

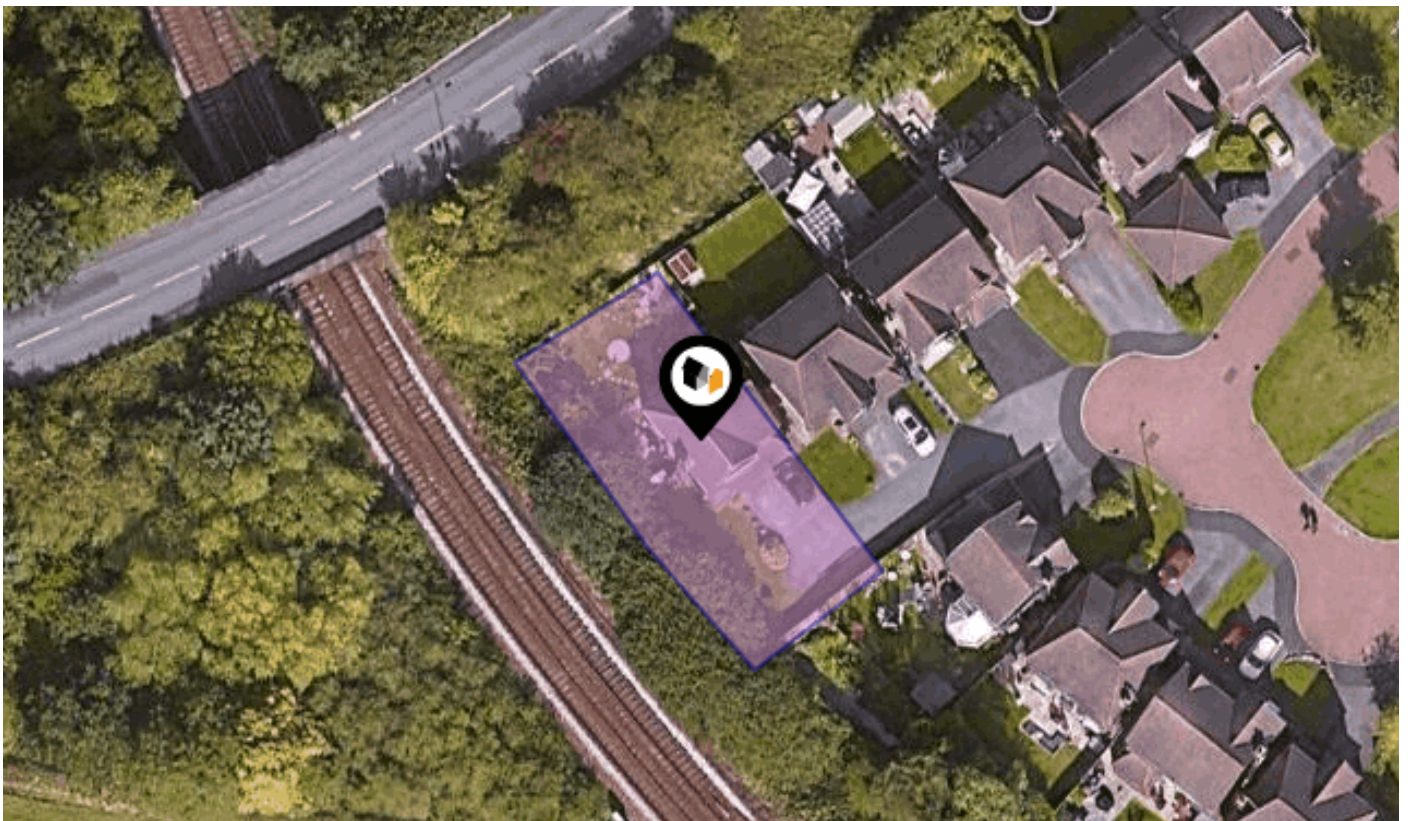


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd September 2024



NORTH UNION VIEW, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

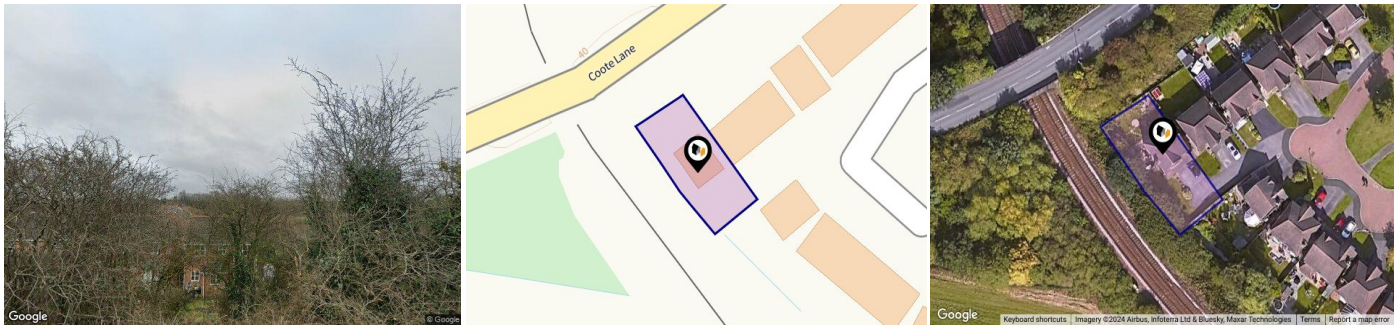
Property Overview

This beautifully presented 4-bedroom detached house is nestled in a quiet corner of a sought-after residential development, offering both privacy and space. Situated on a generous plot, the property features a stunning wrap-around garden, ensuring a peaceful environment with no passing traffic. Despite its tranquil setting, the home is just minutes away from major motorway networks, the railway station, frequent bus routes, schools, and a variety of local amenities, making it an ideal location for families and commuters alike.

Upon entering the home, you are greeted by a welcoming entrance hall that leads to a spacious living room, which boasts a charming feature box bay window and an attractive gas fire with a stylish surround, creating a cosy atmosphere. The separate dining room is perfect for entertaining and offers direct access to the garden through patio doors, seamlessly blending indoor and outdoor living. The well-appointed fitted kitchen is complemented by a utility room with plumbing for a washing machine and a convenient downstairs WC. Upstairs, the property comprises three generously sized double bedrooms and a comfortable single bedroom. The primary bedroom benefits from an en-suite bathroom and fitted wardrobes, providing ample storage space. The remaining bedrooms share access to a family bathroom, all of which have been thoughtfully designed to offer comfort and style.

The wrap-around garden is a true highlight of the property, featuring a sunny patio area perfect for outdoor dining and relaxation, as well as well-maintained lawned sections surrounded by mature shrubs that enhance the sense of seclusion. The exterior also includes a double driveway with an electric point, providing ample parking, and single garage for added convenience.

Additionally, all windows have been recently replaced, ensuring enhanced energy efficiency and a modern aesthetic. This home is a rare find in a prime location, offering both luxury and practicality.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.1 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA919732		

