

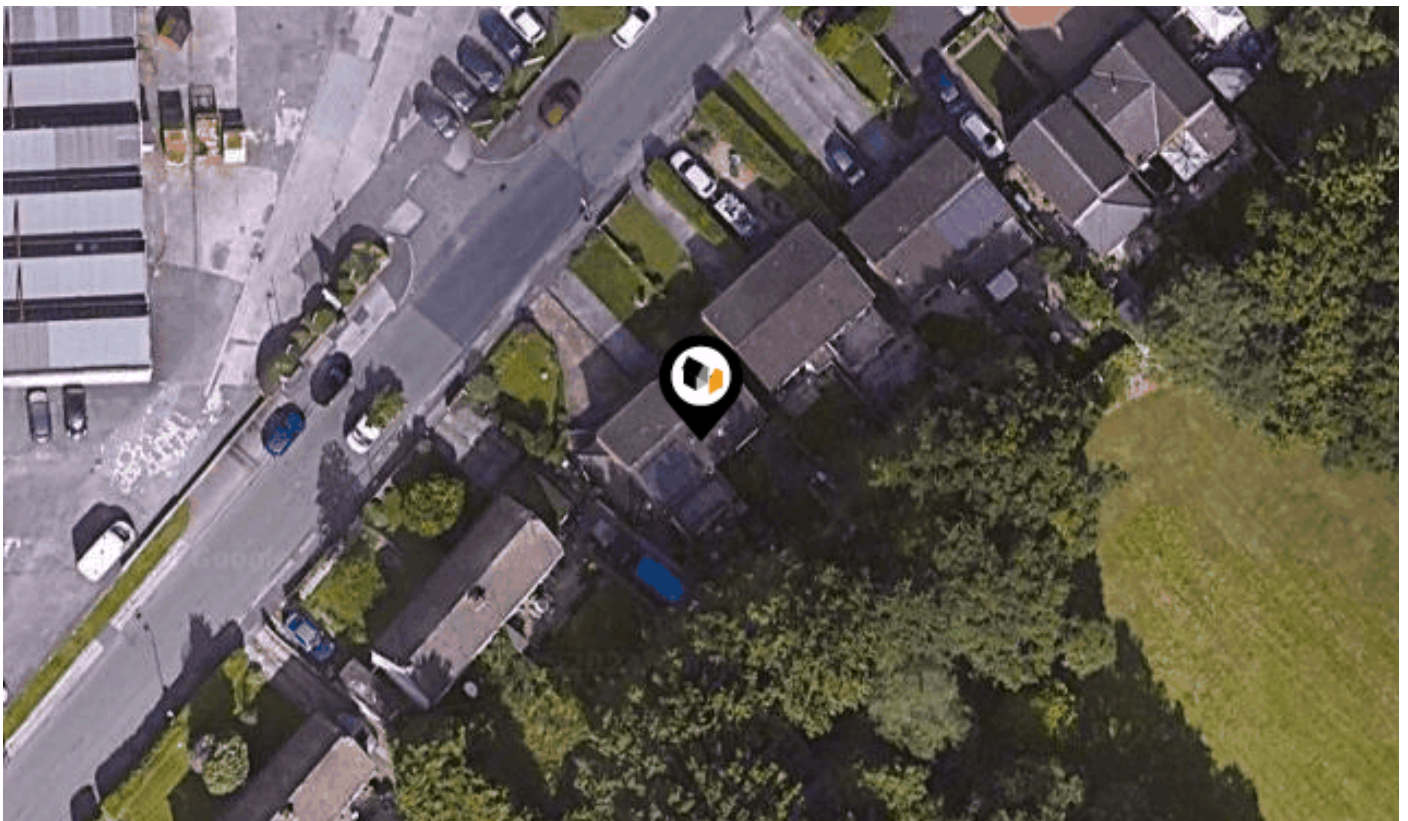


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th October 2024



COOTE LANE, LOSTOCK HALL, PRESTON, PR5

Asking Price : £150,000

Roberts & Co

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

01772 746100

amy@roberts-estates.co.uk

www.roberts-estates.co.uk



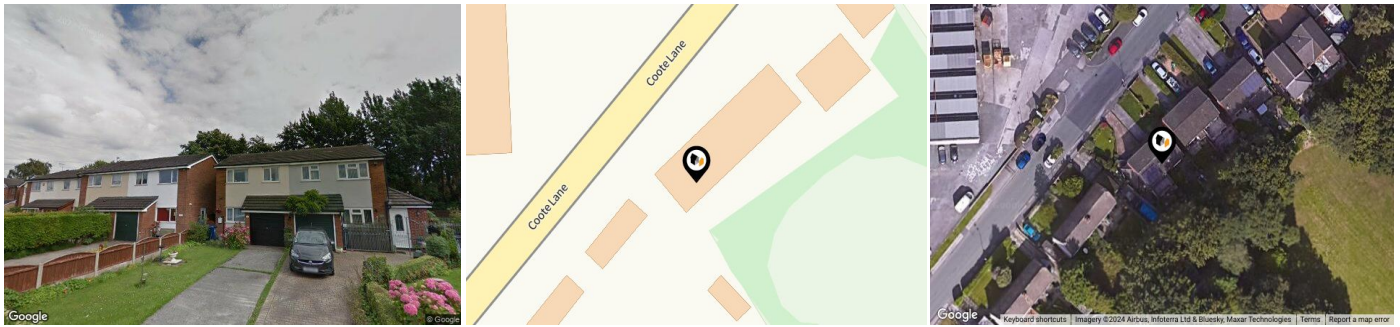
Introduction

Our Comments

This three-bedroom semi-detached house presents a fantastic opportunity for those looking to renovate and personalize a home to their exact specifications. The ground floor boasts a spacious kitchen, perfect for meal preparation and family gatherings, as well as a cozy living room, complete with a practical under-stairs storage cupboard-ideal for keeping household items neatly tucked away.

To the rear of the property, you'll find a generously sized garden that offers ample space for outdoor activities, gardening, or potential landscaping enhancements. On the first floor, there are three well-proportioned bedrooms, offering plenty of space for family members or guests, alongside a shower room for added convenience.

Outside, the property benefits from a private driveway with enough space to accommodate two cars, providing hassle-free parking. Additionally, the attached garage offers valuable storage space or the potential for conversion into a home office, gym, or an extra living area, depending on your needs. With no onward chain, the purchase process is expected to be quicker and more straightforward. The property is also situated in a prime location, with excellent public transport links nearby, ensuring easy access to surrounding areas. Local amenities, including shops, schools, parks, and other essential services, are within close proximity, making this home ideal for families and commuters alike. This property offers tremendous potential to become a comfortable and stylish family home, ready to be transformed into your dream space.



Property

Type:	Semi-Detached	Asking Price:	£150,000
Bedrooms:	3		
Floor Area:	721 ft ² / 67 m ²		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,744		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







