

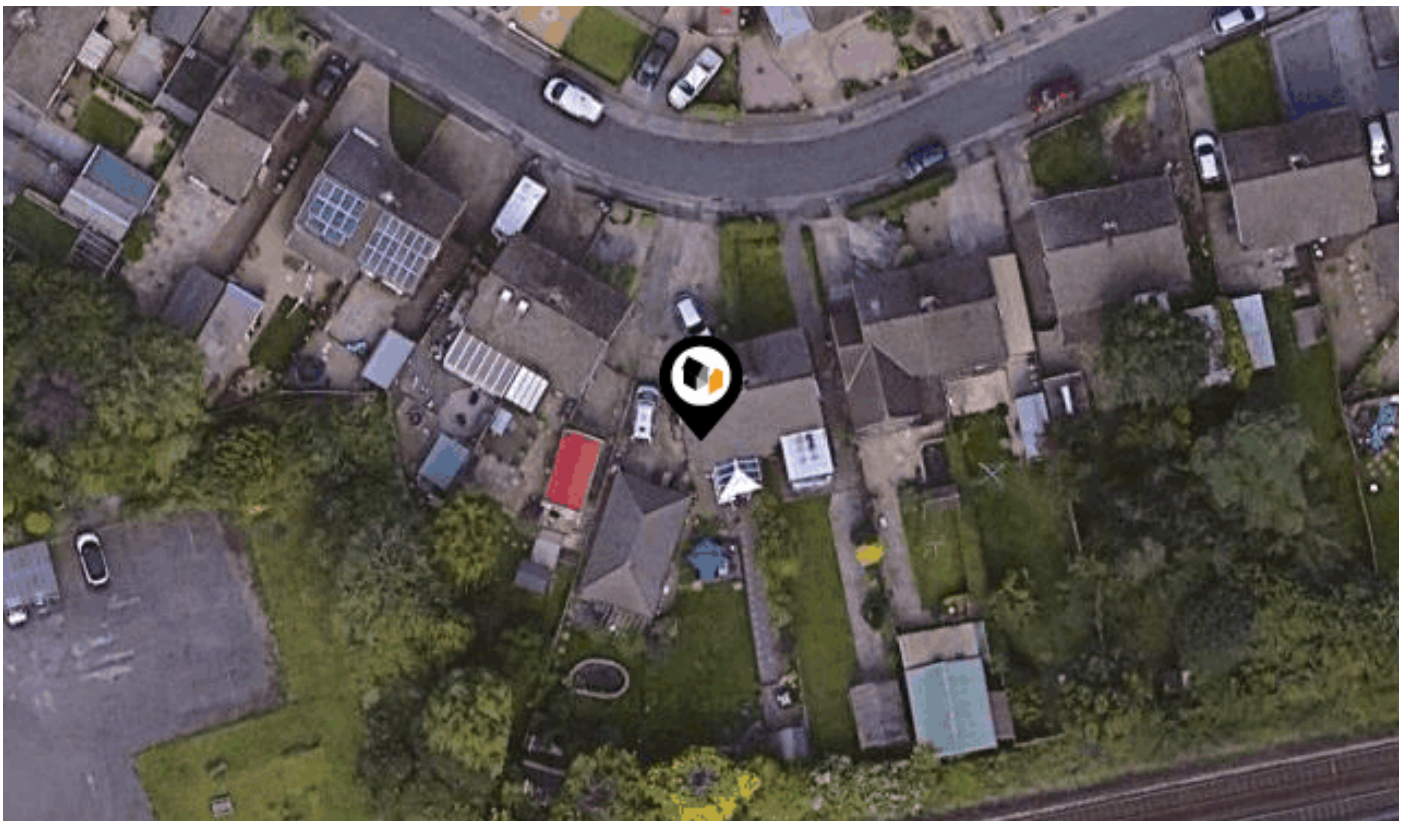


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th May 2024



WESTFIELD, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Property Overview

This property holds great potential as a bed and breakfast, thanks to its separate annex which includes a self-contained one-bedroom unit. Upon entering the annex, a hallway leads to a spacious living/kitchen area, featuring patio doors that open onto the garden, seamlessly blending indoor and outdoor living. The generously sized double bedroom offers French doors opening onto a patio, allowing guests to enjoy serene garden views. Additionally, the bathroom boasts a modern wet room-style layout, providing convenience and comfort for guests.

