

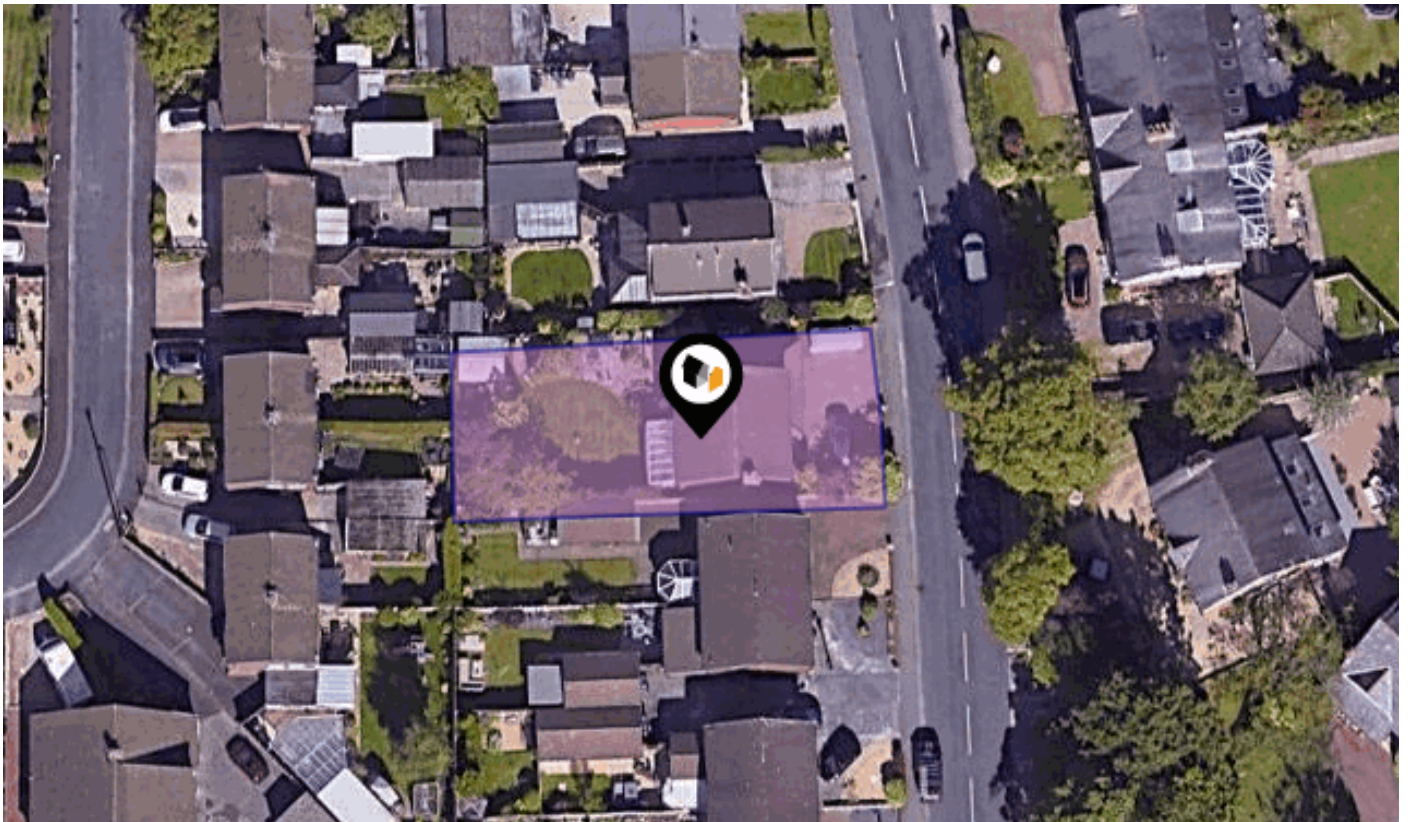


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 30<sup>th</sup> September 2024**



**TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5**

## Roberts & Co

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# Introduction

## Our Comments

### Property Overview

Positioned on a generous plot along Todd Lane North in Lostock Hall, this spacious four-bedroom detached family home offers an ideal setting for a growing family in need of more space. With the added convenience of being offered with no onward chain, it presents a fantastic opportunity for a seamless move.

At the front of the property, you'll find a private driveway with enough space to comfortably park two to three cars. Stepping inside, a welcoming entrance hall greets you, setting the tone for the warmth and space throughout the home.

