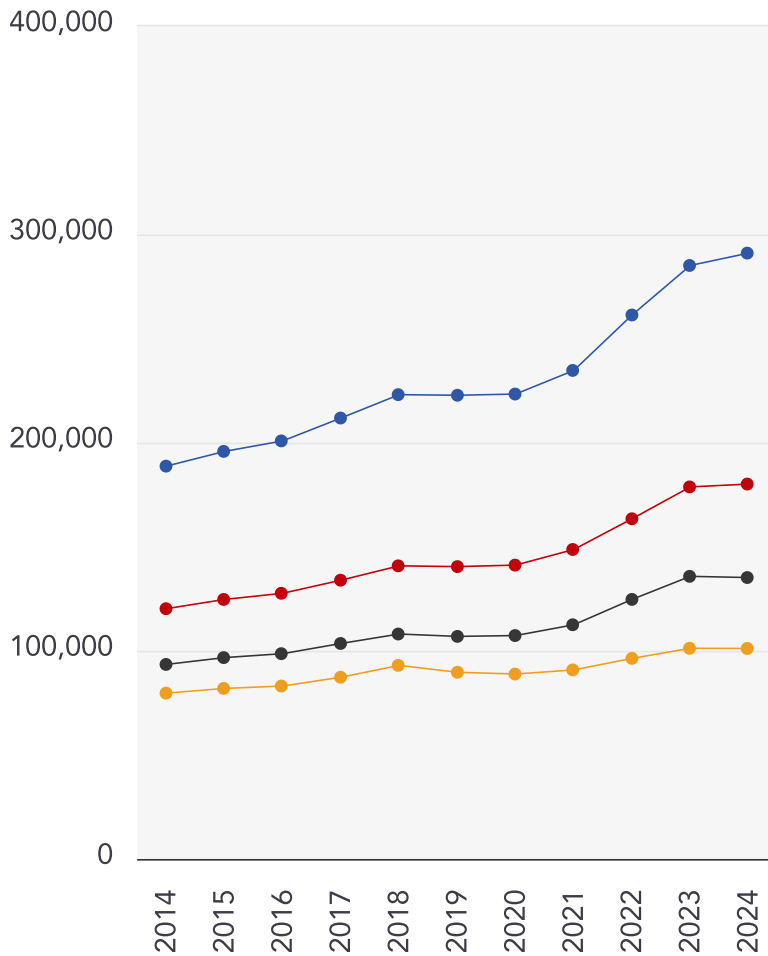
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.04 miles
2	Fleetwood for Ireland Ferry Terminal	19.12 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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36e Liverpool Road, Penwortham, Preston,
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