

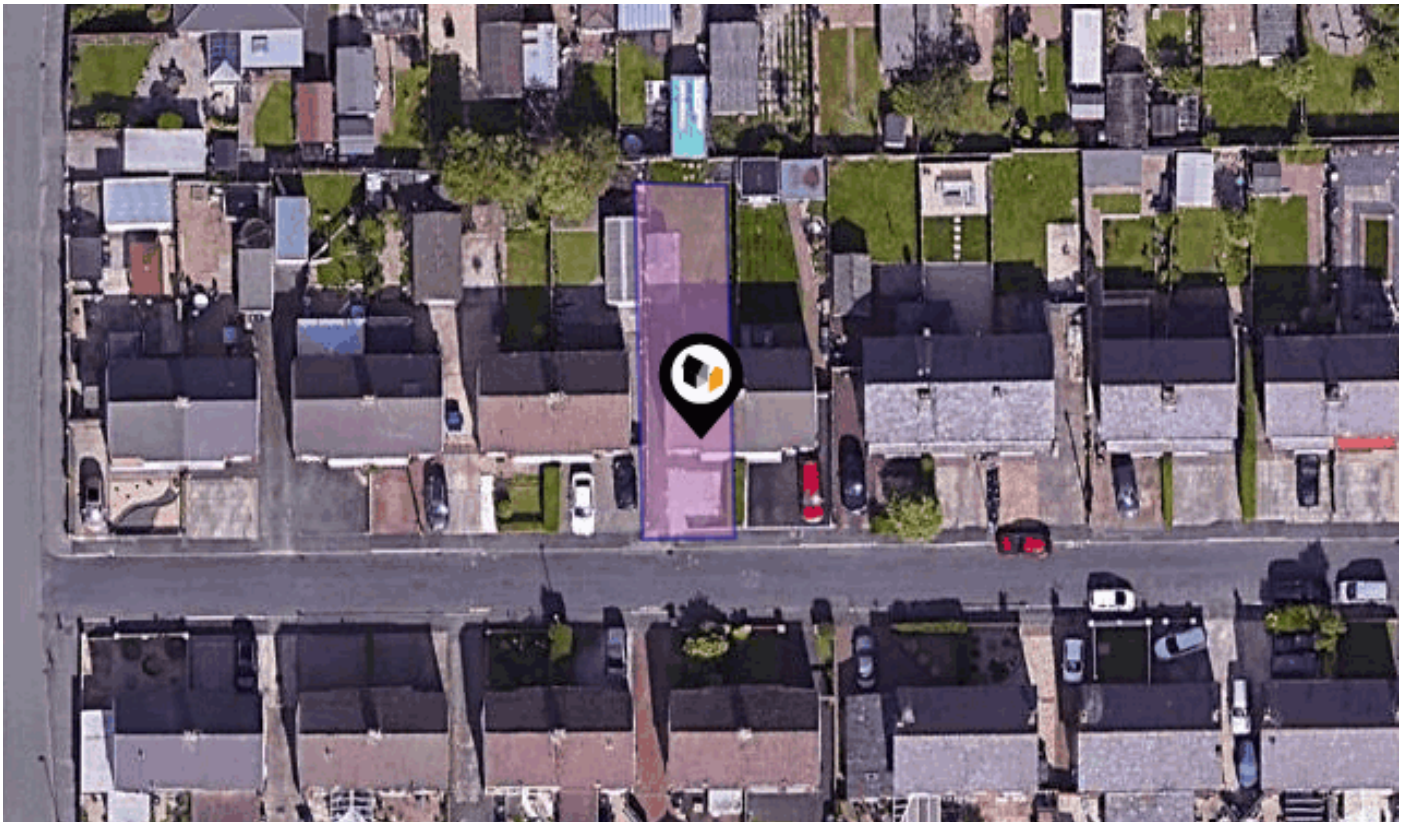


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22<sup>nd</sup> July 2024



**LABURNUM AVENUE, LOSTOCK HALL, PRESTON, PR5**

## Roberts & Co

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# Introduction

## Our Comments

### Property Overview

Positioned at the top end of the road for easy access, this charming property is perfect for families looking to grow and thrive.

Whether you're taking a leisurely walk to a local store or driving to the Capital Centre, there are plenty of amenities nearby, including a VUE cinema, Waitrose, and many retail outlets.

The property is conveniently located close to Lostock Hall Academy High School, Lostock Hall Community Primary School, and Lostock Hall County Primary, which is just a street behind.

As you approach the property, you'll notice the great-sized driveway with parking for several vehicles.