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	65 mb/s	9000 mb/s

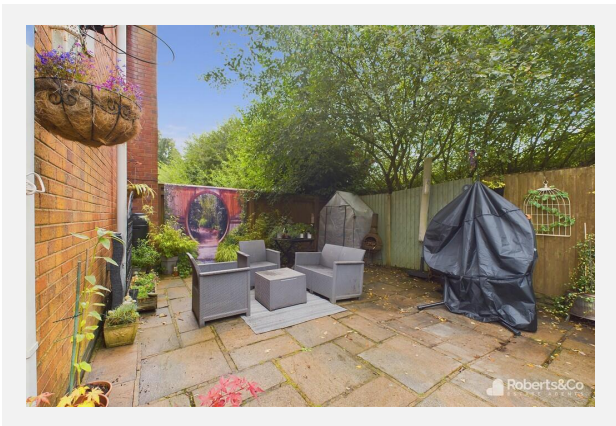
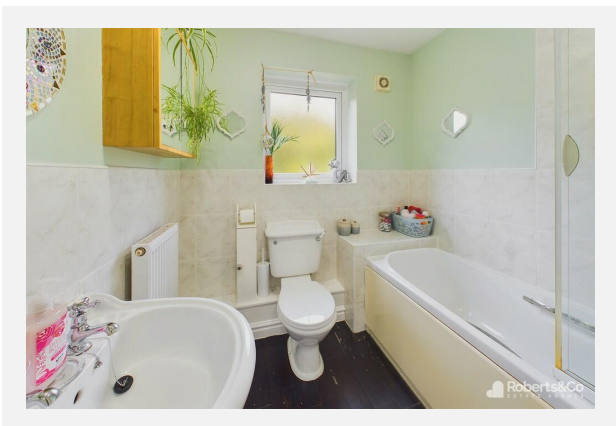
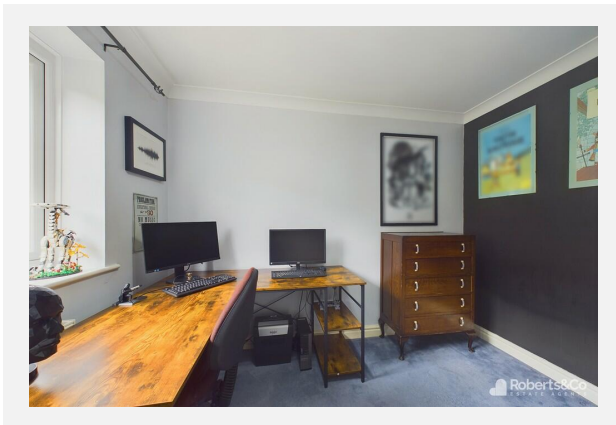
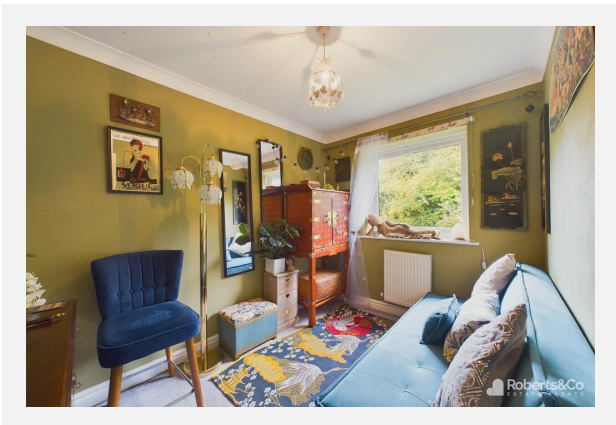
Mobile Coverage: (based on calls indoors)



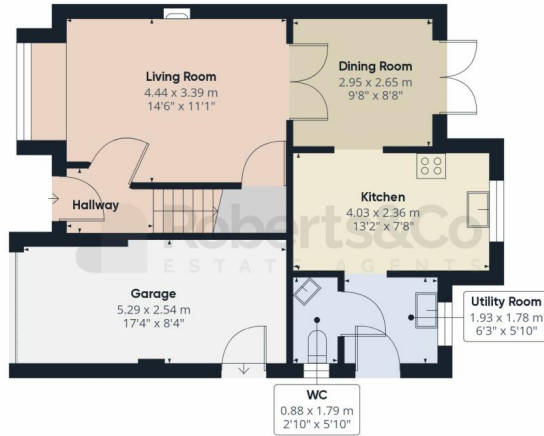
Satellite/Fibre TV Availability:



