

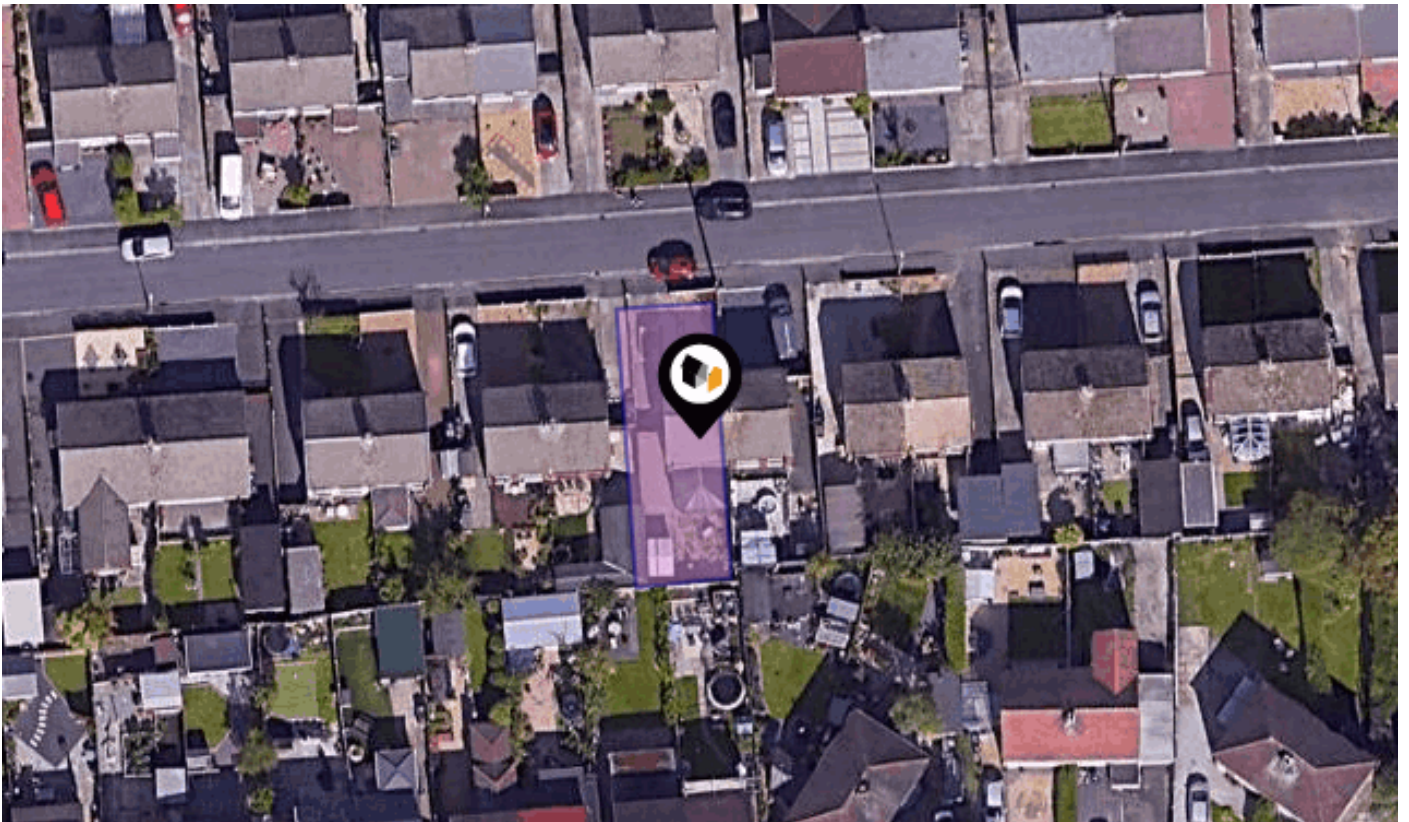


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> August 2024



**AMPLEFORTH DRIVE, LOSTOCK HALL, PRESTON, PR5**

## Roberts & Co

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www.roberts-estates.co.uk



# Introduction

## Our Comments

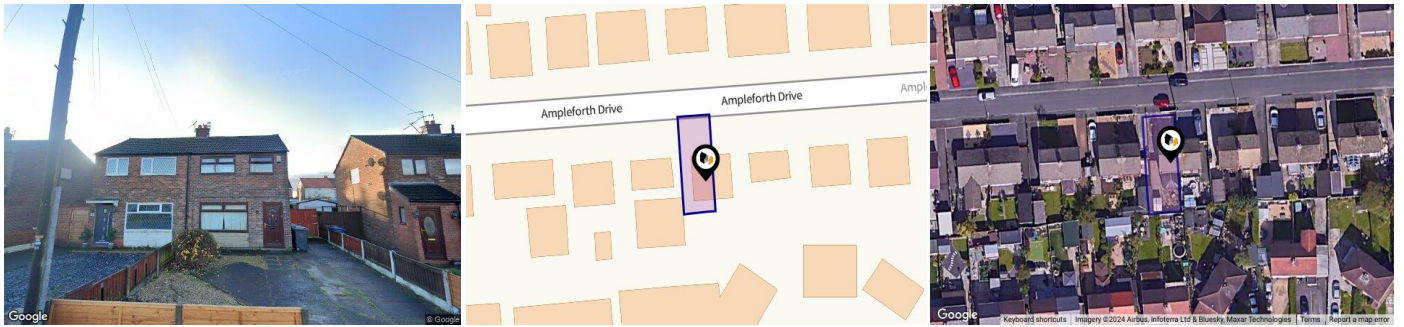
### Property Overview

This three-bedroom semi-detached house is situated in a highly sought-after residential area. The property features a driveway at the front, providing convenient off-street parking and leading to a detached garage. The ground floor comprises a generously sized living room, perfect for relaxation and entertaining. The dining kitchen offers ample space for family meals and gatherings, with a layout that facilitates both cooking and socializing. Additionally, the property boasts a conservatory, which serves as a versatile space that can be used for a variety of purposes, from a sunny sitting area to a playroom or home office.

On the first floor, there are three well-proportioned bedrooms. Two of these are spacious double bedrooms, providing plenty of room for furniture and storage. The third bedroom is a comfortable single, ideal for a child's room or a home office. The upstairs is completed by a modern three-piece bathroom, ensuring convenience and comfort for the household.

