

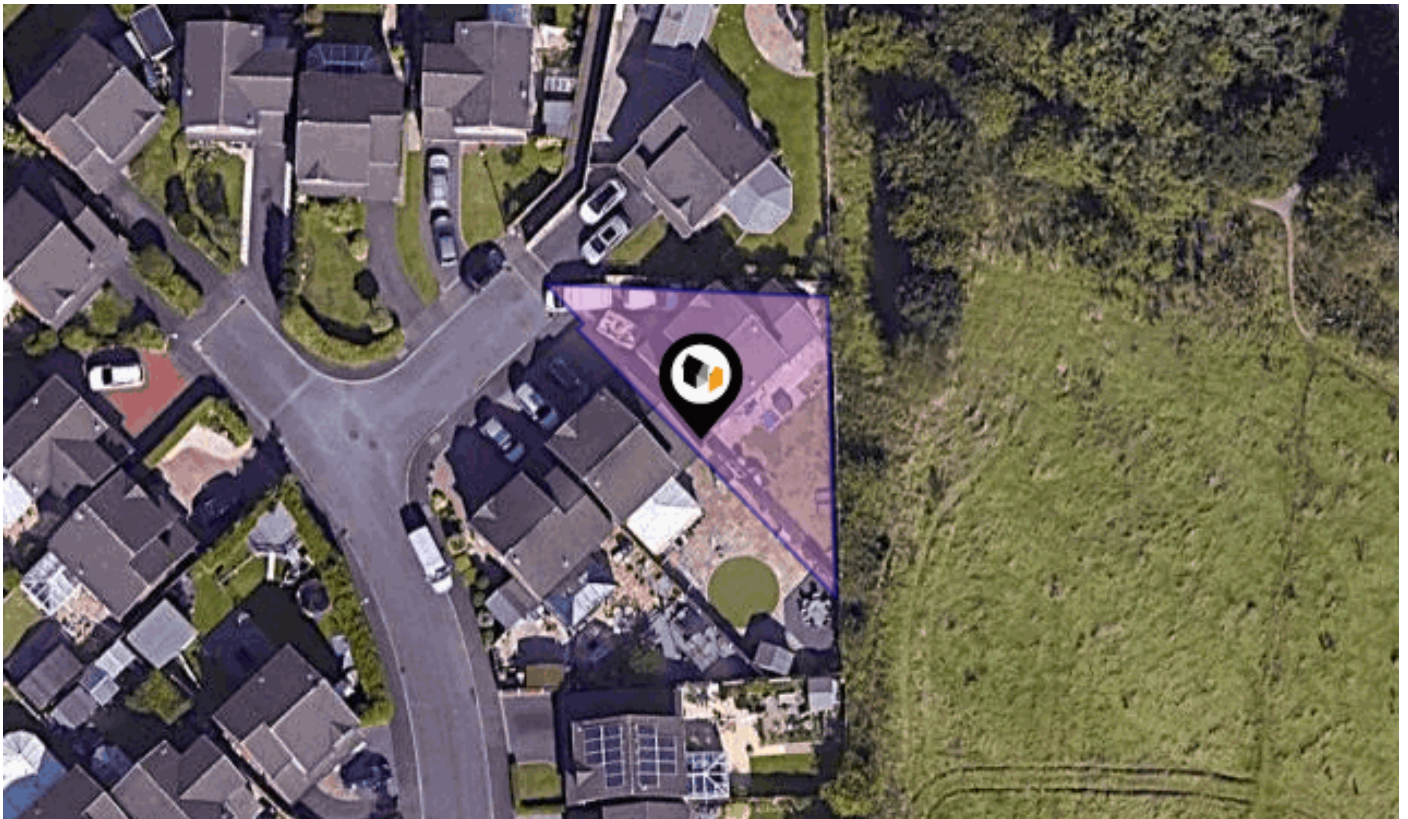


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th October 2024



MEDWAY CLOSE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

This spacious 3/4 bedroom, 3-bathroom family home in the sought-after Lostock Hall area is situated on a welcoming cul-de-sac, known for its strong sense of community and friendly neighborhood atmosphere. The ground floor features an impressive open-plan kitchen, dining, and living area, thoughtfully designed to accommodate both family life and entertaining guests. The modern kitchen boasts a breakfast bar and premium integrated appliances, seamlessly extending to the garden through large sliding doors. This creates a harmonious indoor-outdoor flow, perfect for alfresco dining or simply enjoying the garden view. It's a space that truly stands out for its versatility and charm.