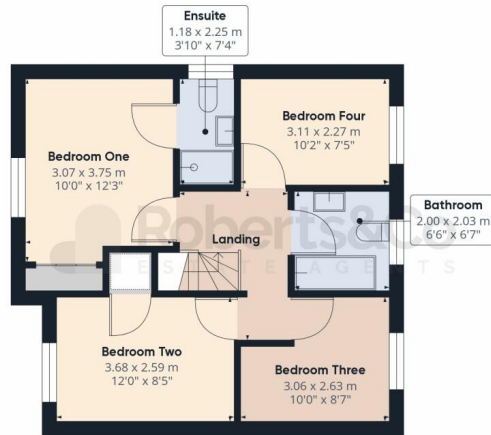




NORTH UNION VIEW, LOSTOCK HALL, PRESTON, PR5



Ground Floor



Floor 1



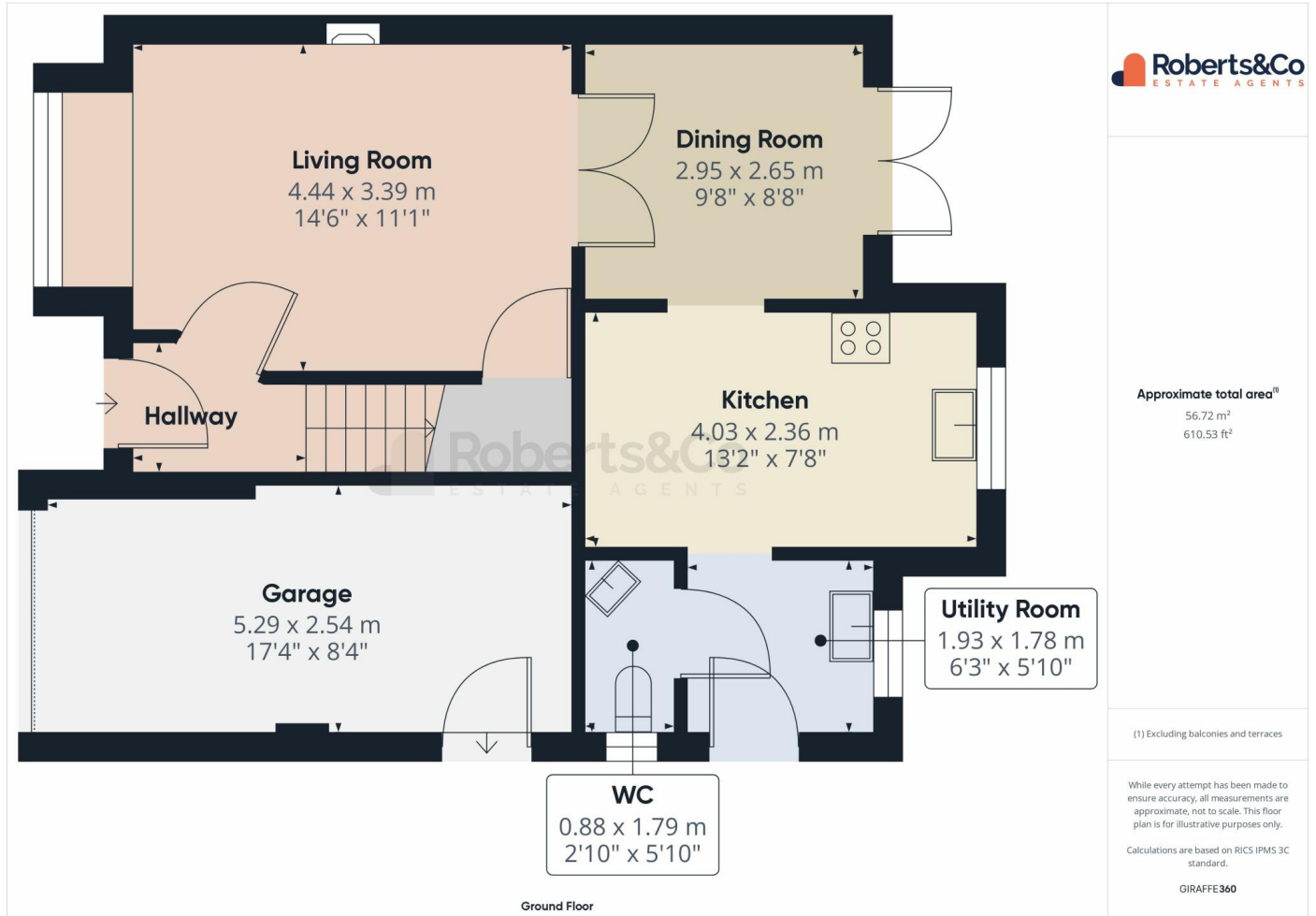
Approximate total area[†]
103.5 m²
1114.06 ft²

(†) 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.