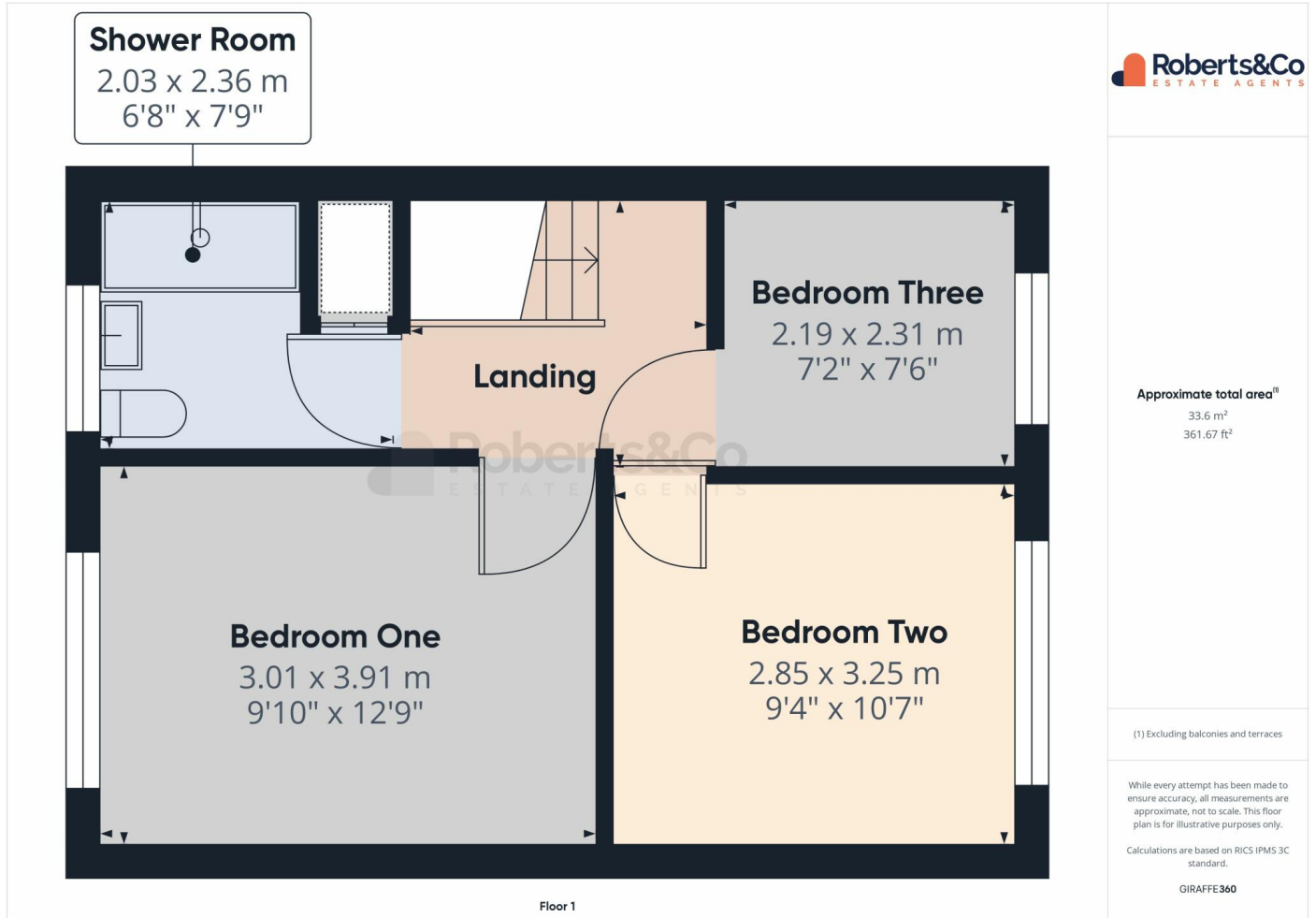
COOTE LANE, LOSTOCK HALL, PRESTON, PR5



COOTE LANE, LOSTOCK HALL, PRESTON, PR5



COOTE LANE, LOSTOCK HALL, PRESTON, PR5



Property EPC - Certificate

Coote Lane, Lostock Hall, PR5

Energy rating

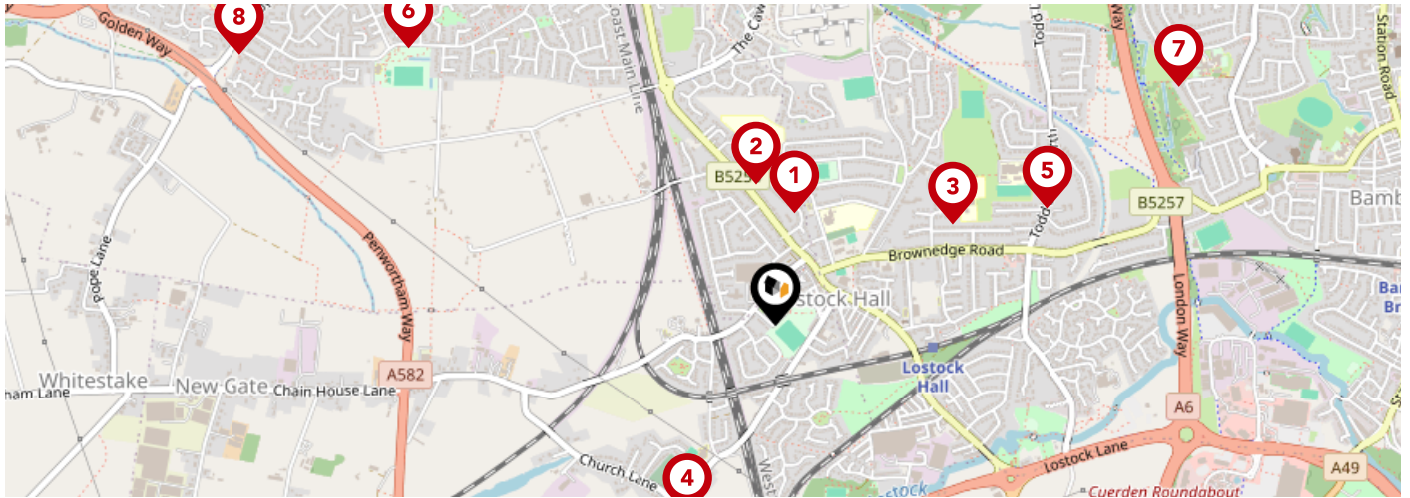
E

Valid until 25.09.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

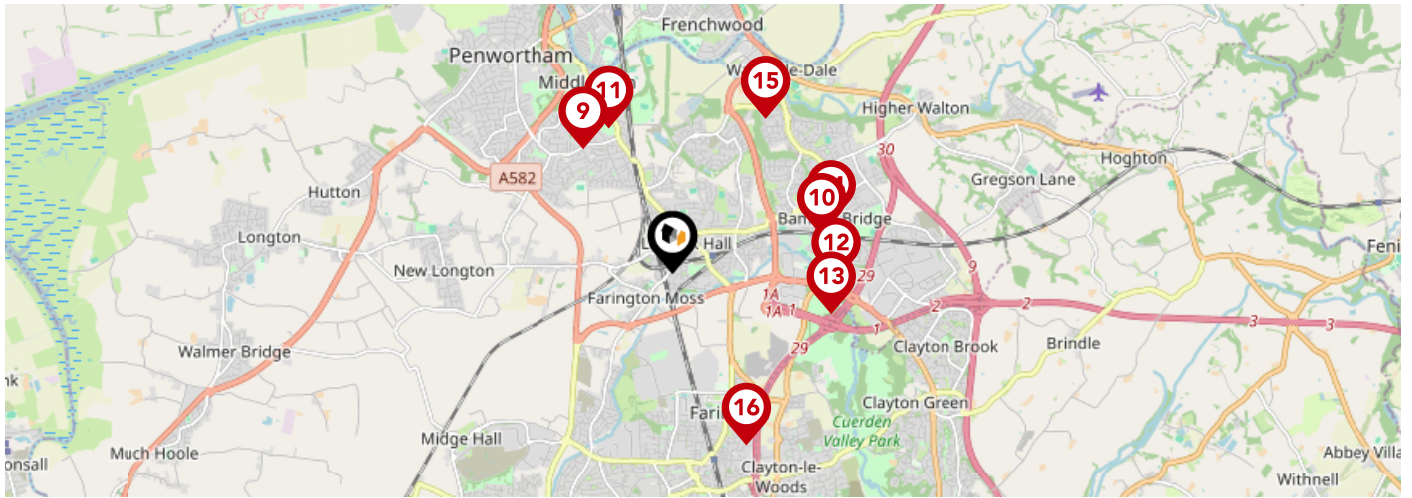
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
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, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 m ²



		Nursery	Primary	Secondary	College	Private
1	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

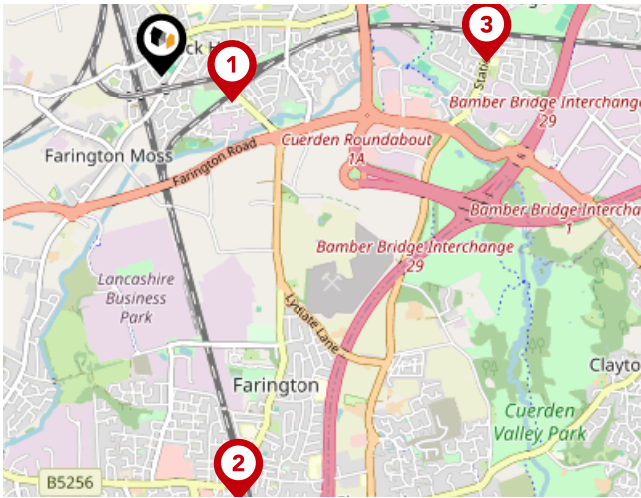
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.34	<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:1.35	<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:1.4	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.59	<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"/>