The open-plan layout serves as the heart of the home, with ample room for cooking, dining, relaxing, and spending time together as a family. The patio doors flood the area with natural light, enhancing the sense of space and making it an ideal setting for hosting friends and family. This space is an entertainer's dream and the ultimate setup for contemporary family living.

At the front of the house, you'll find a spacious, bright, and inviting living room with a beautiful bay window, offering a cozy retreat for more formal gatherings or quiet relaxation.

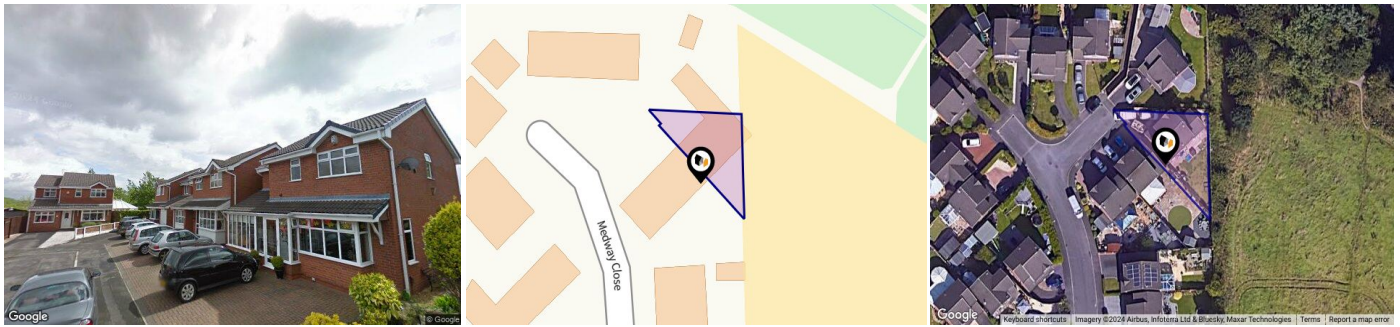
Also positioned at the front is a flexible room that can function as a bedroom, home office, or playroom, depending on your needs. Its generous size makes it adaptable for various uses. Adjacent to this room is a convenient utility cupboard, offering extra storage space.

The ground floor is completed by a practical utility room, equipped with plumbing for a washer and dryer, and a useful downstairs WC for guests' convenience.

Heading upstairs, a spacious and well-lit landing leads to three generously sized bedrooms, each with its own unique character. The primary bedroom boasts fitted wardrobes and a private ensuite, while the second bedroom also features fitted wardrobes and a partially finished ensuite. The third bedroom includes fitted wardrobes as well. Additionally, there is a family bathroom on this floor, perfect for shared use. An airing cupboard off the landing provides further storage.

Outside, the property benefits from a driveway with ample parking at the front, while the enclosed rear garden offers privacy and backs onto peaceful fields, creating a serene outdoor space ideal for relaxation or play.

This home effortlessly combines modern living with family comfort in a desirable and community-focused location.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,334 ft ² / 124 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA601248		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	43 mb/s	9000 mb/s

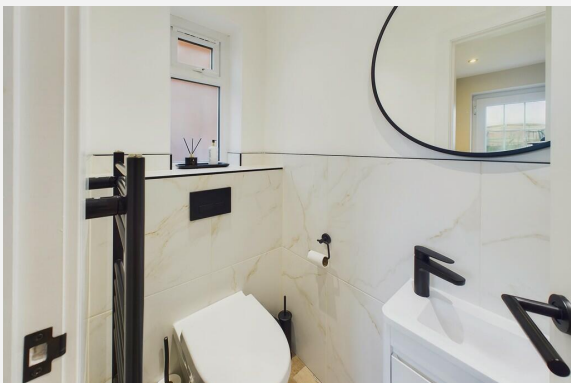
Mobile Coverage: (based on calls indoors)