GIRAFFE360

NORTH UNION VIEW, LOSTOCK HALL, PRESTON, PR5



NORTH UNION VIEW, LOSTOCK HALL, PRESTON, PR5



North Union View, Lostock Hall, PR5

Energy rating

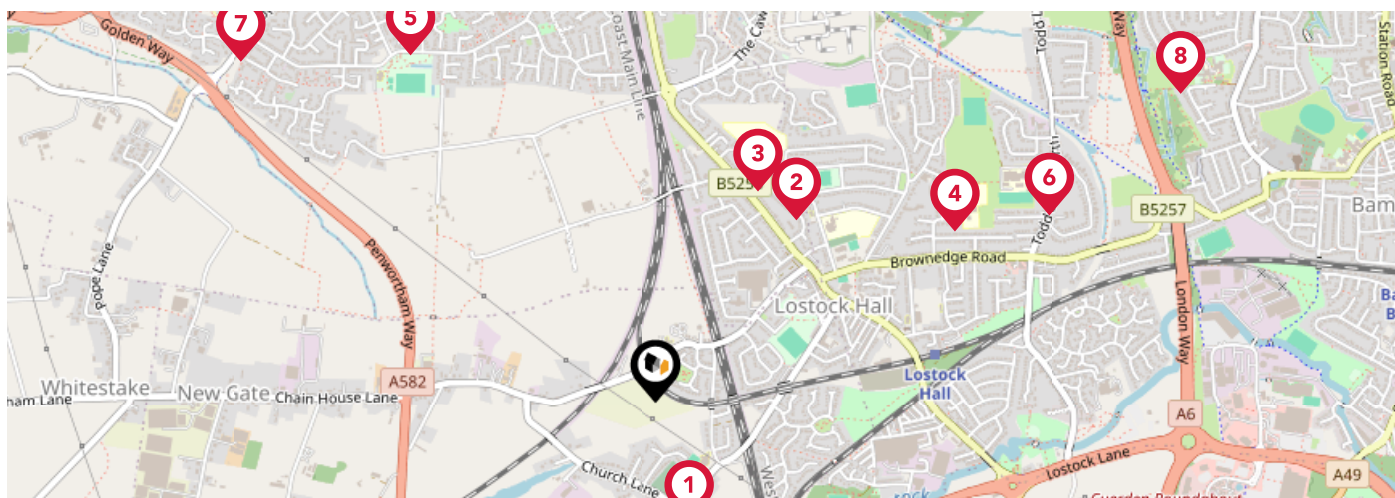
D

Valid until 31.08.2027

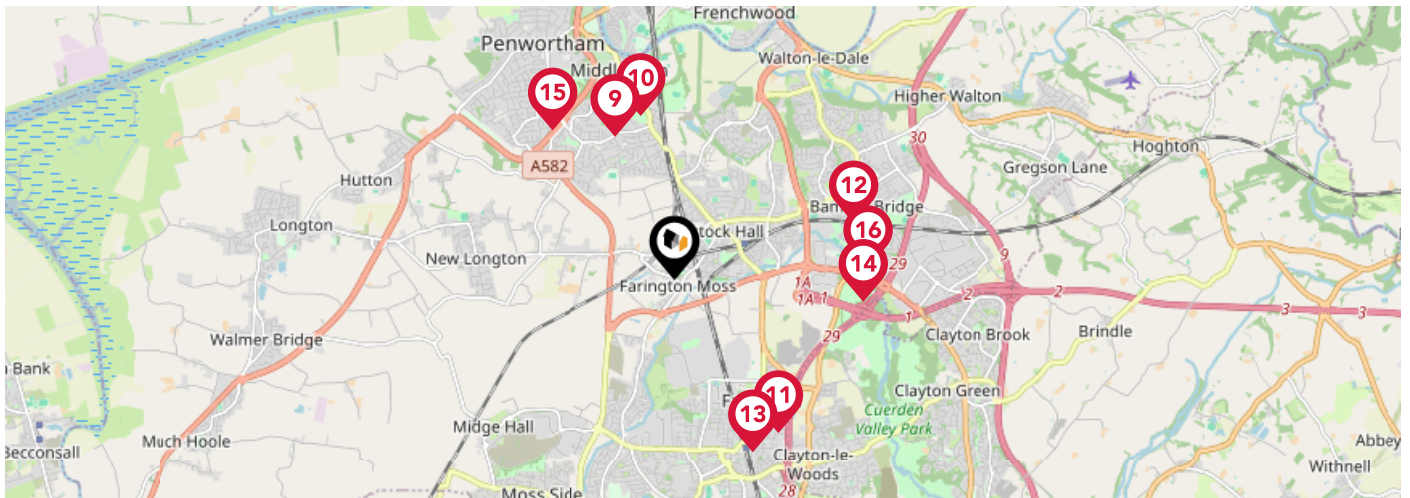
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	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 installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 41% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	96 m ²