Outside, there is an enclosed rear garden. This space features a generously sized patio, perfect for outdoor activities and relaxation, along with a garden shed that provides ample storage.

This property is offered with no chain delay, making it an excellent opportunity for first-time buyers looking for a straightforward and hassle-free purchase.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,744		
<b>Title Number:</b>	LA547396		

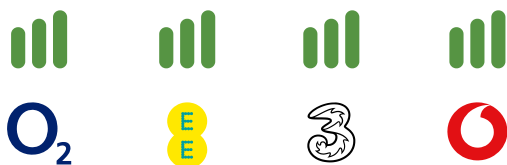
## Local Area

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

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

<b>5</b> mb/s	<b>32</b> mb/s	<b>9000</b> mb/s

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



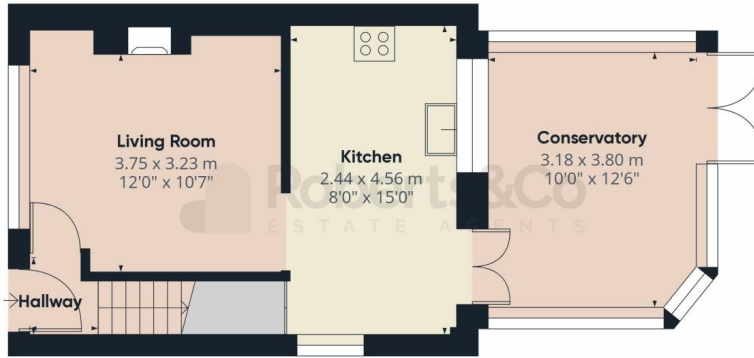
### Satellite/Fibre TV Availability:



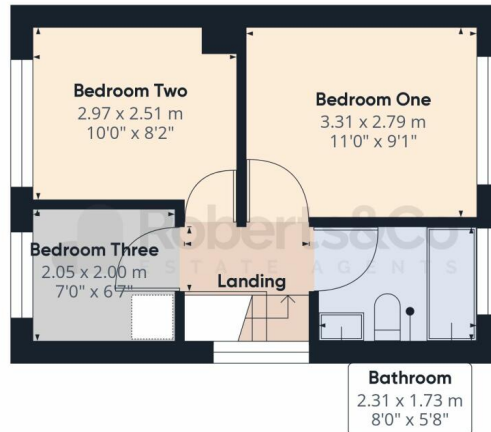




**AMPLEFORTH DRIVE, LOSTOCK HALL, PRESTON, PR5**



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
68.92 m<sup>2</sup>  
741.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

