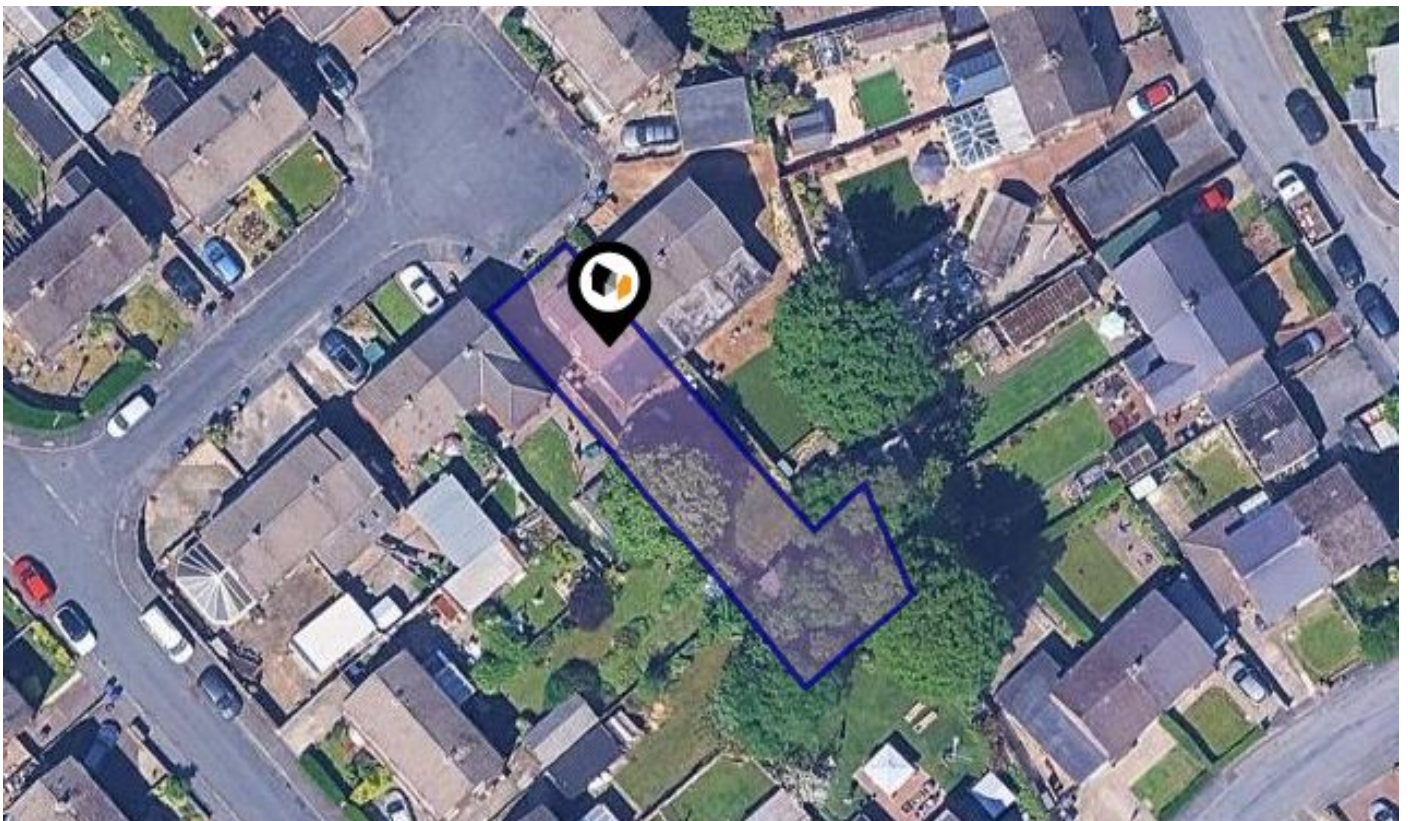




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 28th April 2026



MARINA CLOSE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

* Situated on the Ever-Popular Marina Close in Lostock Hall * Positioned Towards The End Of A Quiet Cul-De-Sac * 3 Bedroom Semi Detached * Large Rear Garden

