

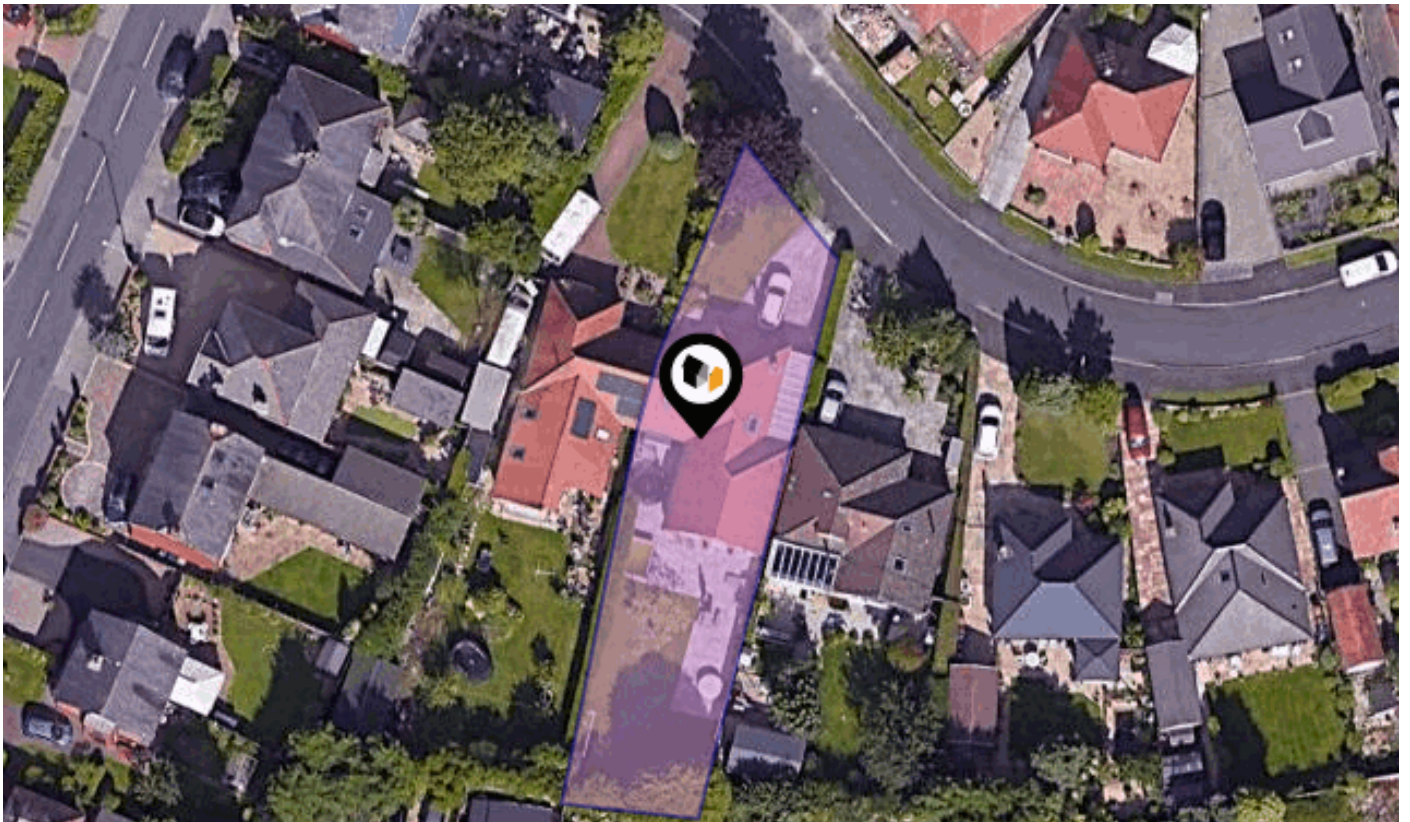


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th April 2024



GREEN DRIVE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Property Overview

From the moment you step through the door, you're greeted by an atmosphere of warmth and space, thanks to its modern, spacious, and airy design. With an emphasis on functionality, the home boasts a practical layout that seamlessly integrates various living areas, making it ideal for both everyday living and entertaining guests.

One of the standout features of this home is its exceptional social family space, where gatherings are effortlessly accommodated. Whether it's cosying up in the living room during chilly evenings or throwing open the French doors in warmer weather to extend the living space outdoors, this home provides the perfect backdrop for creating lasting memories with family and friends.