Inside, the home boasts spacious living accommodation with a downstairs layout that offers a seamless flow throughout.

The ground floor features a front living room with a lovely large window that floods the room with natural light. Head through to the dining area, which opens to the fitted kitchen. Patio doors in the dining area open out onto the garden, creating an ideal space for indoor-outdoor living. The fitted kitchen is well-equipped with an integrated oven and hob, as well as a washing machine.

Upstairs, there are three bedrooms-two doubles and a good-sized single-and a three-piece family bathroom.

The garden is easy to maintain yet large enough for children's Sunday afternoon kickabouts on the lawn, and it includes a patio area. This property is offered with no onward chain, making it a straightforward and appealing choice for your next home.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,744		
<b>Title Number:</b>	LA705047		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>55</b> mb/s	<b>9000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



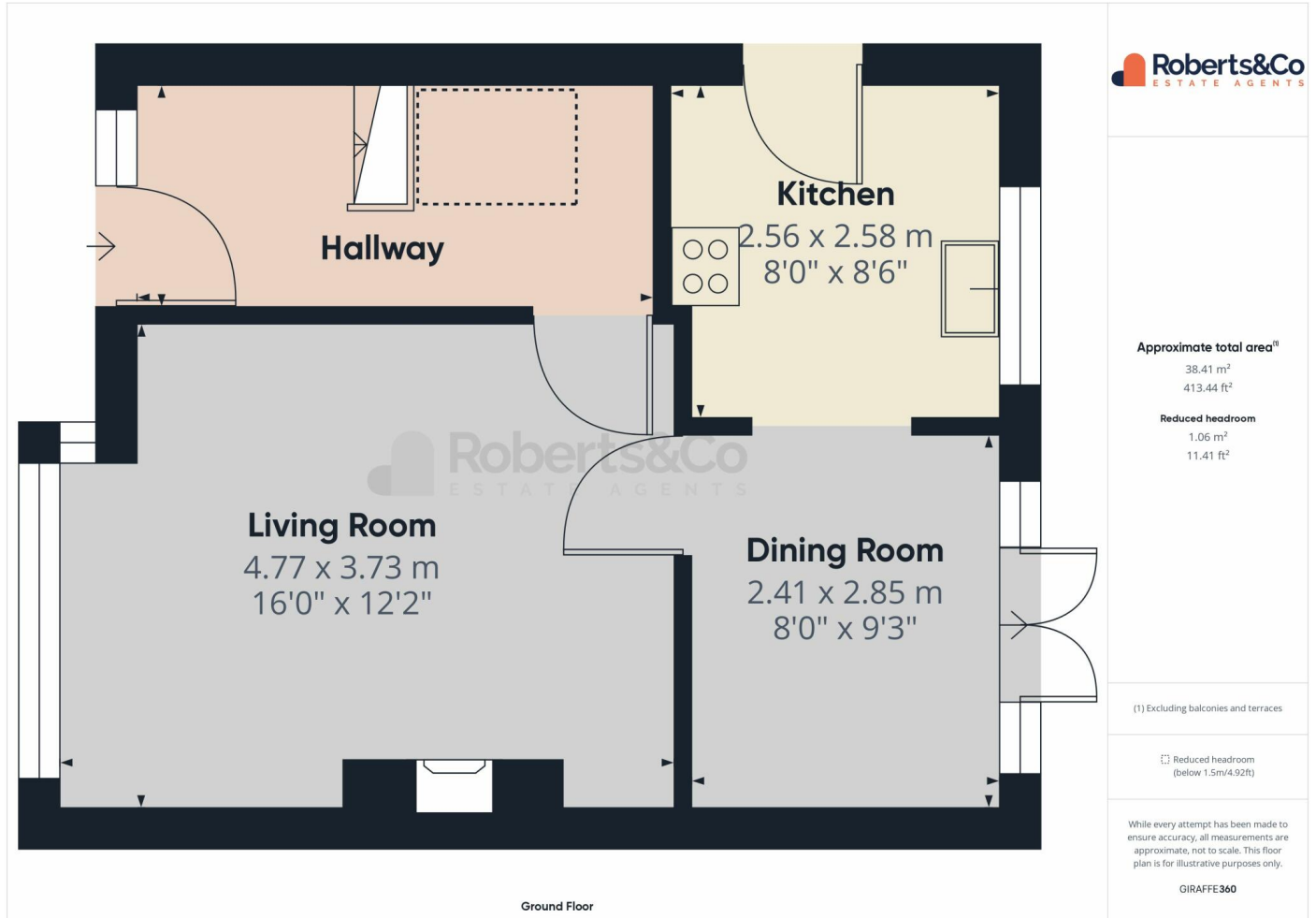




## LABURNUM AVENUE, LOSTOCK HALL, PRESTON, PR5



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LABURNUM AVENUE, LOSTOCK HALL, PRESTON, PR5