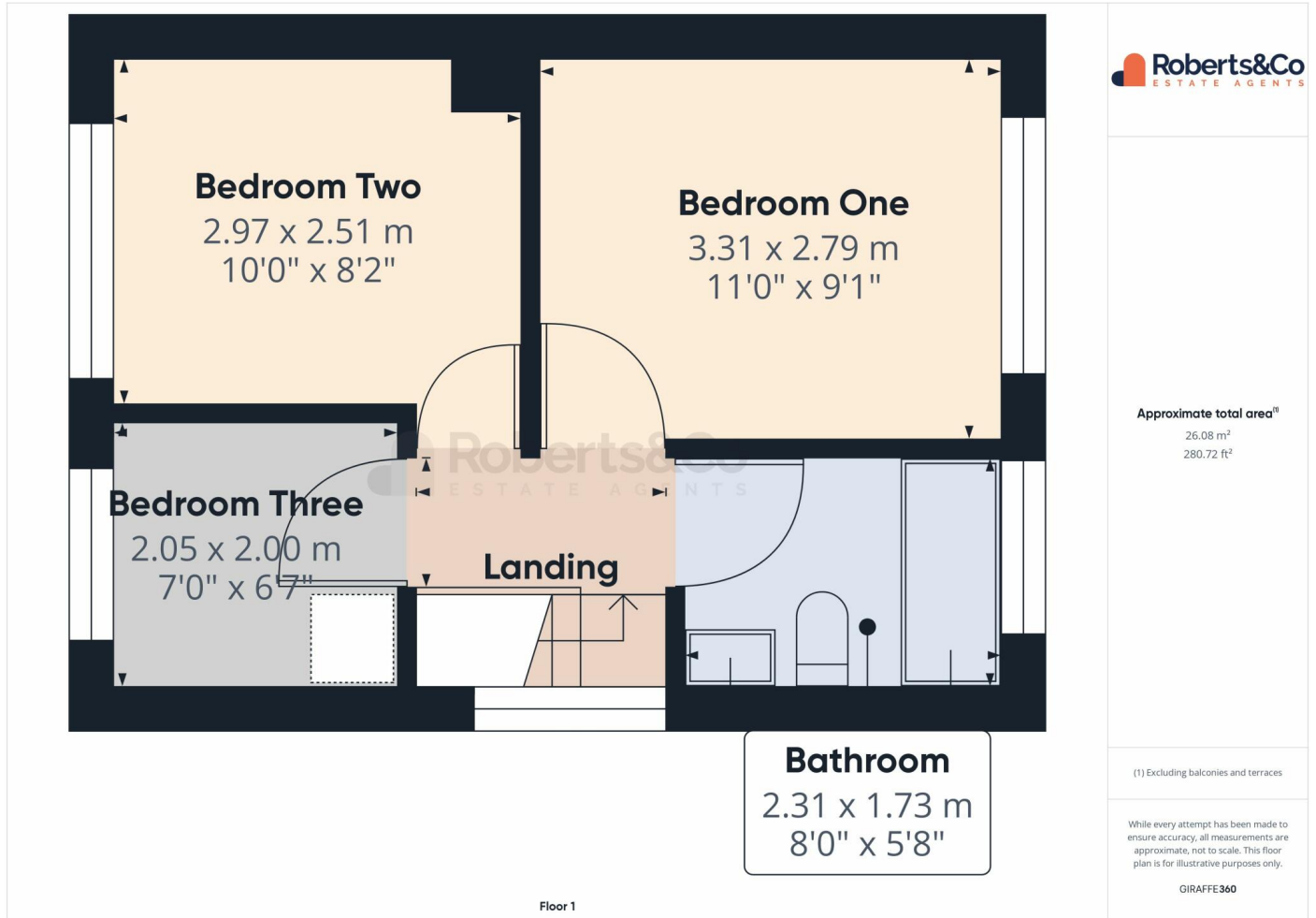
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## AMPLEFORTH DRIVE, LOSTOCK HALL, PRESTON, PR5