The kitchen serves as the heart of the home, where culinary delights are crafted amidst sleek shaker style cabinetry and granite worktops. Equipped with top-of-the-line appliances, including a built-in fridge, dishwasher, hob and double electric ovens, it's a space where both form and function converge seamlessly.

An efficient and practical utility room, equipped with essential amenities and storage solutions. It features plumbing for a washing machine, a double sink, and ample space for a dryer and freezer. Its layout is crafted to streamline household tasks and enhance organization.

Moving through the home, you'll find three double bedrooms, one is currently used as a reception room, each thoughtfully designed to offer comfort and tranquillity.

On this floor, you'll also find a wet room and a family bathroom.

The upstairs boasts a fantastic loft space, currently utilized as a bedroom, complete with its own separate WC.

Outside, the property continues to impress with its front garden and off-road parking for two cars in the front garden, while the rear garden provides a tranquil retreat with its large patio area, and lush lawn, perfect for al fresco dining or simply unwinding after a long day.

Situated in a friendly and quiet neighbourhood, this home offers the best of both worlds-a peaceful retreat within easy reach of local amenities and excellent transport links. With good schools nearby, this property truly embodies the essence of modern family living in a convenient and sought-after location.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£137
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.15 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA926527		
UPRN:	10033046401		

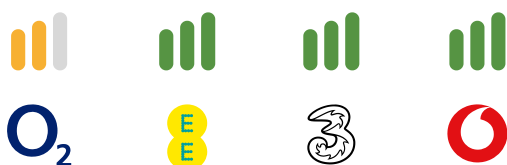
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

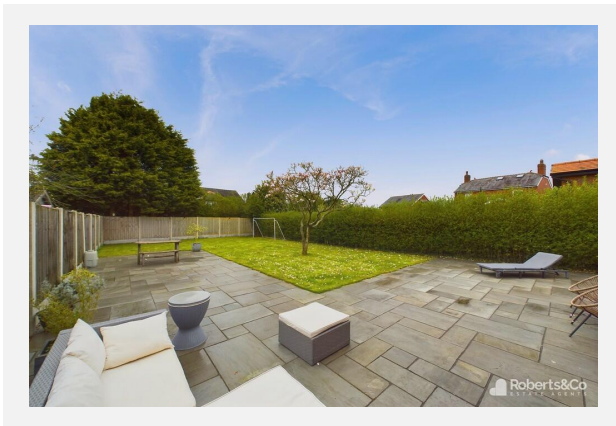
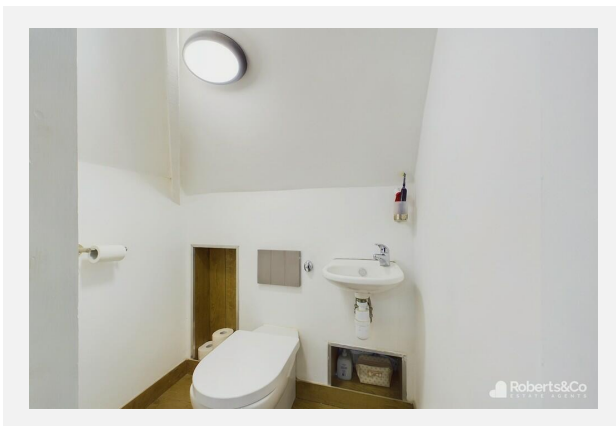
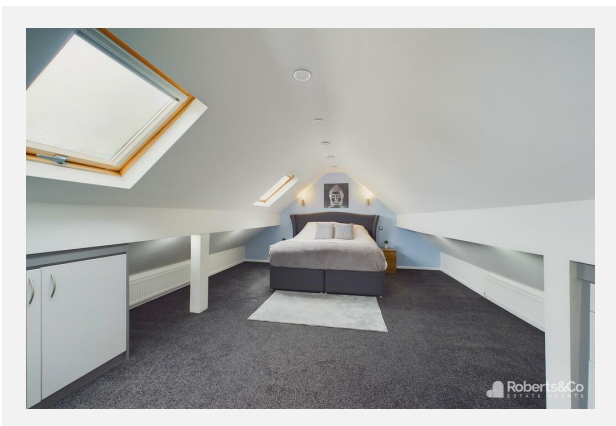
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