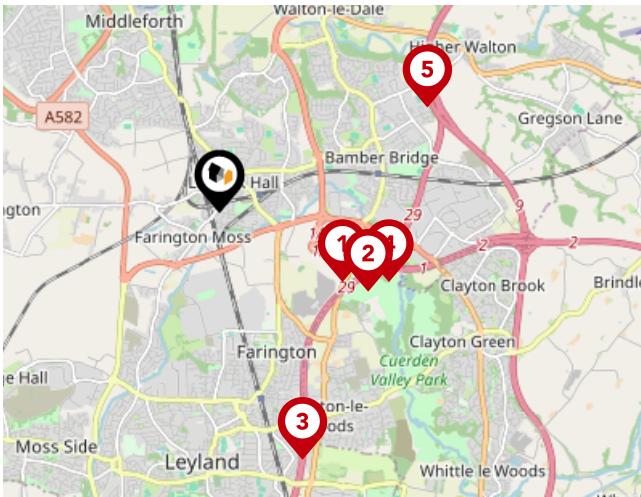
Area

Transport (National)



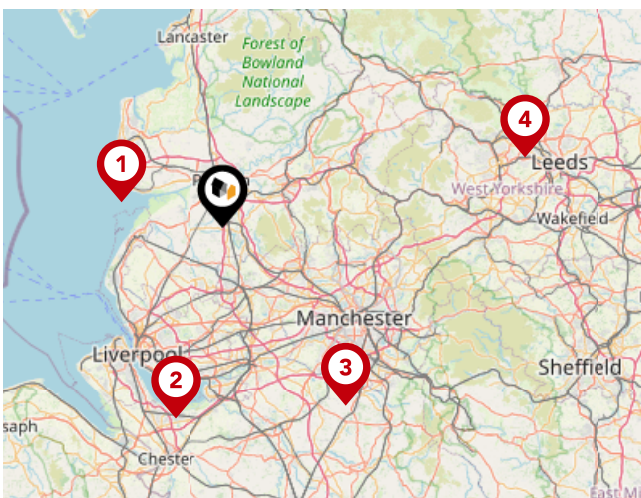
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.33 miles
2	Leyland Rail Station	1.9 miles
3	Bamber Bridge Rail Station	1.43 miles



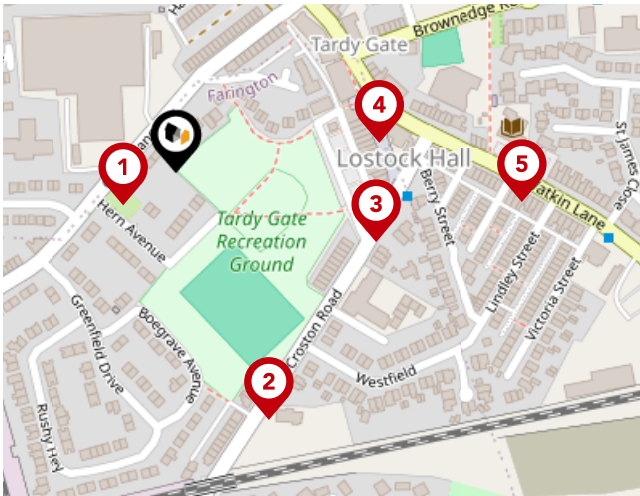
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.24 miles
2	M65 J1	1.48 miles
3	M6 J28	2.29 miles
4	M6 J29	1.61 miles
5	M6 J30	2.05 miles