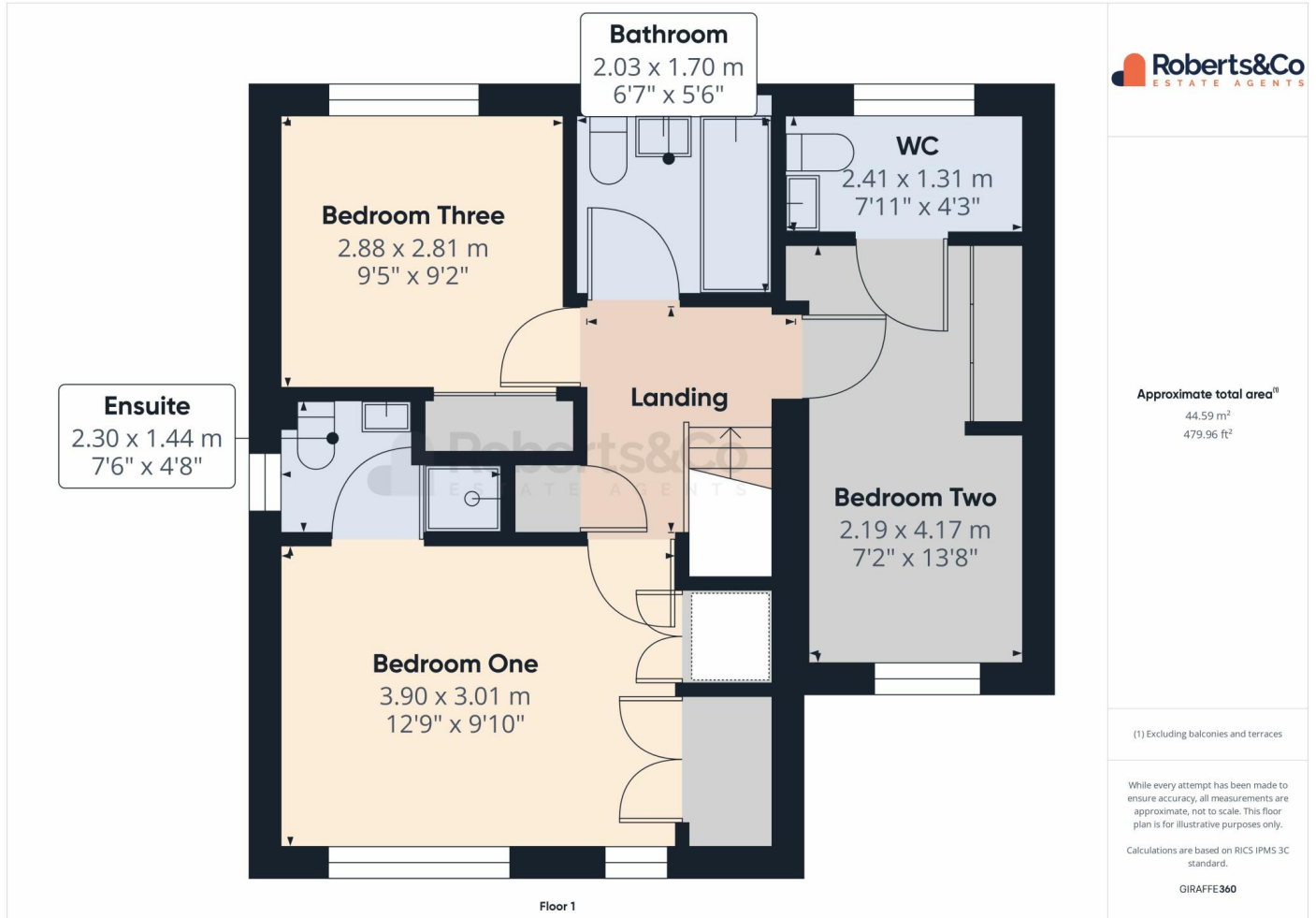
Satellite/Fibre TV Availability:



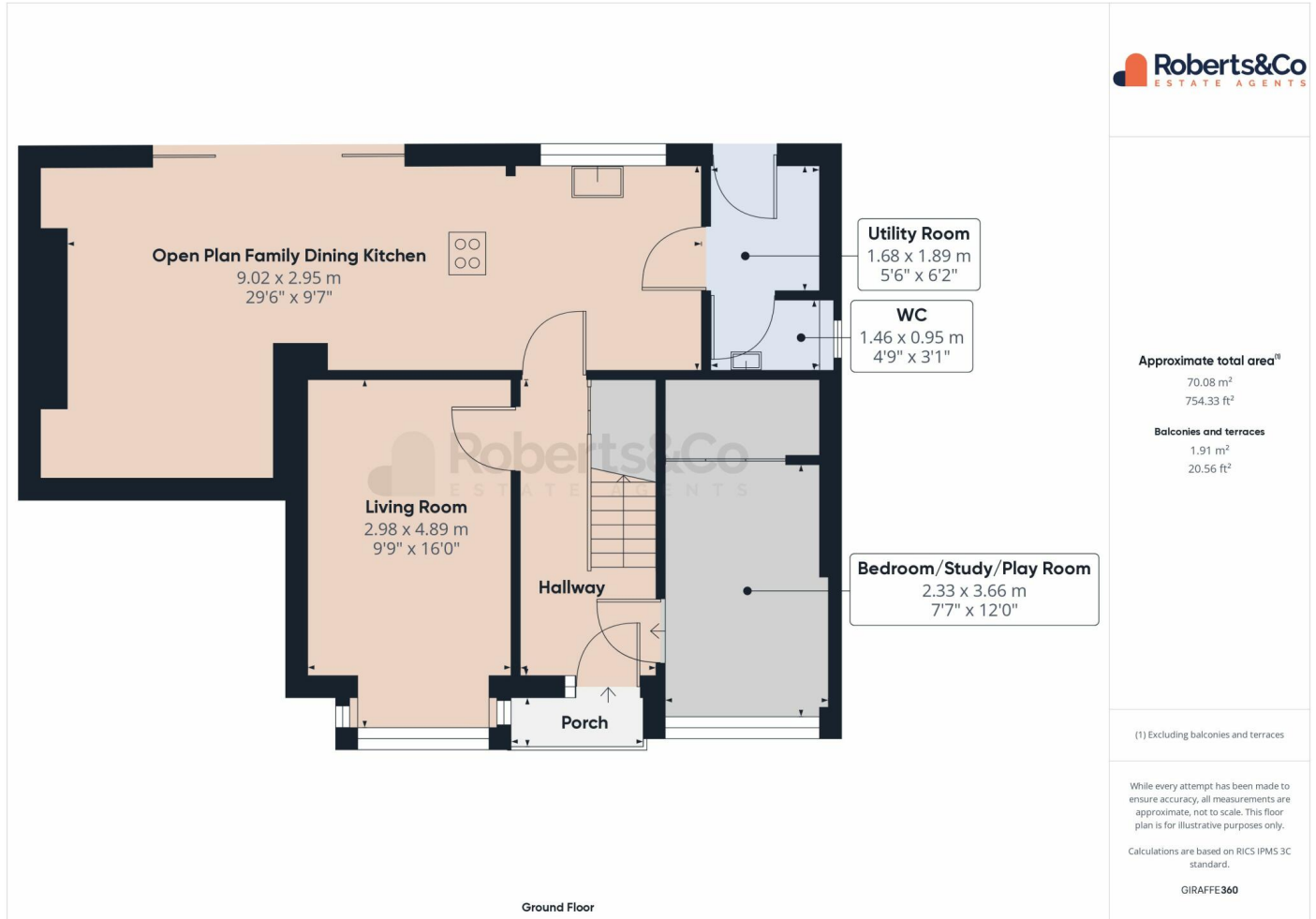




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Ground Floor



Floor 1



Approximate total area[®]

114.67 m²
1234.3 ft²

Balconies and terraces

1.91 m²
20.56 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Property EPC - Certificate