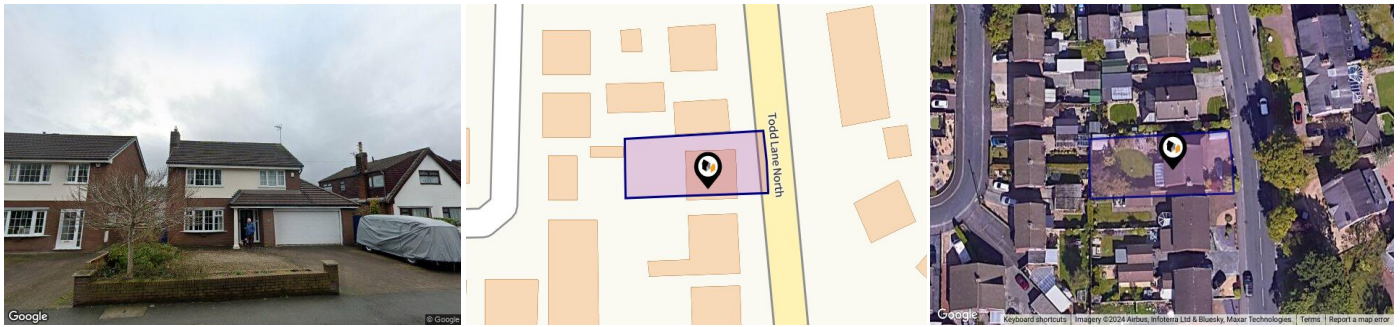
To the left, the family living room boasts a charming wood-burning stove and a large front-facing window that floods the room with natural light. Double doors lead into a second reception room, providing extra space for entertaining or family gatherings. Beyond this, a conservatory offers a peaceful retreat with views of and access to the garden, creating a perfect indoor-outdoor flow.

The kitchen is stylish and practical, fitted with integrated appliances, cream shaker-style cabinets, and sleek black granite countertops. A central breakfast island adds both functionality and a social hub for family meals or casual dining.

An inner hallway at the rear of the property leads to the garage, which is equipped with plumbing and space for a washing machine and dryer, offering a convenient utility area. There is also a ground-floor bathroom, adding extra convenience for family living.

Upstairs, you'll find four well-proportioned bedrooms. Bedroom one and bedroom three both benefit from fitted wardrobes, providing ample storage. All of the bedrooms are a good size, making this an ideal home for a family. A modern shower room serves the first floor.

The rear garden is primarily covered in lawn, providing ample space for outdoor activities or gardening. This property is a fantastic opportunity for families looking for a spacious, versatile home in a convenient location.



## Property

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.12 acres  
**Council Tax :** Band E  
**Annual Estimate:** £2,740  
**Title Number:** LAN42649

**Tenure:** Freehold

## Local Area

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

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

<b>8</b> mb/s	<b>65</b> mb/s	<b>9000</b> mb/s

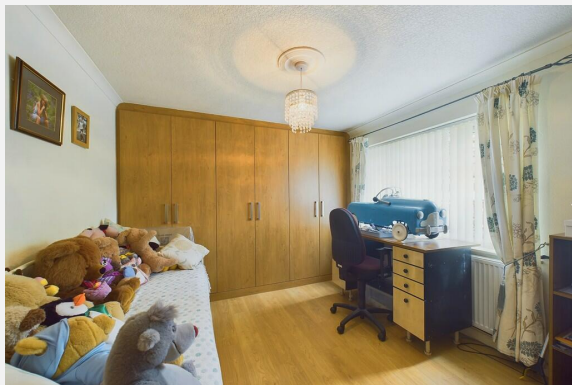
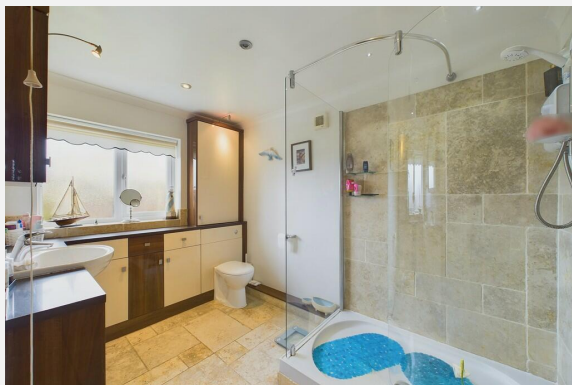
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**











## TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



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## TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
160 m<sup>2</sup>  
1722.23 ft<sup>2</sup>

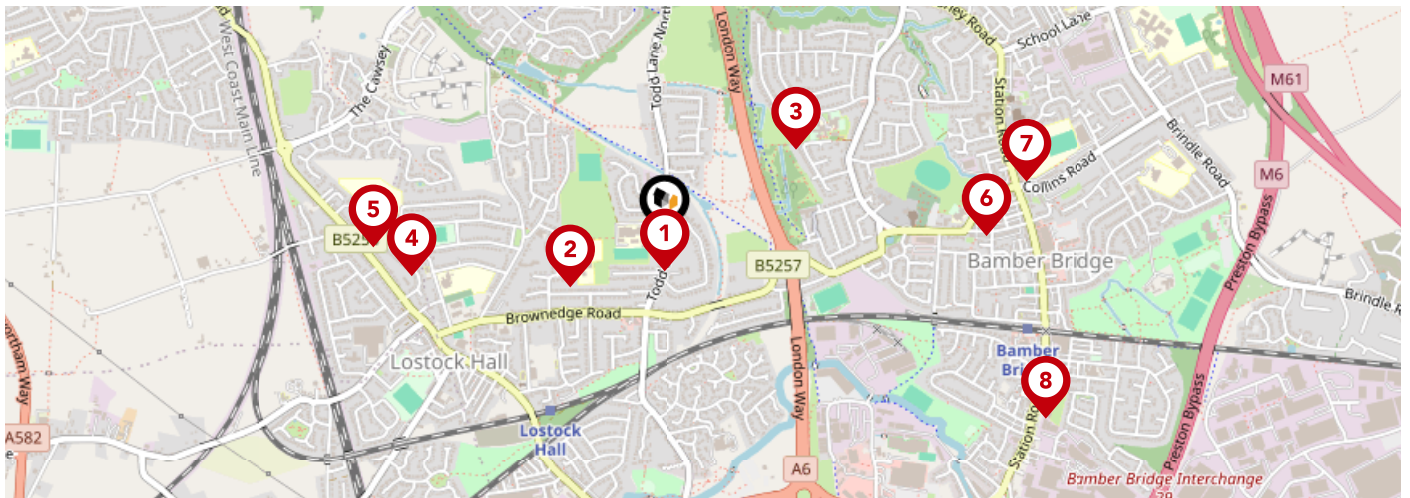
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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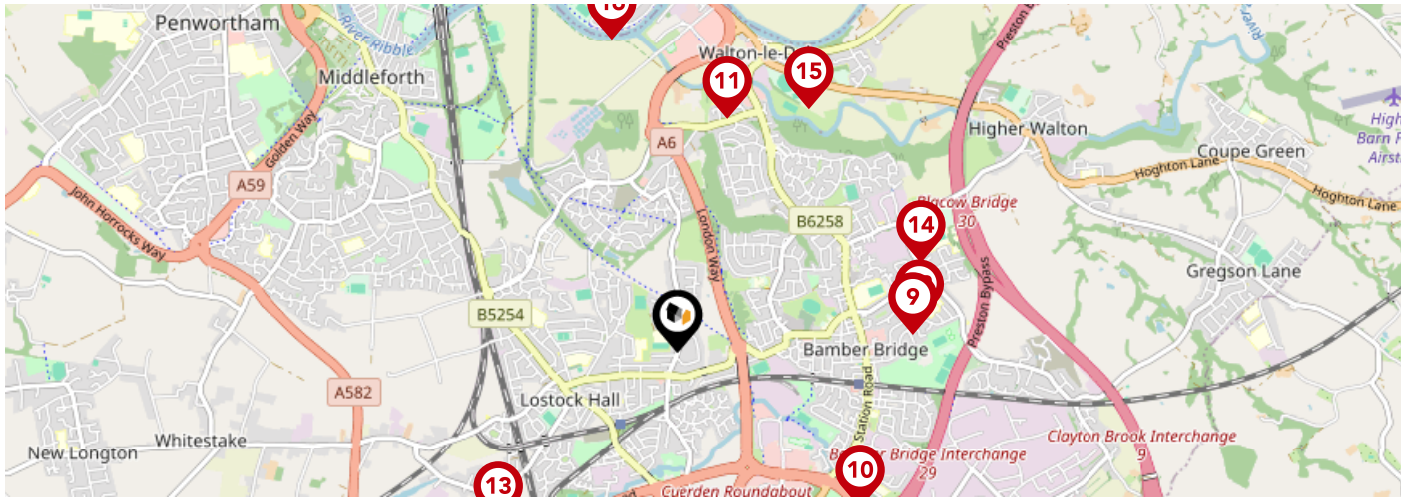