GREEN DRIVE, LOSTOCK HALL, PRESTON, PR5



Approximate total area⁽¹⁾
168.79 m²
1816.87 ft²

Reduced headroom
16.25 m²
174.9 ft²

(1) 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

GREEN DRIVE, LOSTOCK HALL, PRESTON, PR5



GREEN DRIVE, LOSTOCK HALL, PRESTON, PR5



Green Drive, Lostock Hall, PR5

Energy rating

D

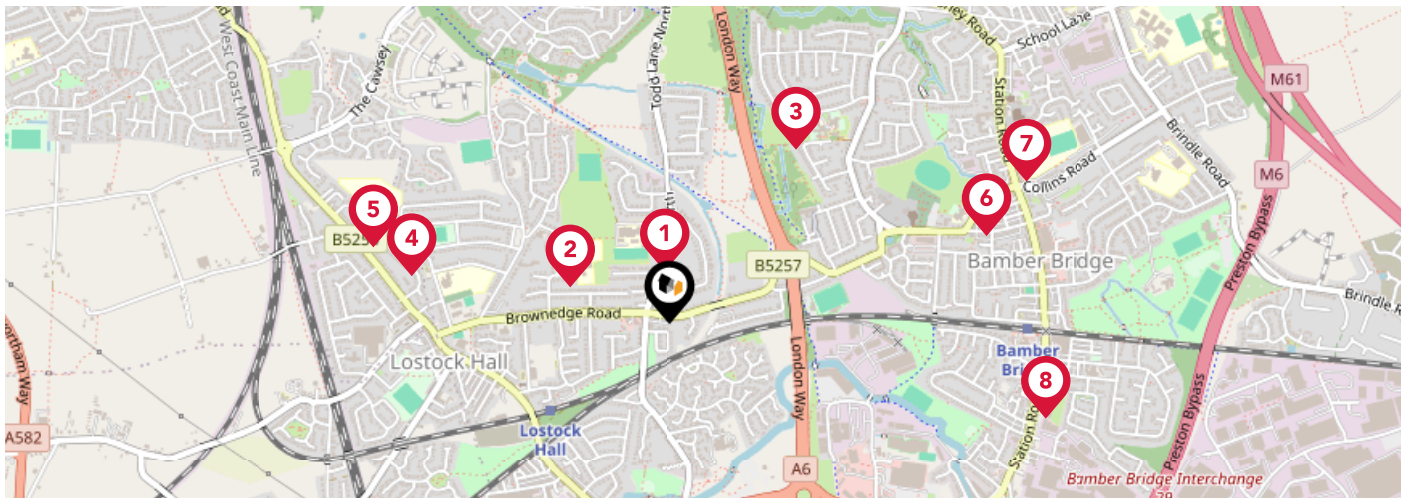
Valid until 02.08.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

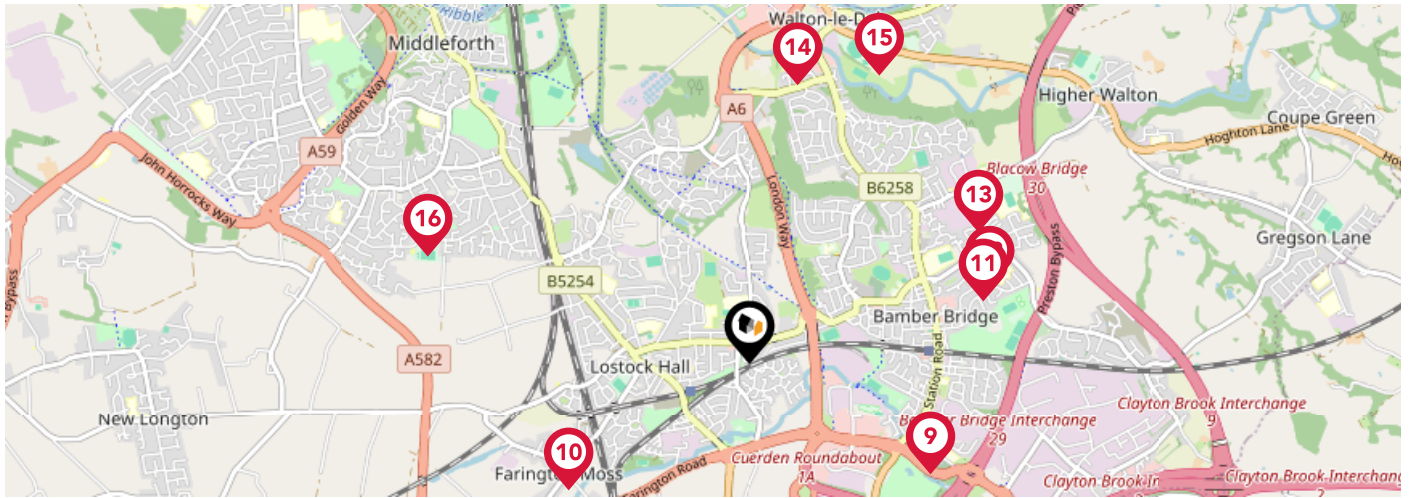
Additional EPC Data

Property Type:	Bungalow
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	165 m ²