The main house of this property is designed for comfortable living, featuring three bedrooms, a family bathroom, spacious living and dining areas, and a modern fitted kitchen. Additionally, a conservatory adds a touch of elegance and provides a delightful space to enjoy the surrounding views in any weather.

The living room boasts a feature fireplace with a limestone surround, adding warmth and character to the space. French doors in the dining room offer seamless access to the garden, enhancing indoor-outdoor flow.

The fitted kitchen boasts white cabinets with gold accents, adding a touch of elegance.

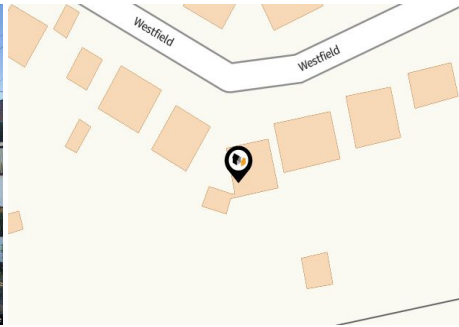
A conservatory overlooks the expansive rear garden, providing a tranquil retreat.

Head upstairs where you'll find three bedrooms, bedroom one offers picturesque garden views, while bedrooms two and three boast fitted wardrobes, with the latter currently utilized as a dressing room.

The main bathroom features a three-piece suite with a vanity basin and an L-shaped bath with a shower overhead.

A driveway to the front, offers abundant parking space.

Outside, the property offers even more delights, including a summer house equipped with power and lighting. Towards the rear of the property, you'll find a workshop measuring 13ft x 10ft and planting area. The expansive rear garden, is a true masterpiece of nature's beauty. Here, mature shrubs and plants abound, creating a lush landscape that invites exploration and relaxation. Adjacent to the bungalow patio doors lies an 8ft oval pond. Amidst this verdant oasis, numerous seating areas are thoughtfully scattered, each providing a tranquil haven to immerse oneself in the serenity of the surroundings. Whether enjoying a morning coffee amidst the rustling leaves or hosting gatherings under the canopy of greenery, this garden is a sanctuary where one can truly unwind and reconnect with nature's wonders.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	409 ft ² / 38 m ²
Council Tax :	Band A
Annual Estimate:	£1,495
UPRN:	10033048993

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	76 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