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

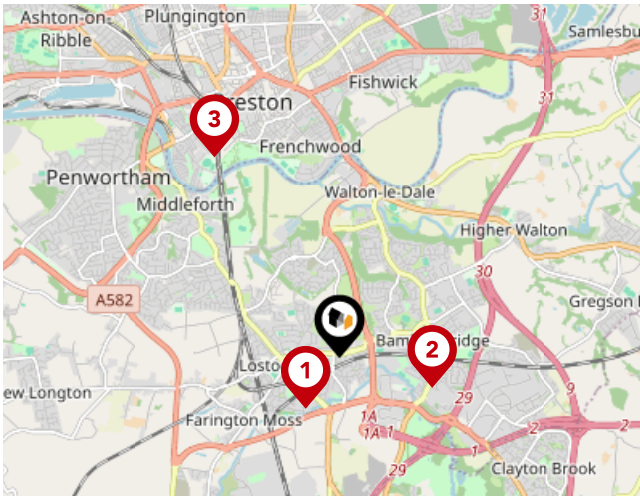
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.05	<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: 66   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:1.22	<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:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

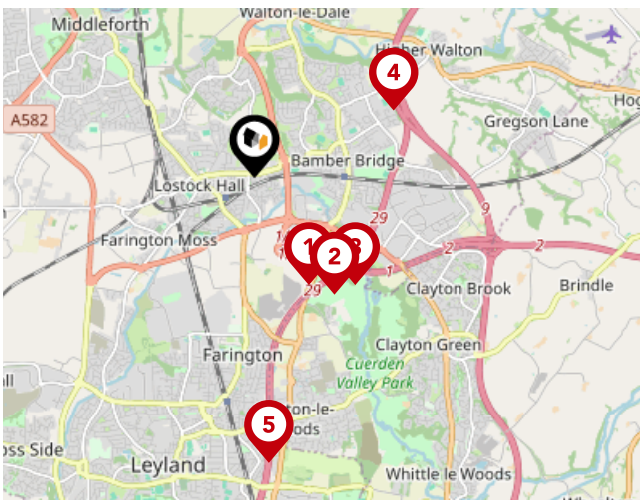
# Area

## Transport (National)



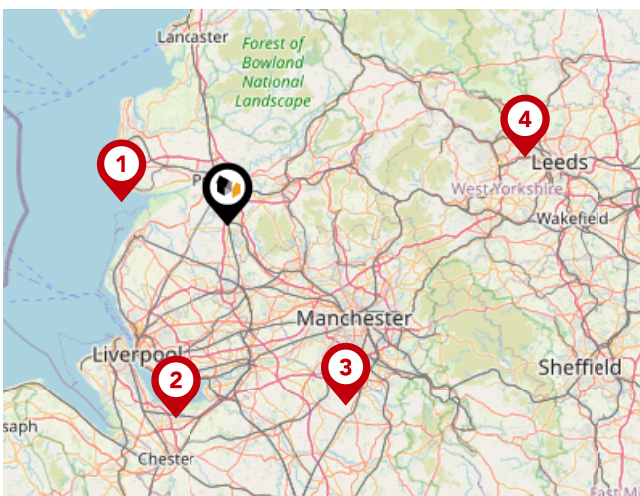
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.54 miles
2	Bamber Bridge Rail Station	0.87 miles
3	Preston Rail Station	2.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.06 miles
2	M65 J1	1.24 miles
3	M6 J29	1.29 miles
4	M6 J30	1.37 miles
5	M6 J28	2.5 miles



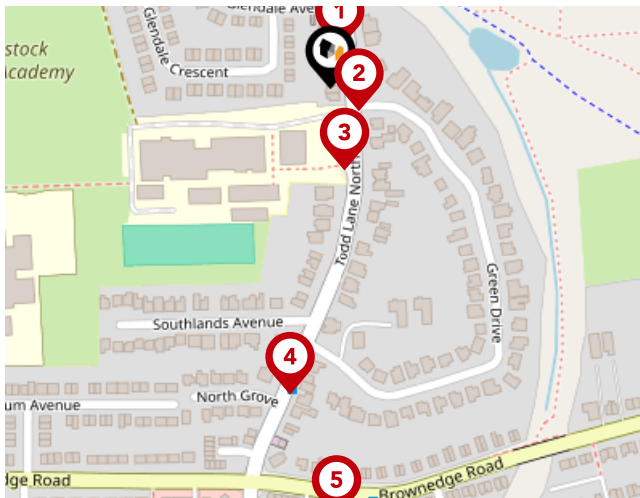
### Airports/Helipads

Pin	Name	Distance
1	Highfield	15.12 miles
2	Speke	28.12 miles
3	Manchester Airport	30.49 miles
4	Leeds Bradford Airport	42.78 miles