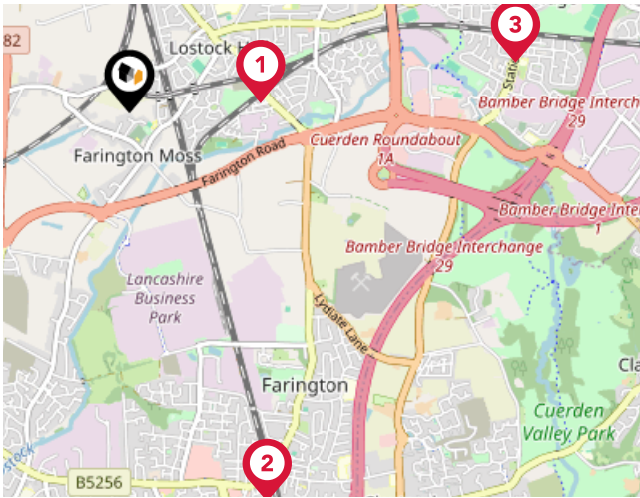
	Nursery	Primary	Secondary	College	Private
1 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.35	<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: Requires improvement Pupils: 190 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:1.64	<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: Requires improvement Pupils: 276 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

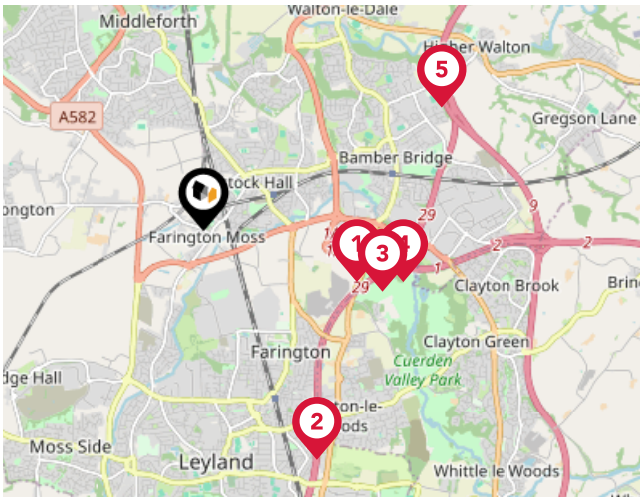
Area

Transport (National)



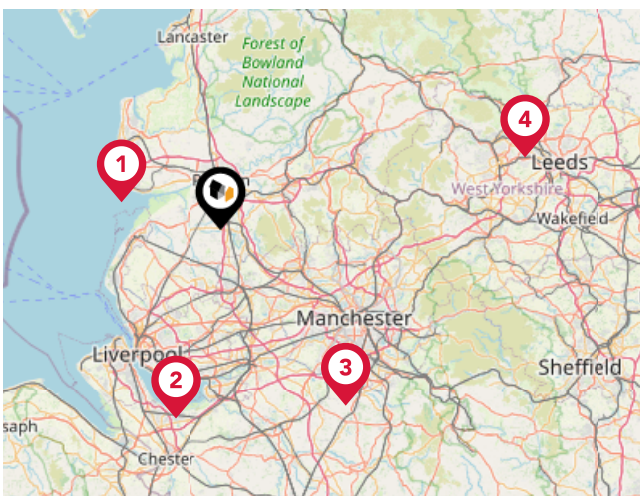
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.57 miles
2	Leyland Rail Station	1.81 miles
3	Bamber Bridge Rail Station	1.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.42 miles
2	M6 J28	2.24 miles
3	M65 J1	1.66 miles
4	M6 J29	1.81 miles
5	M6 J30	2.36 miles

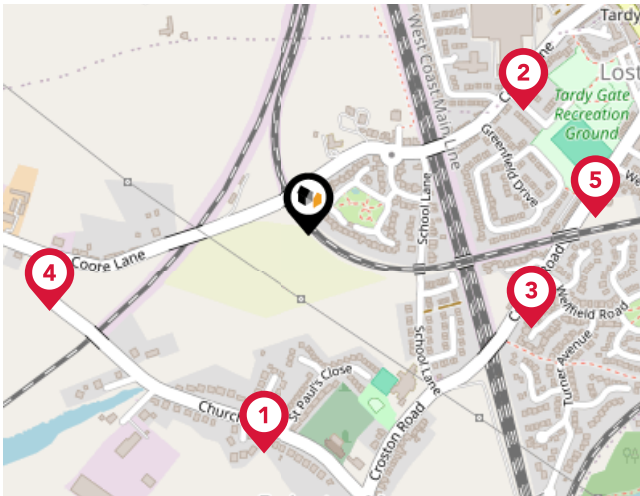


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	14.4 miles
2	Speke	27.44 miles
3	Manchester Airport	30.58 miles
4	Leeds Bradford Airport	43.73 miles