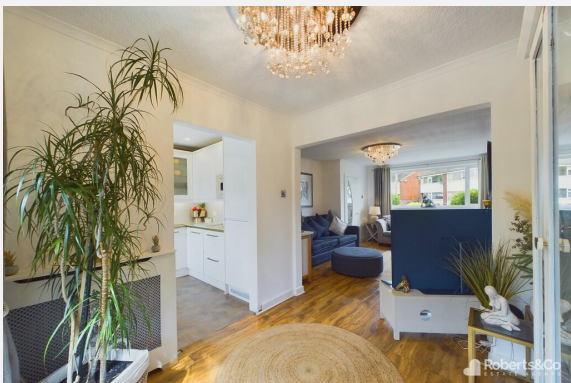


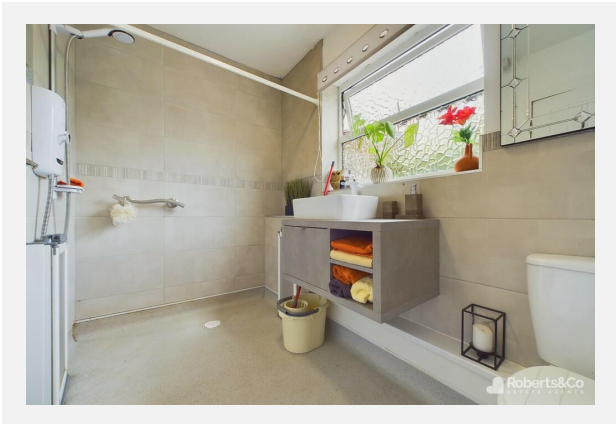
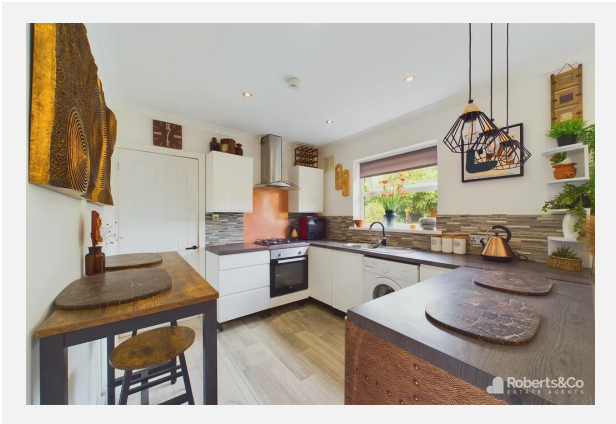
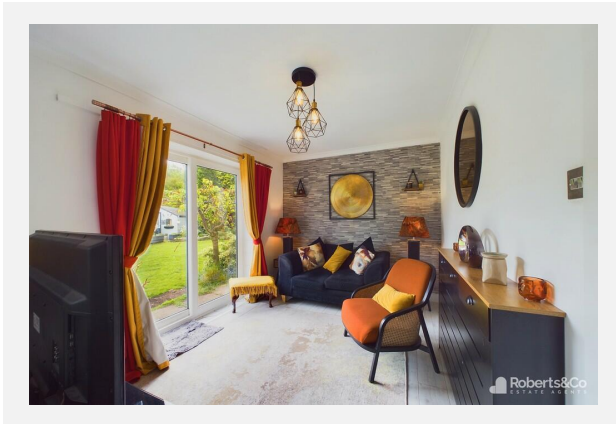
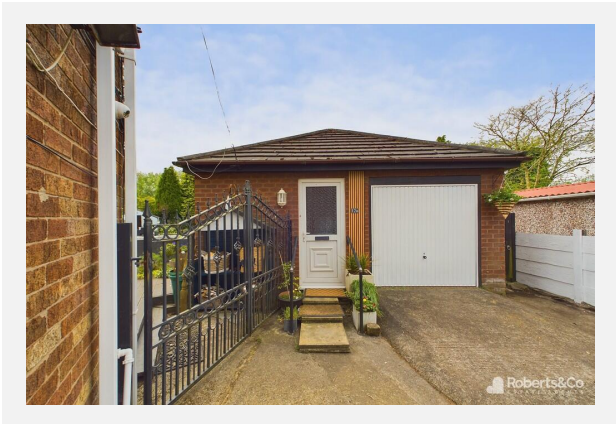
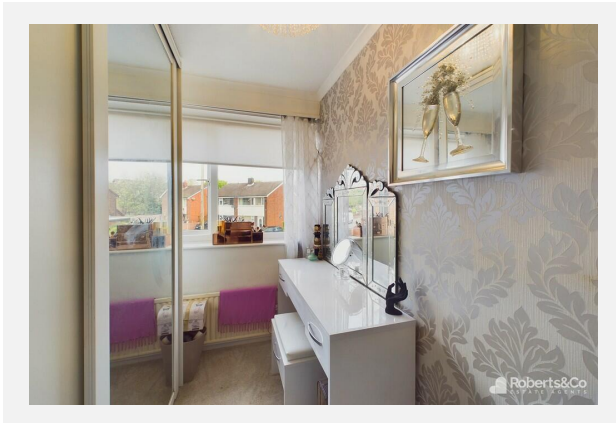
Planning History