# Property EPC - Certificate

Laburnum Avenue, Lostock Hall, PR5

Energy rating

# D

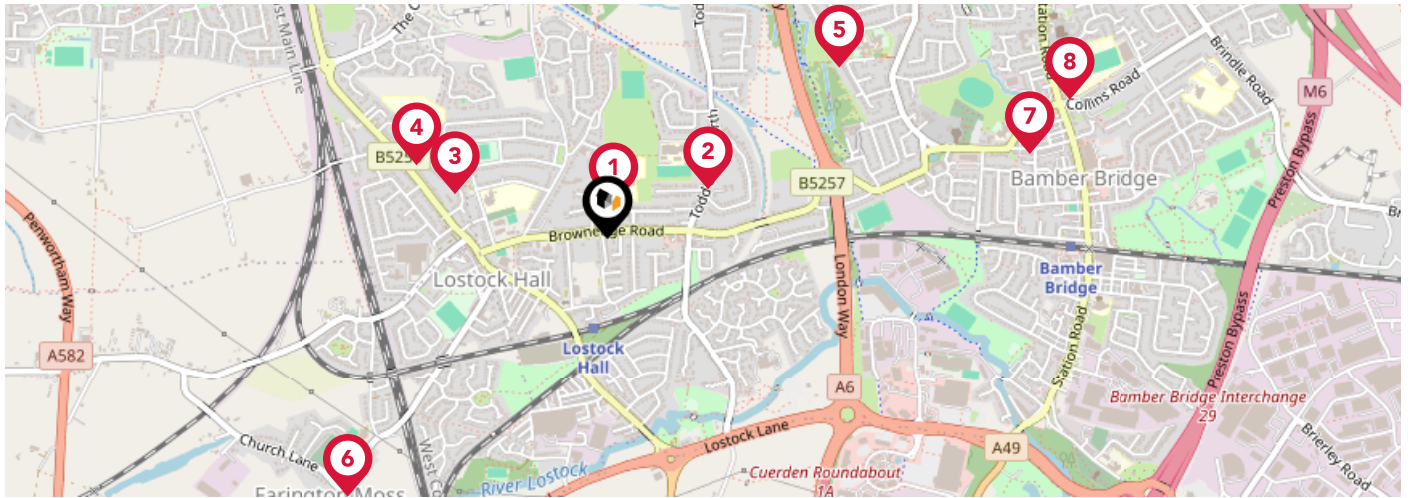
Valid until 26.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

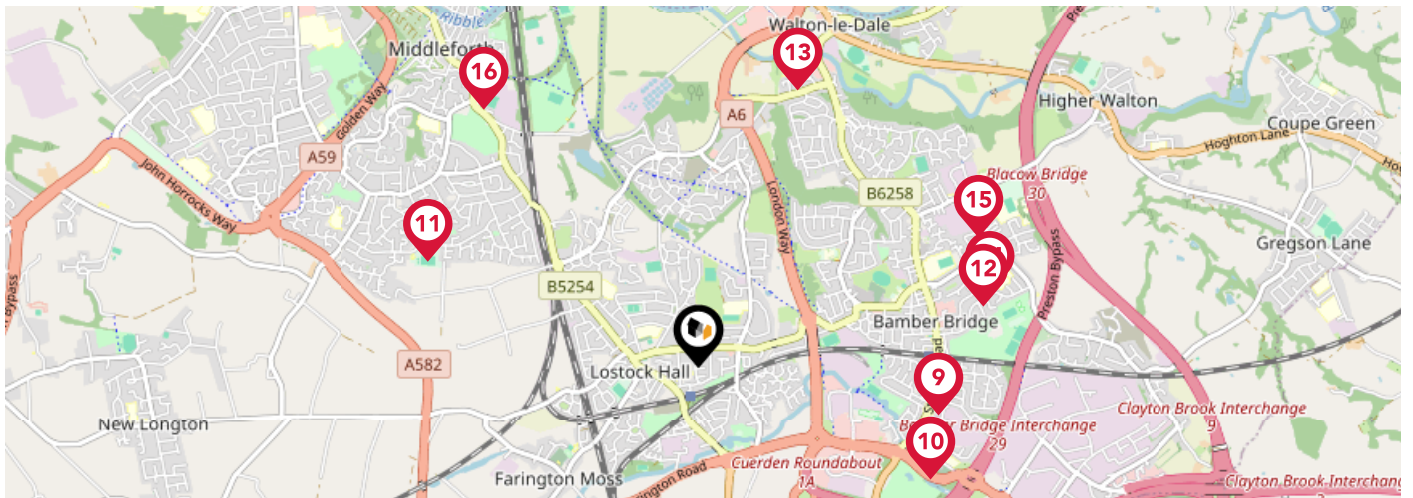
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