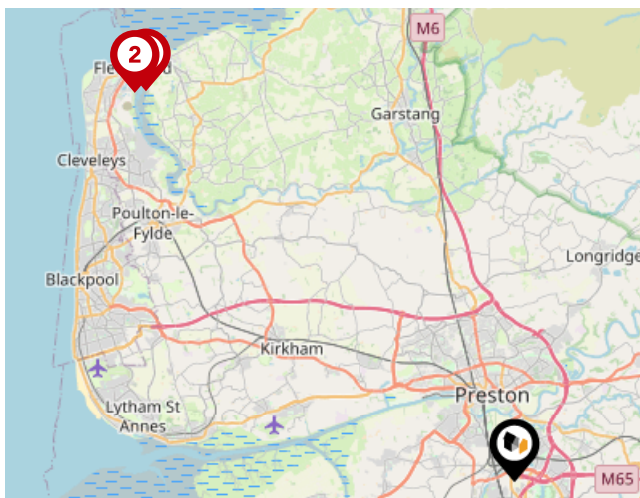
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Glendale Avenue	0.02 miles
2	High School	0.02 miles
3	High School Stop	0.05 miles
4	Green Drive	0.17 miles
5	Four Lane Ends	0.24 miles



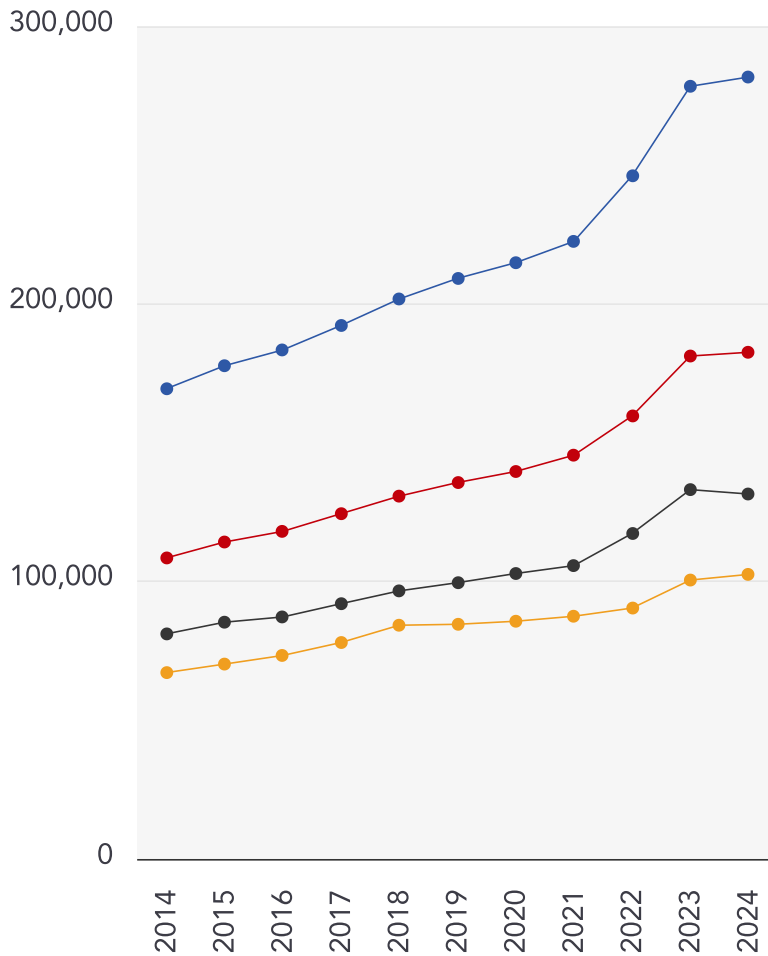
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.8 miles
2	Fleetwood for Knott End Ferry Landing	19.01 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR5



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**



### 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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