Area Schools



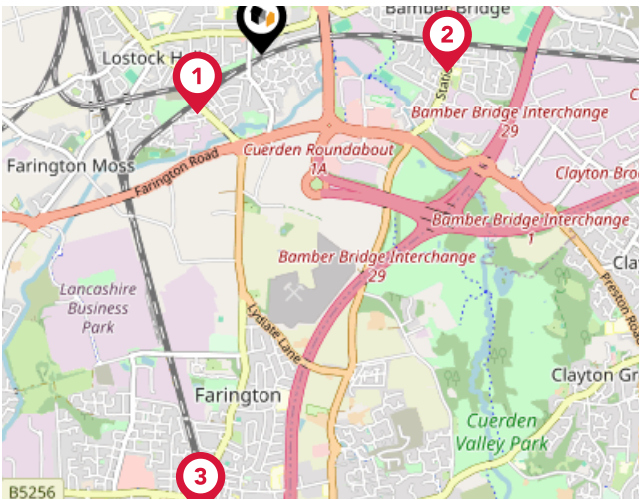
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.67	<input type="checkbox"/>	<input 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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.85	<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:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		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"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.97	<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:1.06	<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:1.1	<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:1.16	<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:1.24	<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:1.39	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

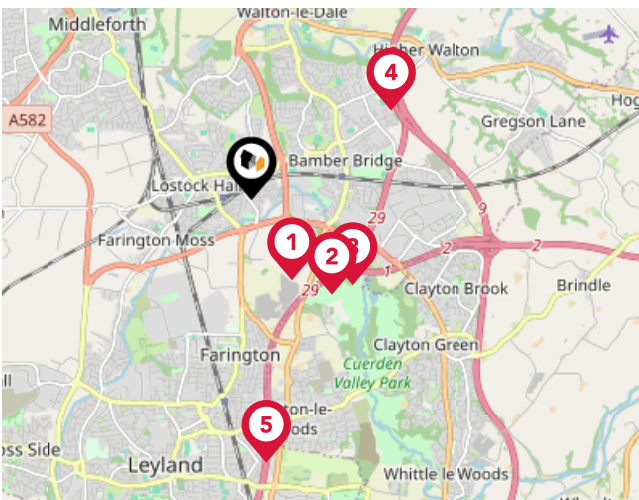
Area

Transport (National)



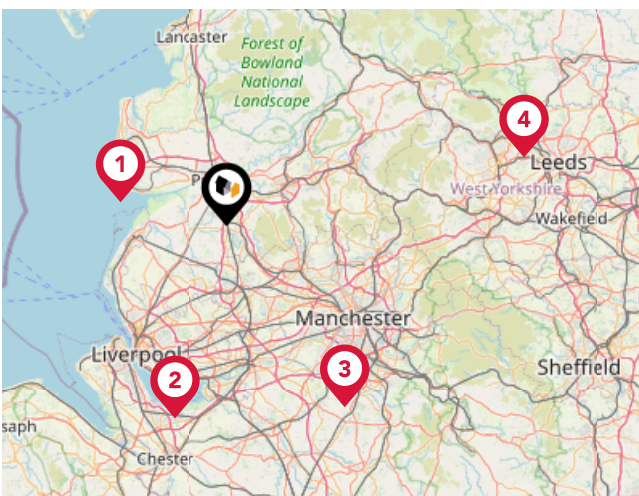
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.38 miles
2	Bamber Bridge Rail Station	0.82 miles
3	Leyland Rail Station	2.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.78 miles
2	M65 J1	1.08 miles
3	M6 J29	1.16 miles
4	M6 J30	1.46 miles
5	M6 J28	2.31 miles