This Address

Planning records for: *12a, Westfield, Lostock Hall, Preston, PR5 5LB*

Reference - 07/2019/1451/VAR	
Decision:	Decided
Date:	12th March 2019
Description:	Variation of condition 3 of planning approval 07/1996/0705 to enable the detached annexe to be used as a separate dwelling



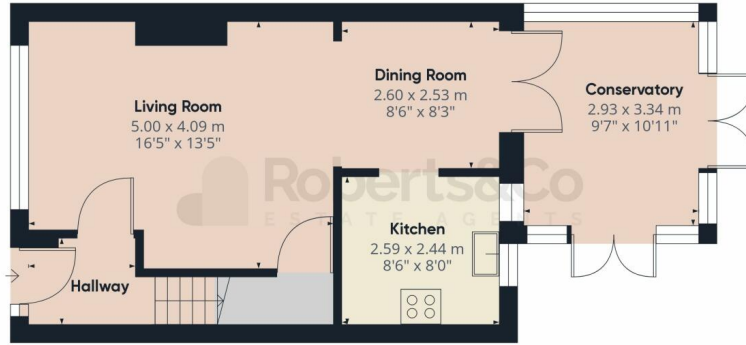




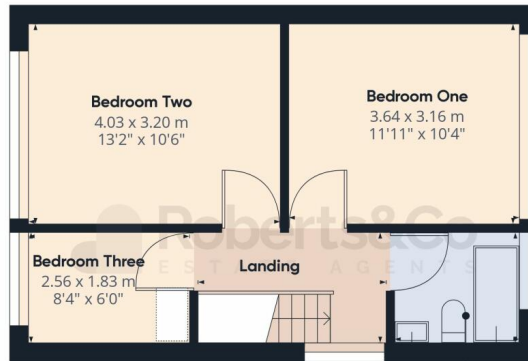
WESTFIELD, LOSTOCK HALL, PRESTON, PR5



WESTFIELD, LOSTOCK HALL, PRESTON, PR5



Ground Floor Building 1



Floor 1 Building 1



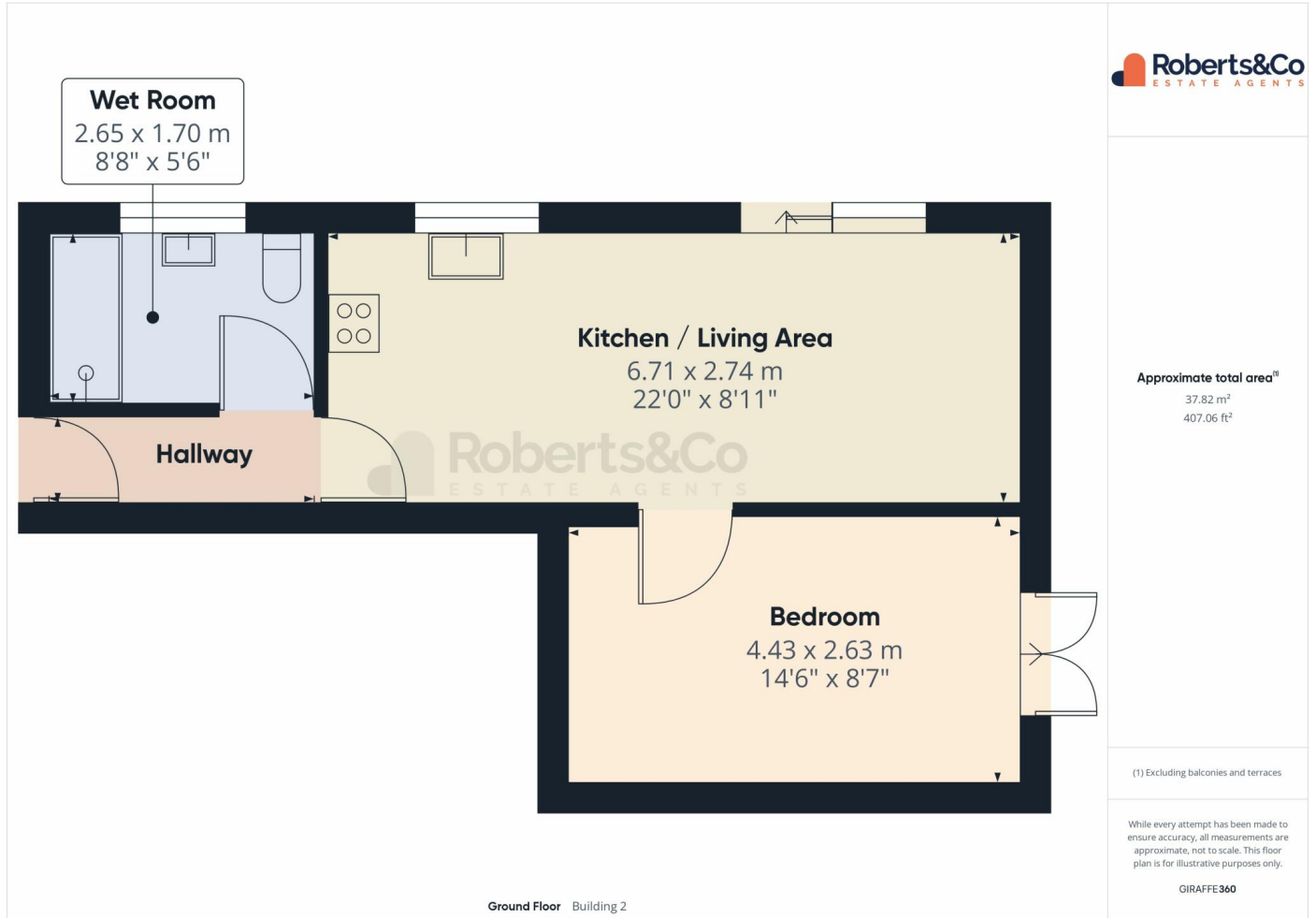
Approximate total area⁽¹⁾
85.64 m²
921.82 ft²