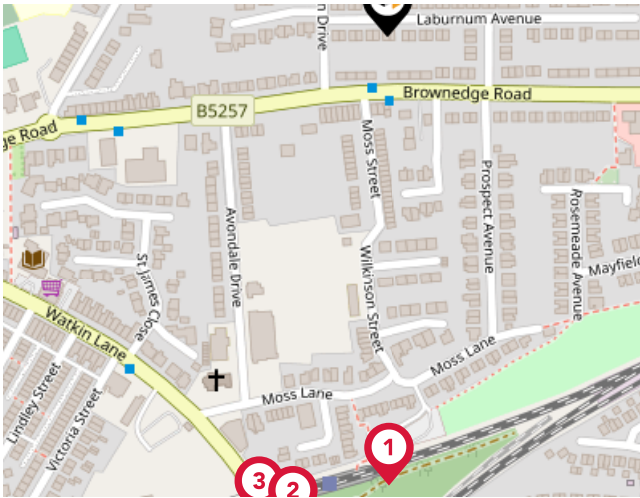
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 64   Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires Improvement   Pupils: 775   Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

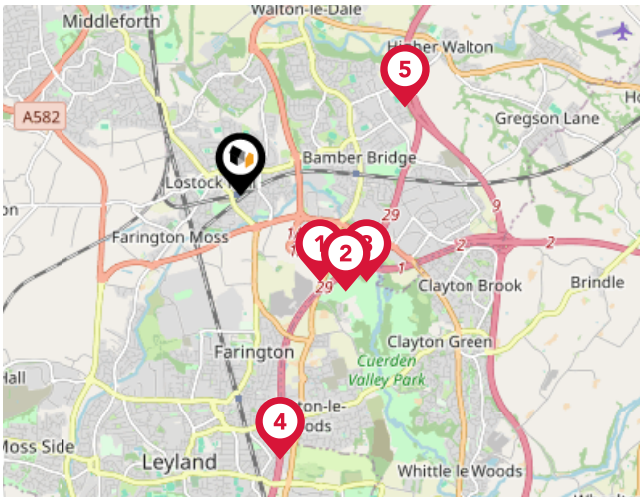
# Area

## Transport (National)



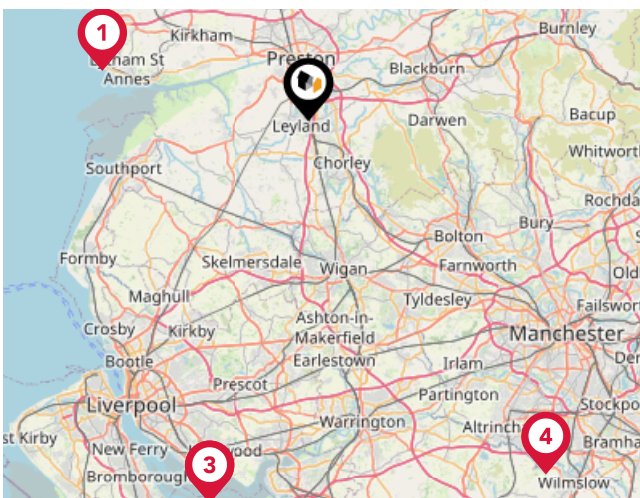
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.25 miles
2	Lostock Hall Rail Station	0.27 miles
3	Lostock Hall Rail Station	0.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.03 miles
2	M65 J1	1.25 miles
3	M6 J29	1.34 miles
4	M6 J28	2.34 miles
5	M6 J30	1.65 miles