Medway Close, Lostock Hall, PR5

Energy rating

D

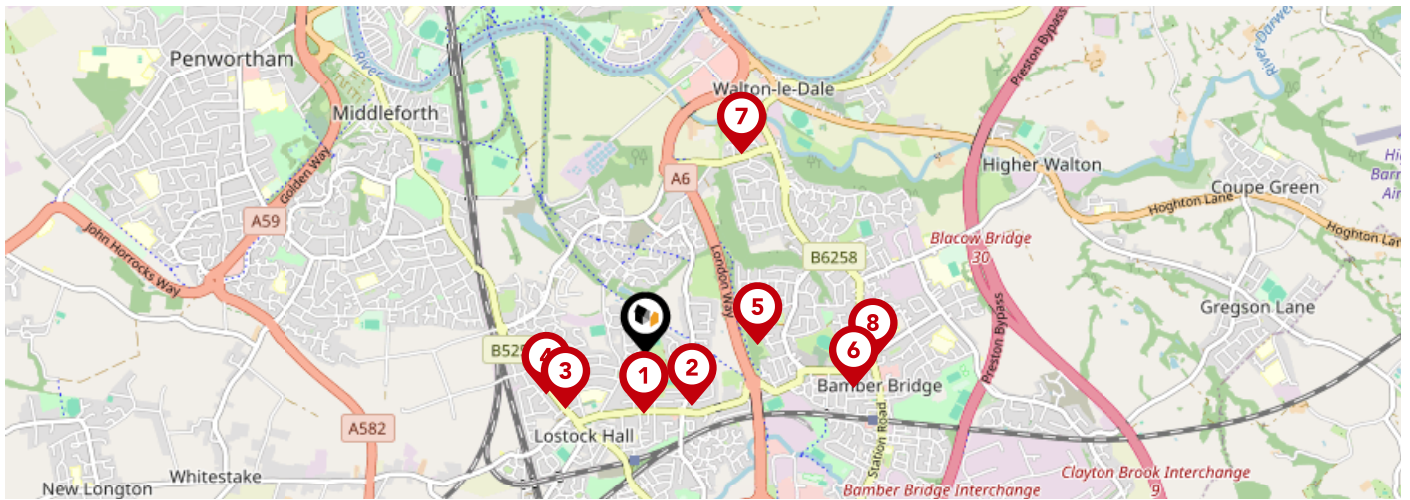
Valid until 18.03.2028

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

Additional EPC Data

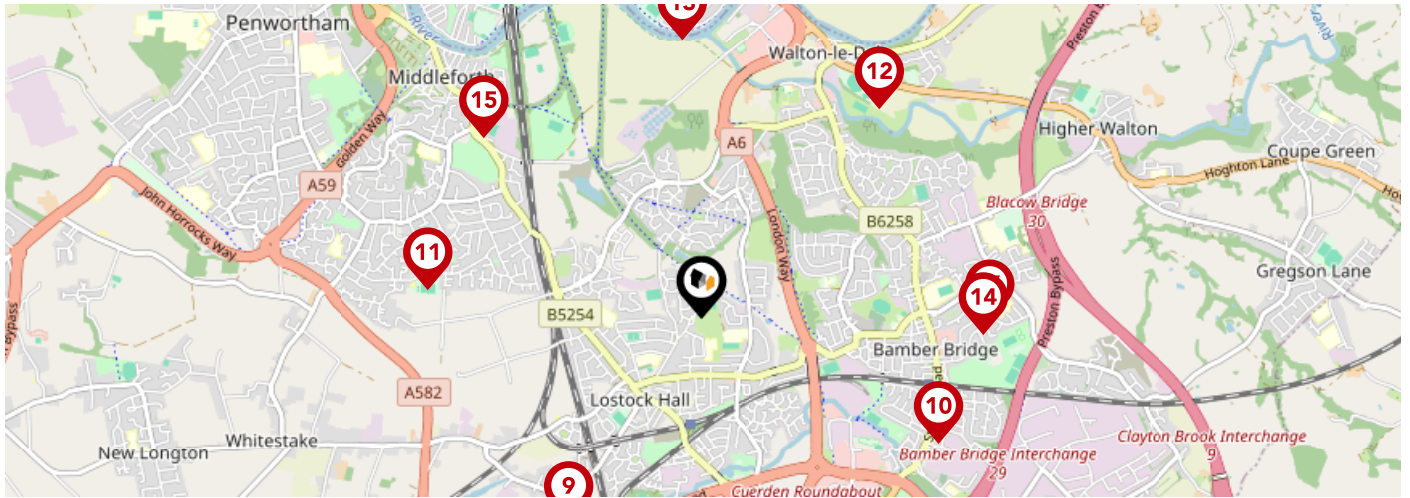
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	124 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