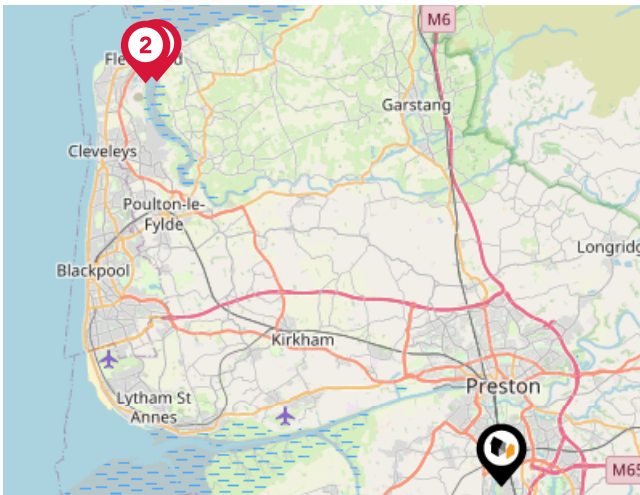
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillside Avenue	0.24 miles
2	Hern Avenue	0.27 miles
3	Wellfield Road	0.26 miles
4	Chainhouse Lane	0.3 miles
5	Anchor Inn	0.32 miles



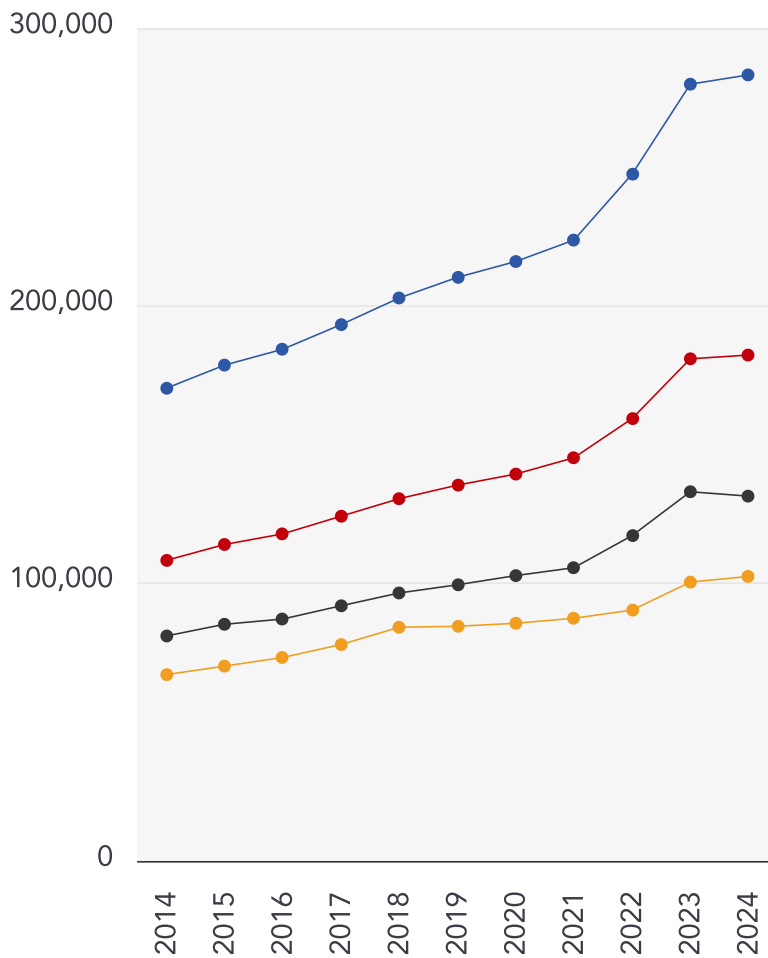
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.59 miles
2	Fleetwood for Knott End Ferry Landing	18.78 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

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



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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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