(1) Excluding balconies and terraces

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

WESTFIELD, LOSTOCK HALL, PRESTON, PR5



Lostock Hall, PR5

Energy rating

D

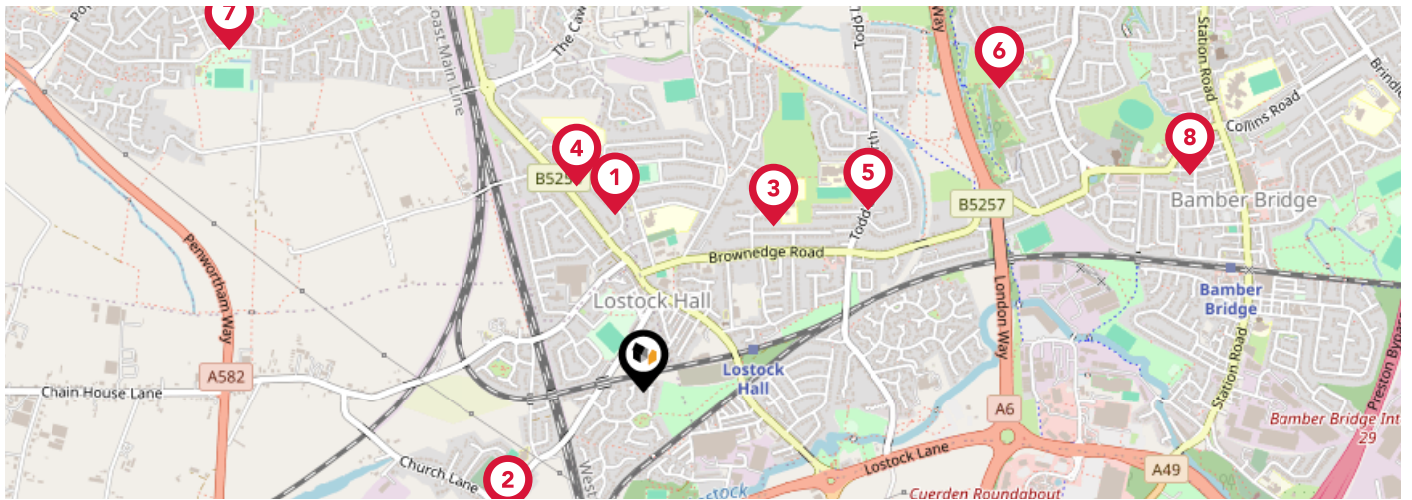
Valid until 02.07.2033









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

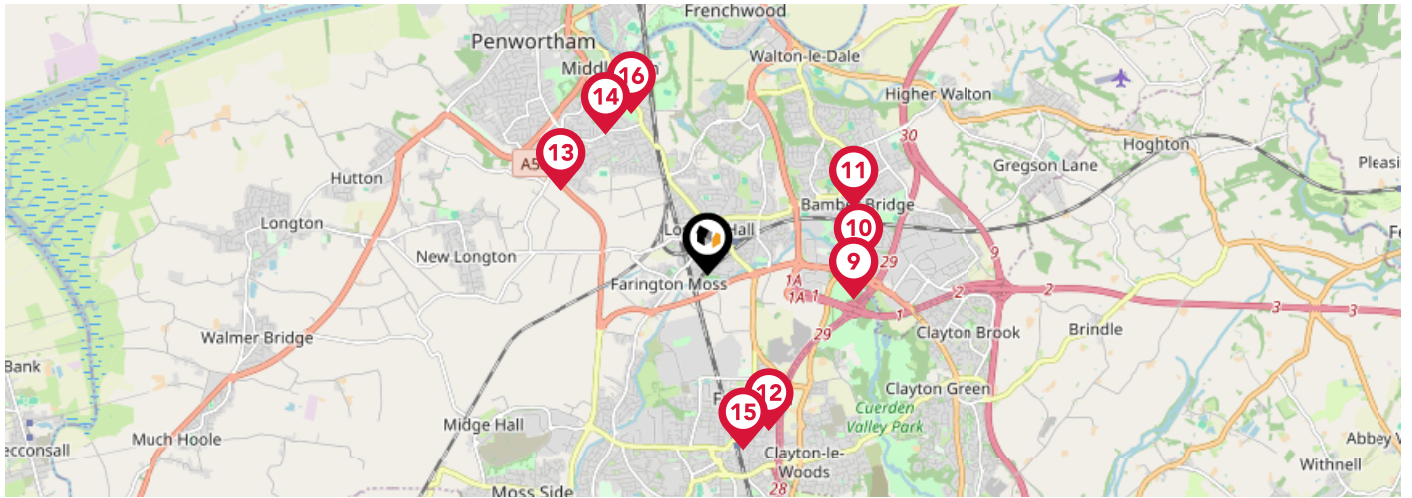
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	38 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:0.39	<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:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.46	<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:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.63	<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:1.03	<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:1.18	<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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

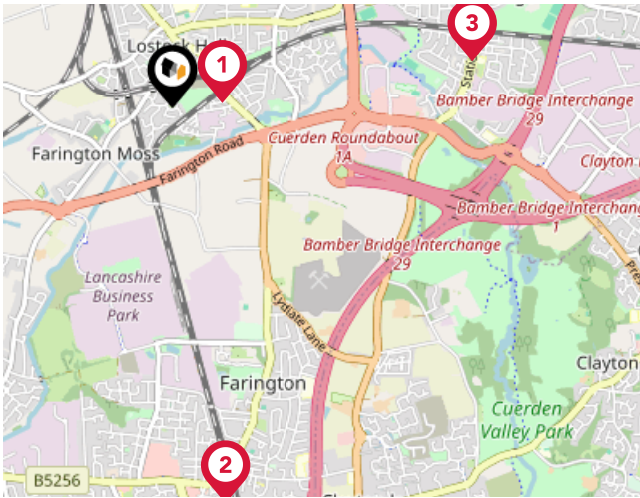
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.33	<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:1.42	<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:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.56	<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:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