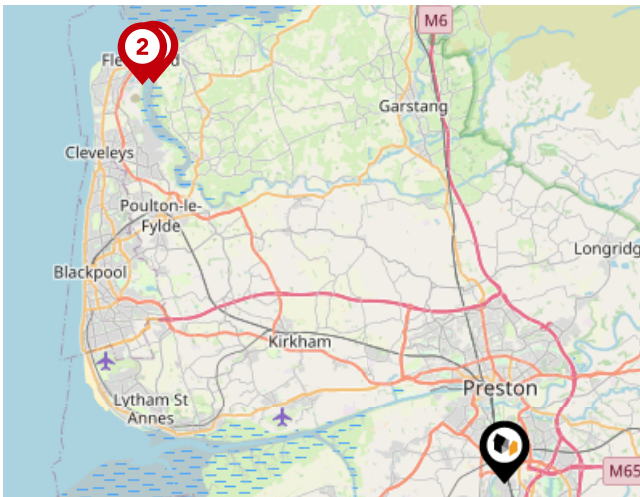
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	14.61 miles
2	Speke	27.65 miles
3	Manchester Airport	30.55 miles
4	Leeds Bradford Airport	43.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hern Avenue	0.03 miles
2	Anchor Inn	0.14 miles
3	Berry Street	0.12 miles
4	Pleasant Retreat	0.11 miles
5	Library	0.19 miles



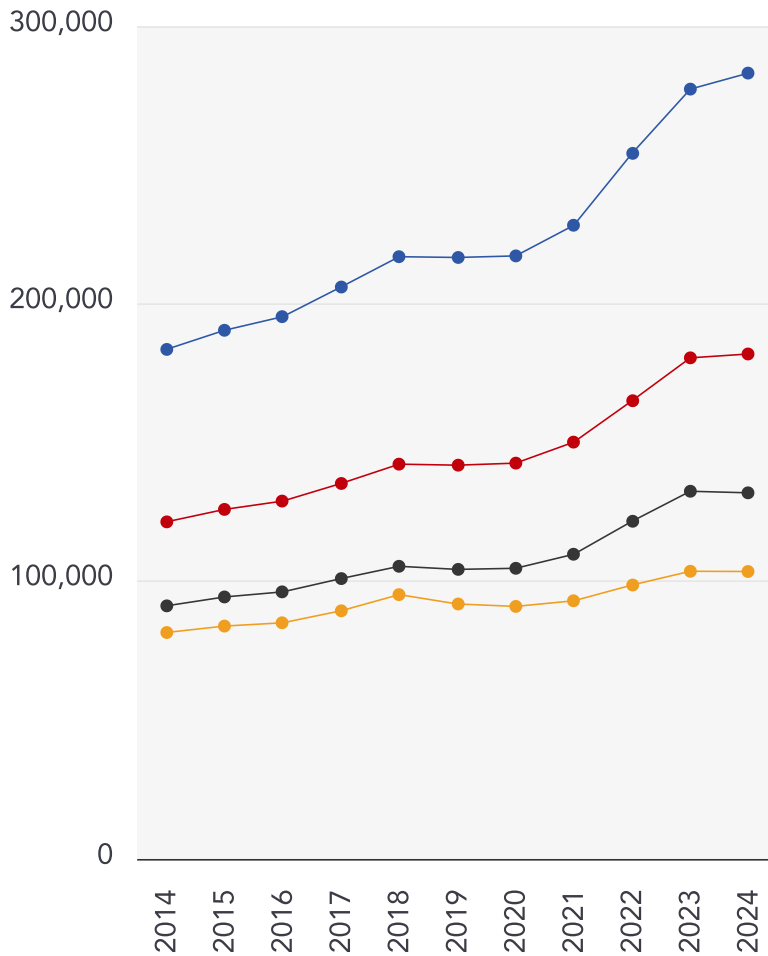
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.64 miles
2	Fleetwood for Knott End Ferry Landing	18.84 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 and South Ribble. We've been successfully selling and renting property for many years in your local area and our experienced and dedicated team all have one thing in common... we are passionate about property.

Our focus is on the communities we serve, with a clear goal of delivering exceptional service. We do this by utilising the latest technology, coupled with some good old-fashioned estate agency from our incredible team who all live locally and have a wealth of knowledge to share from their years of experience helping clients just like you move to their next home.

Testimonial 1



Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

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