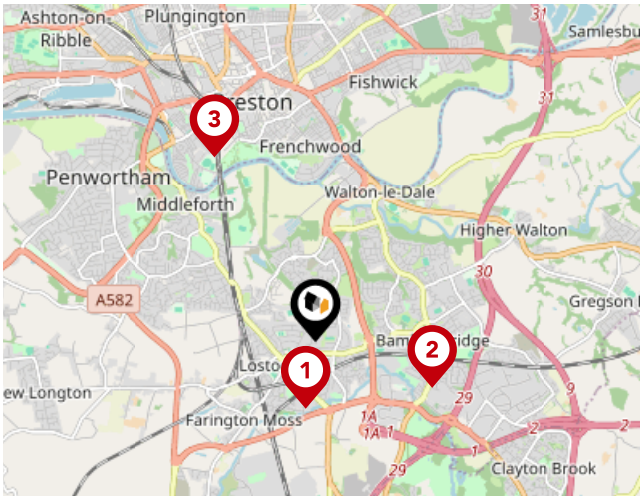
Area Schools



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.07	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:1.24	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

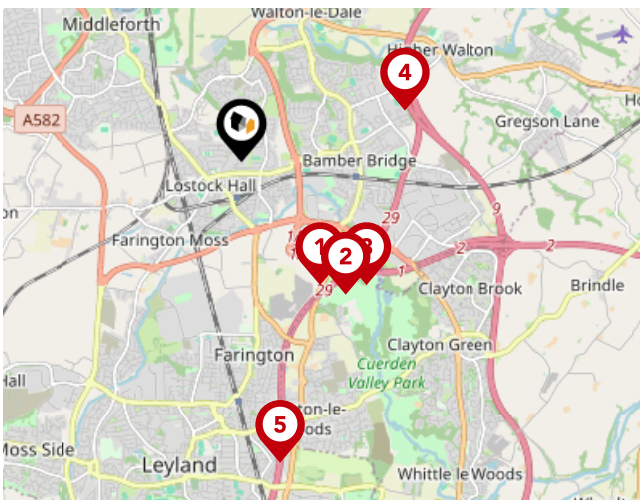
Area

Transport (National)



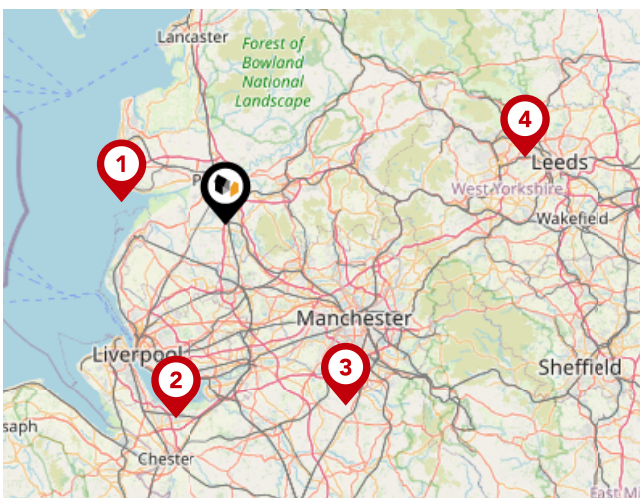
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.6 miles
2	Bamber Bridge Rail Station	1.11 miles
3	Preston Rail Station	1.84 miles



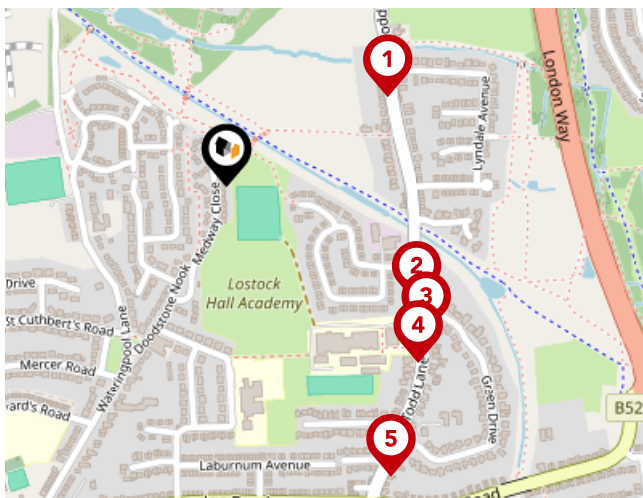
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.29 miles
2	M65 J1	1.48 miles
3	M6 J29	1.54 miles
4	M6 J30	1.5 miles
5	M6 J28	2.67 miles