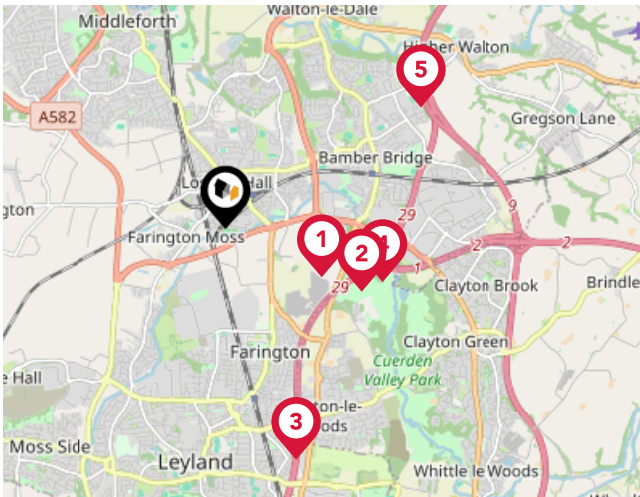
Area

Transport (National)



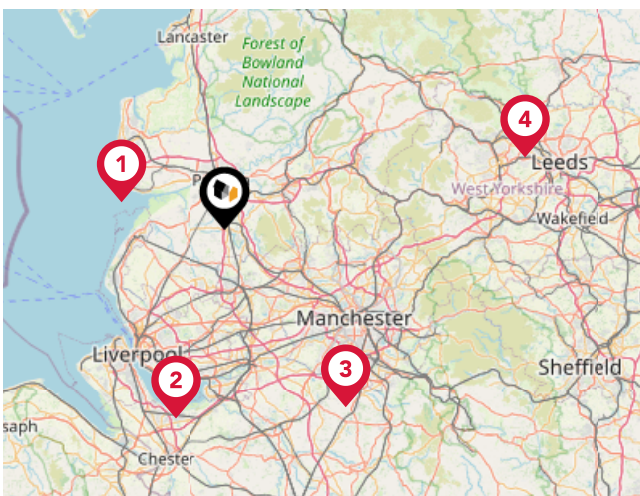
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.22 miles
2	Leyland Rail Station	1.75 miles
3	Bamber Bridge Rail Station	1.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.94 miles
2	M65 J1	1.32 miles
3	M6 J28	2.12 miles
4	M6 J29	1.46 miles
5	M6 J30	2.03 miles

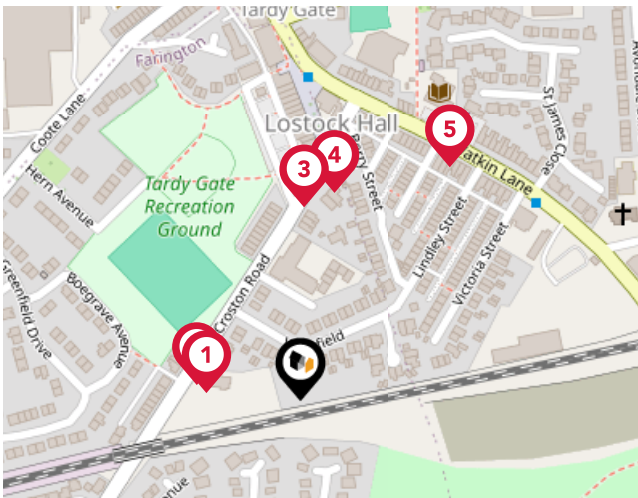


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.75 miles
2	Liverpool John Lennon Airport	27.53 miles
3	Manchester Airport	30.46 miles
4	Leeds Bradford International Airport	43.37 miles