## AMPLEFORTH DRIVE, LOSTOCK HALL, PRESTON, PR5





Energy rating

C

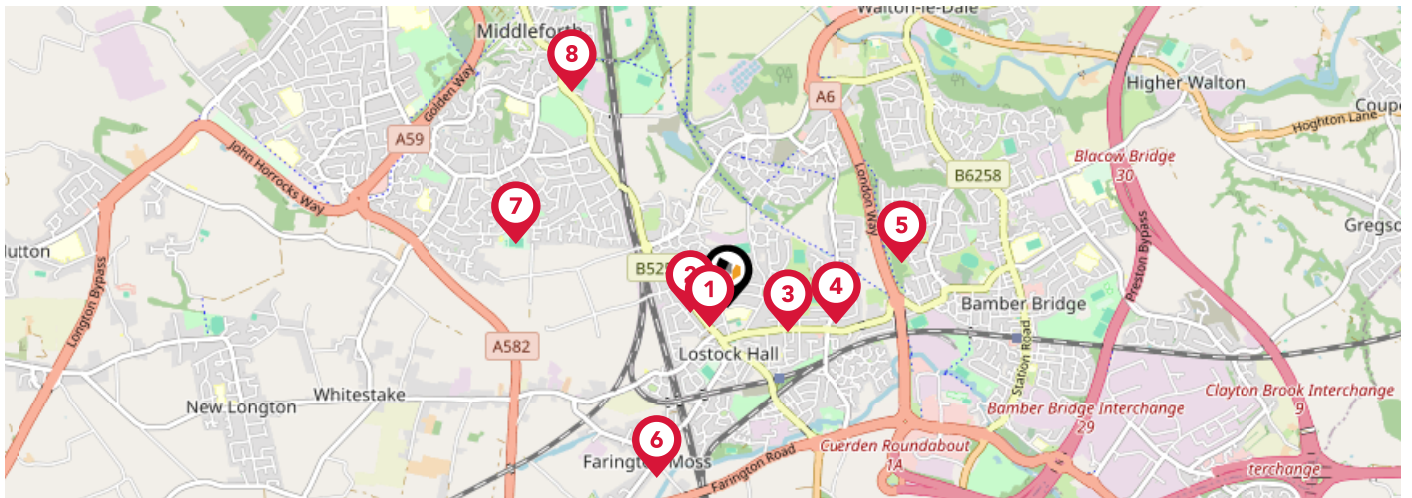
Valid until 30.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

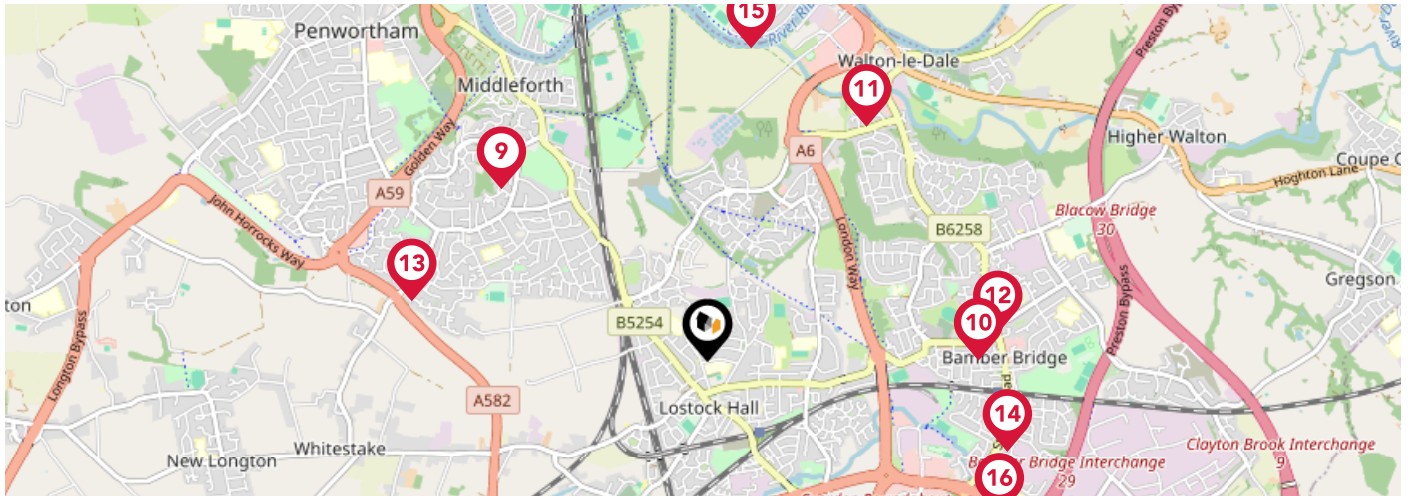
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.48	<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: 431   Distance:0.79	<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: 191   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