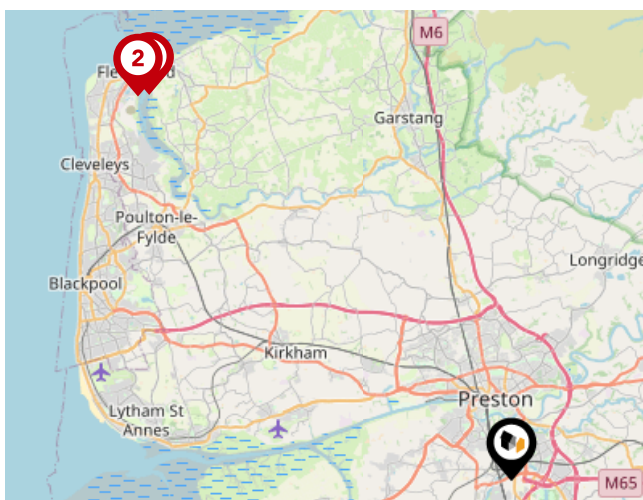
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	14.89 miles
2	Speke	28.21 miles
3	Manchester Airport	30.73 miles
4	Leeds Bradford Airport	42.94 miles



Bus Stops/Stations

Pin	Name	Distance
1	Lyndale Avenue	0.2 miles
2	Glendale Avenue	0.24 miles
3	High School	0.27 miles
4	High School Stop	0.29 miles
5	Green Drive	0.37 miles



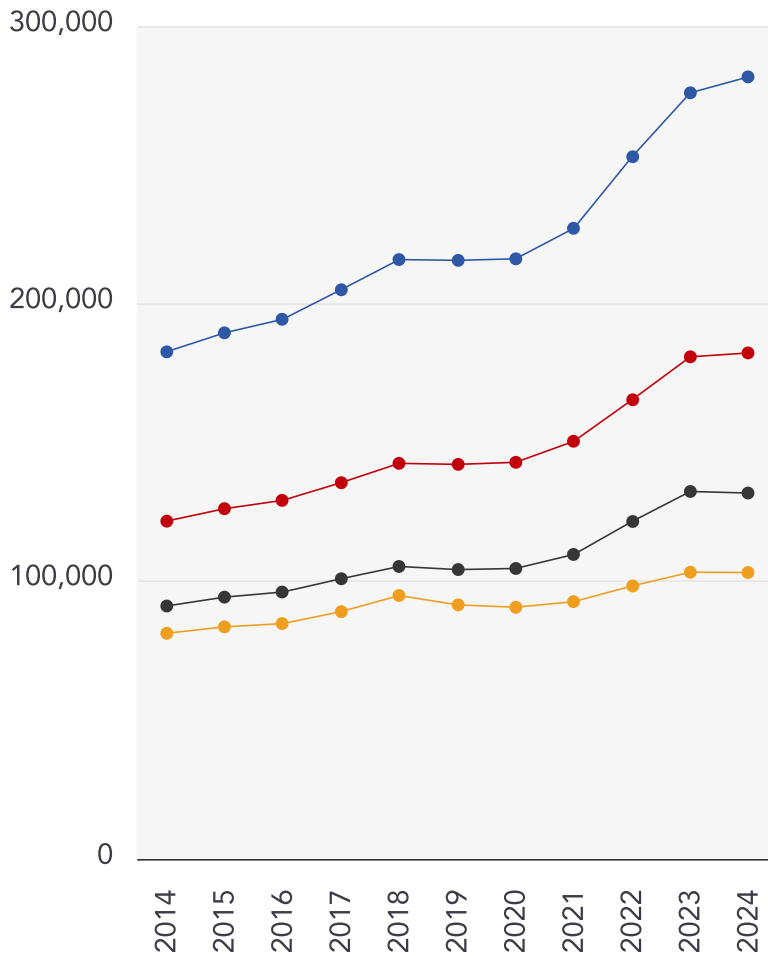
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.55 miles
2	Fleetwood for Knott End Ferry Landing	18.76 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.



/RobertsCoEstates



@Roberts_and_Co



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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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