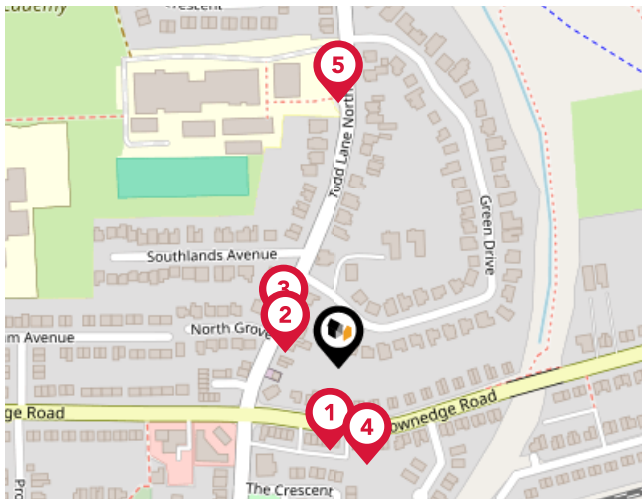


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.17 miles
2	Liverpool John Lennon Airport	27.93 miles
3	Manchester Airport	30.42 miles
4	Leeds Bradford International Airport	42.81 miles

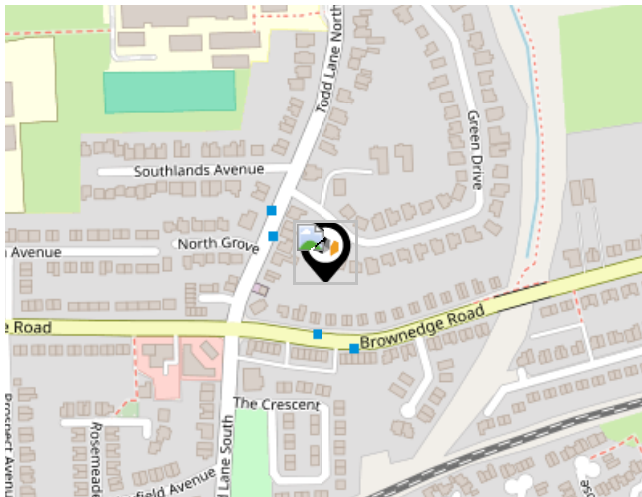
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Four Lane Ends	0.05 miles
2	Green Drive	0.03 miles
3	Green Drive	0.04 miles
4	Brownedge Road	0.05 miles
5	High School Stop	0.15 miles



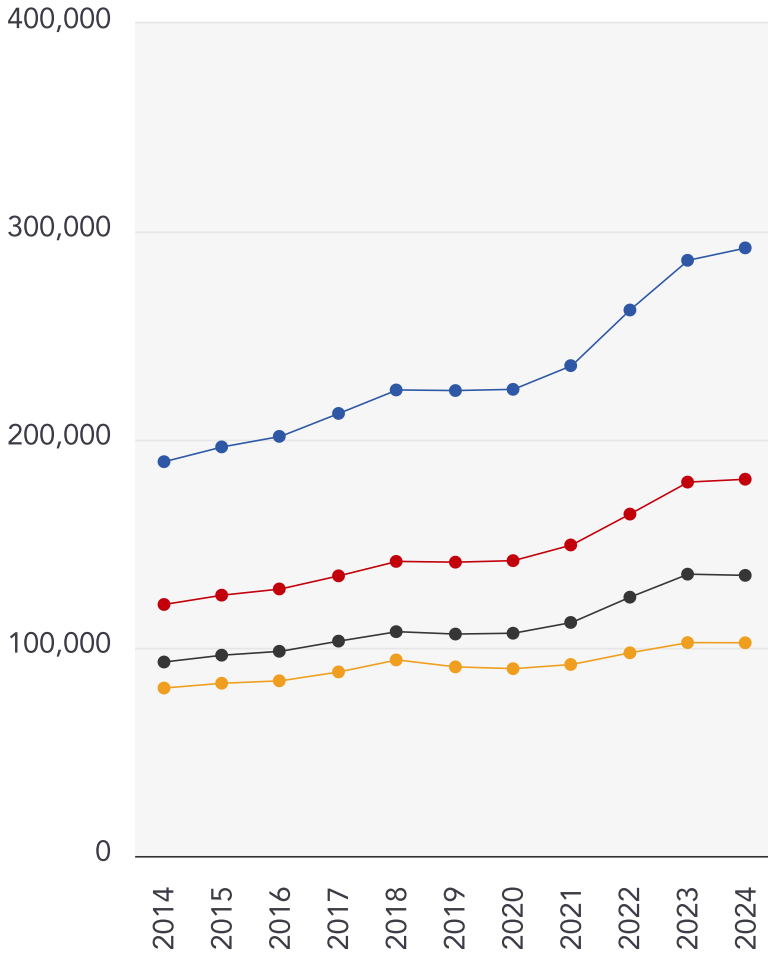
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.95 miles
2	Fleetwood for Ireland Ferry Terminal	19.03 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



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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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