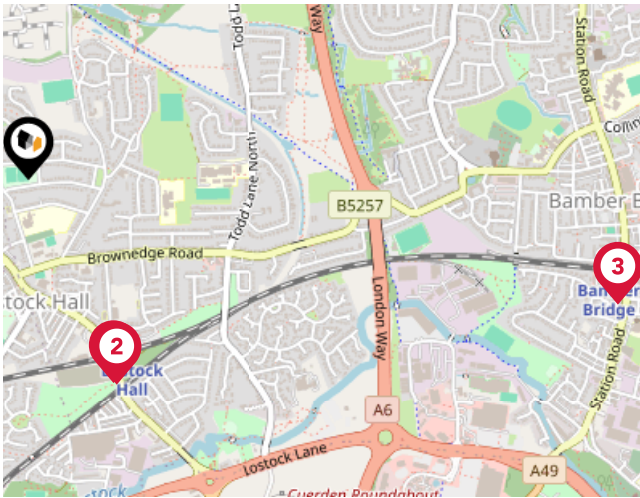
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:1.18	<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: 258   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

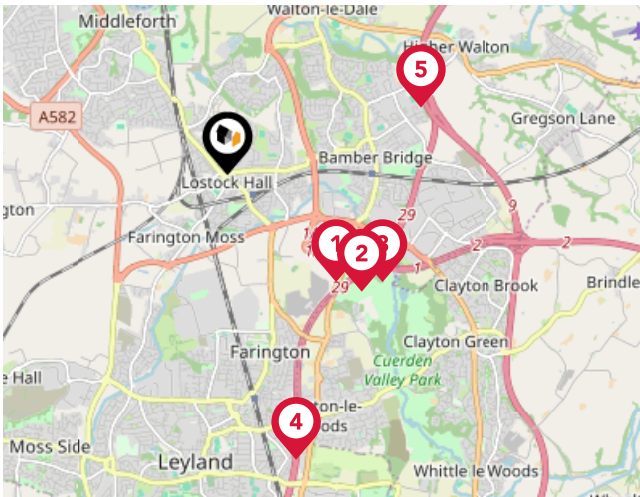
# Area

## Transport (National)



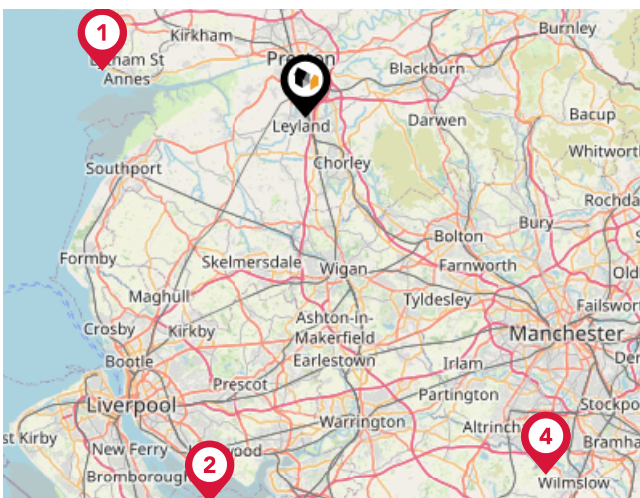
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.48 miles
2	Rail Station	0.49 miles
3	Rail Station	1.32 miles



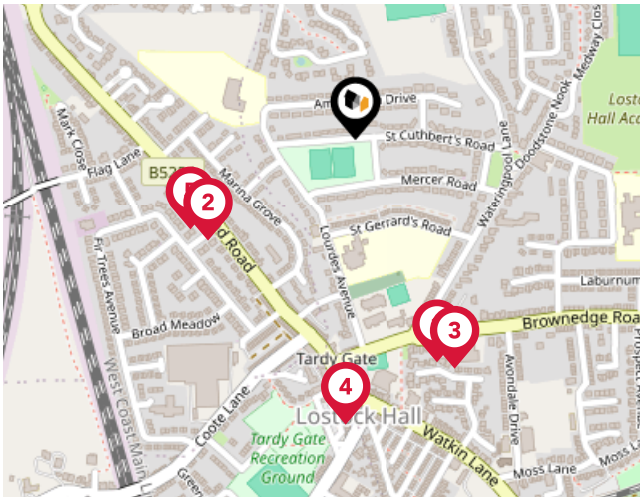
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.34 miles
2	M65 J1	1.56 miles
3	M6 J29	1.66 miles
4	M6 J28	2.57 miles
5	M6 J30	1.81 miles