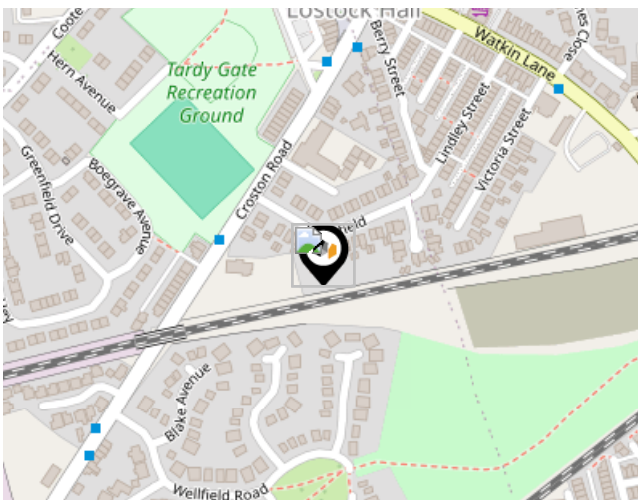
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Anchor inn	0.05 miles
2	Anchor Inn	0.06 miles
3	Berry Street	0.11 miles
4	Berry Street	0.12 miles
5	Library	0.15 miles



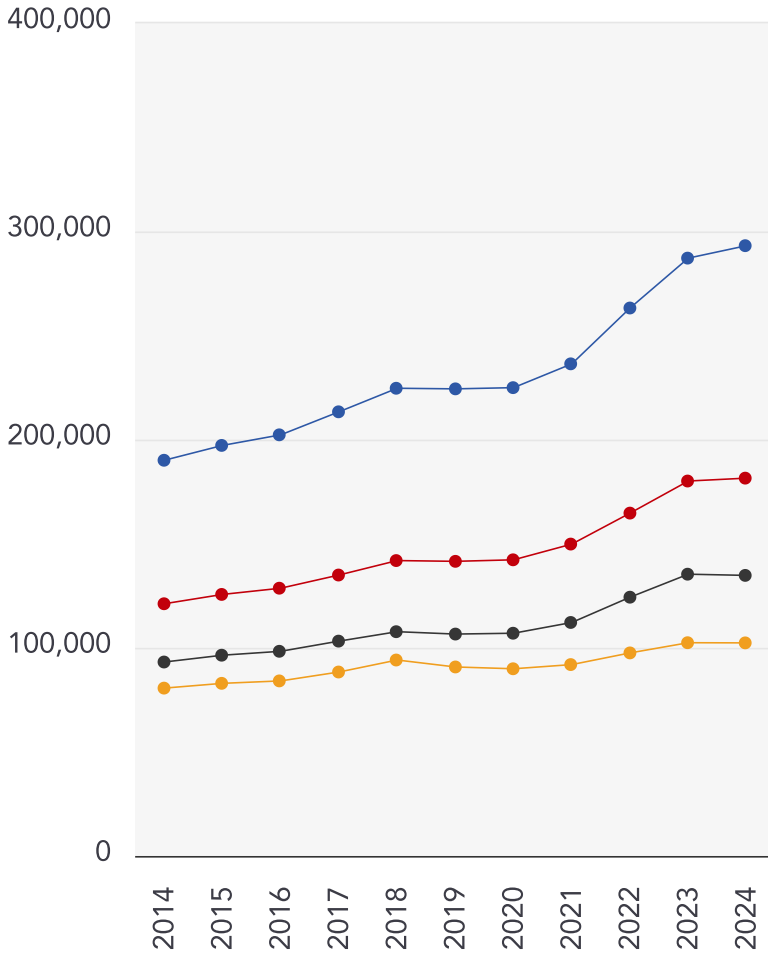
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.82 miles
2	Fleetwood for Ireland Ferry Terminal	18.9 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.



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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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