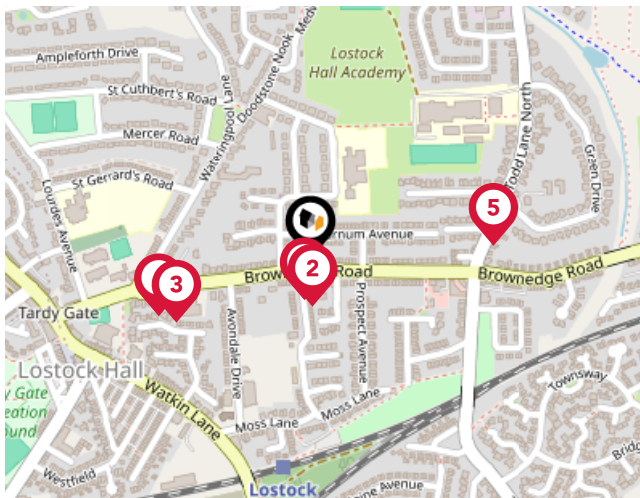


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.94 miles
2	Liverpool John Lennon Airport	27.88 miles
3	Liverpool John Lennon Airport	27.89 miles
4	Terminal Two Access	30.02 miles

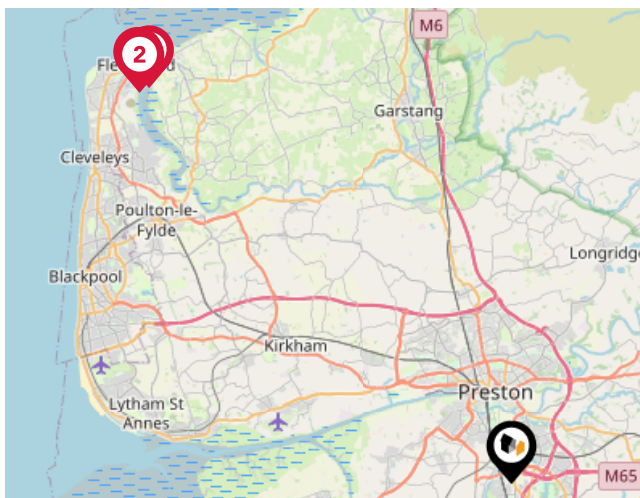
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Moss Street	0.05 miles
2	Moss Street	0.05 miles
3	British Legion	0.16 miles
4	Wateringpool Lane	0.18 miles
5	Green Drive	0.2 miles



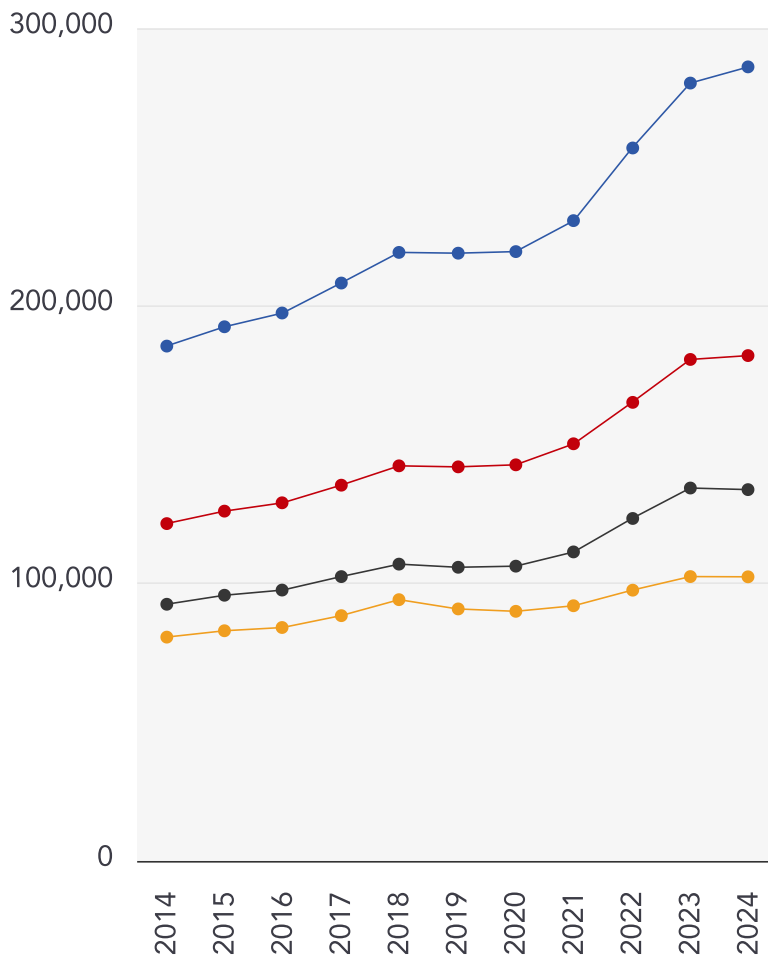
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.79 miles
2	Fleetwood for Ireland Ferry Terminal	18.87 miles
3	Fleetwood for Knott End Ferry Landing	18.99 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

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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

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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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