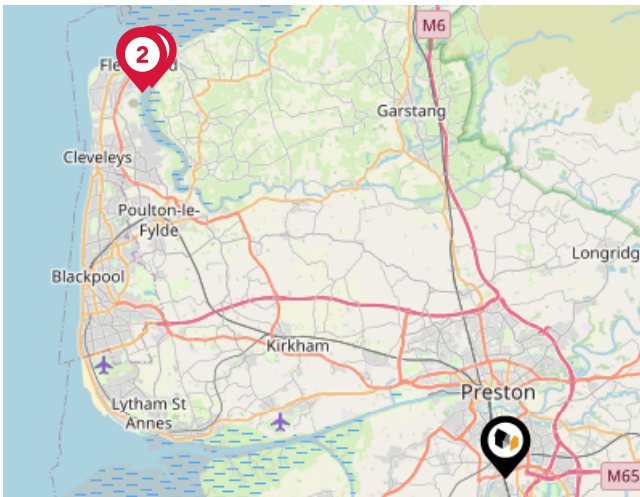
### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	14.65 miles
2	Liverpool John Lennon Airport	28 miles
3	Manchester Airport Terminal 2	30.34 miles
4	Terminal Two Access	30.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wateringpool Lane	0.26 miles
2	Firtrees Ave	0.2 miles
3	British Legion	0.27 miles
4	Pleasant Retreat	0.31 miles
5	Fir Trees Road	0.21 miles



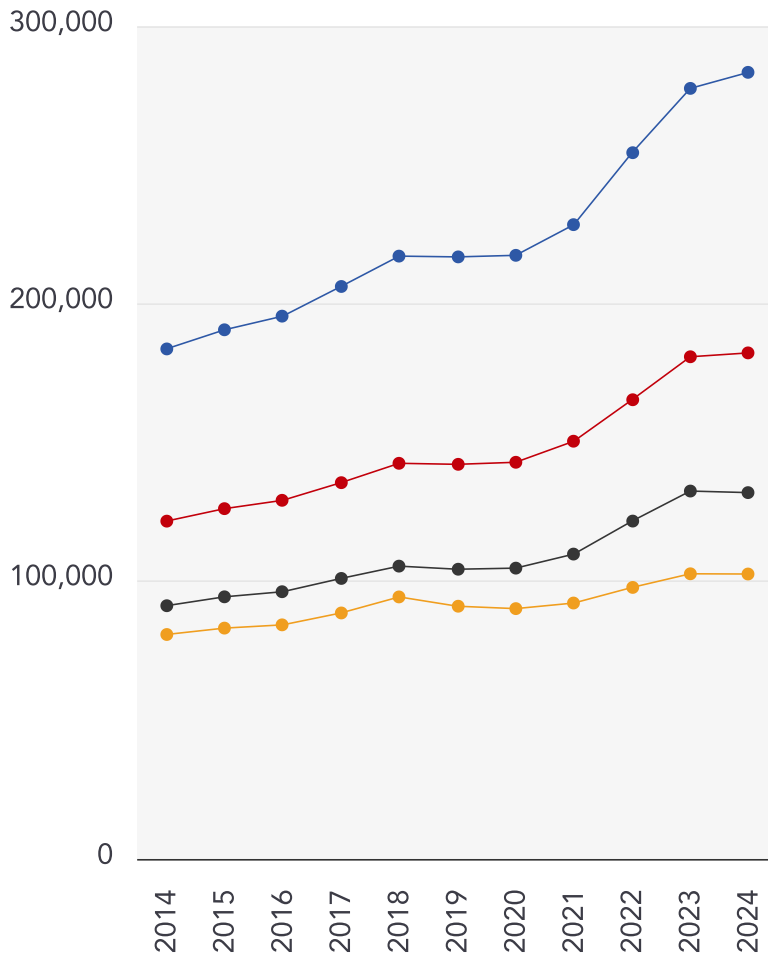
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.48 miles
2	Fleetwood for Ireland Ferry Terminal	18.56 miles
3	Fleetwood for Knott End Ferry Landing	18.68 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



@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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