This well-presented three-bedroom semi-detached home occupies a generous plot and enjoys a private position, not being overlooked to the rear. The property offers a bright and spacious living room, creating a warm and welcoming environment ideal for both relaxing and entertaining. This attractive space benefits from a gas fireplace as its focal point, a large front-facing window allowing an abundance of natural light, and double doors opening into the family dining kitchen. A well-proportioned dining kitchen, providing ample space for both cooking and family dining, with patio doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. Upstairs, the property comprises two generously sized double bedrooms along with a well-proportioned single bedroom, making it perfectly suited to families, guests, or those working from home. The bathroom has been fully refitted to a high specification, comprising a contemporary three-piece suite with shower over bath, finished to an excellent standard throughout. The loft is boarded, insulated, and accessed via a quality fitted timber loft ladder with spring-assisted stowage, providing genuinely usable and convenient storage space. Externally, the rear garden is exceptionally large for the area and represents a standout feature of the property. It is mainly laid to lawn and also includes a stone-built firepit with a surrounding seating wall, as well as a wooded area to the rear, offering a unique and versatile outdoor space ideal for entertaining, relaxing, and family use. A work shed is positioned at the rear of the garden and, while requiring some updating, benefits from its own electrical supply. To the front, a driveway provides off-road parking and leads to a detached garage, which benefits from a full electrical supply, making it suitable for use as a workshop, home gym, or secure storage. The location is particularly desirable, known for its friendly community atmosphere and attractive surrounding green spaces. A nearby communal green is a popular and safe place for children to play, while a variety of local shops, amenities, and essential services are all within easy reach. The property also falls within the catchment area for several well-regarded schools and benefits from excellent transport links into Preston City Centre, making it an ideal choice for both families and commuters. Positioned towards the end of a quiet cul-de-sac with minimal passing traffic, the home offers a peaceful and private setting.



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 914 ft² / 85 m²
Plot Area: 0.09 acres
Year Built : 1950-1966
Council Tax : Band B
Annual Estimate: £1,900
Title Number: LAN168427

Tenure: Freehold

Local Area

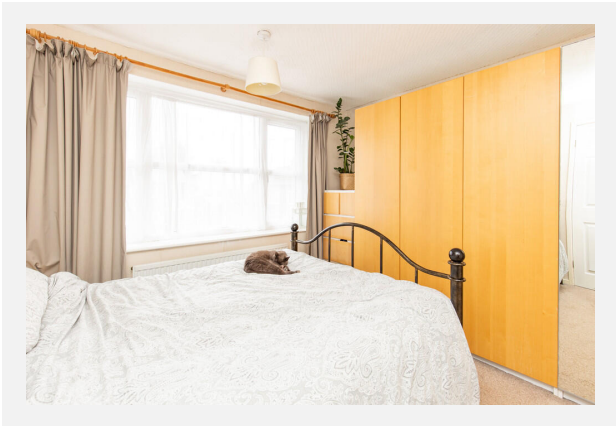
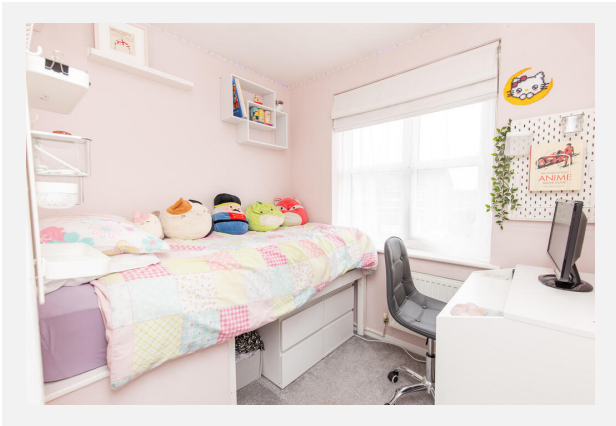
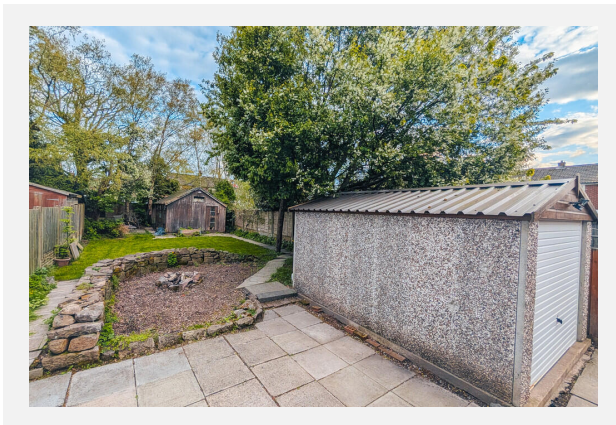
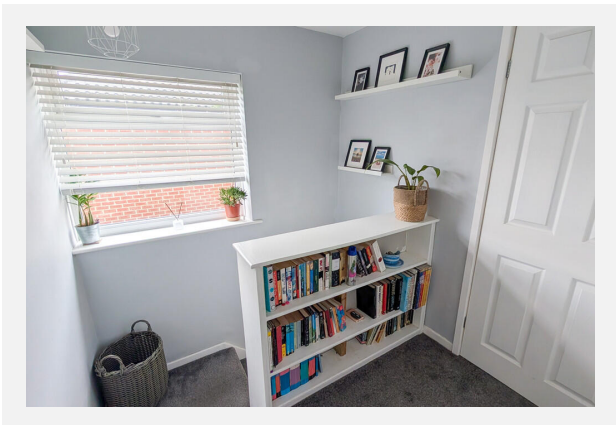
Local Authority: South ribble
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

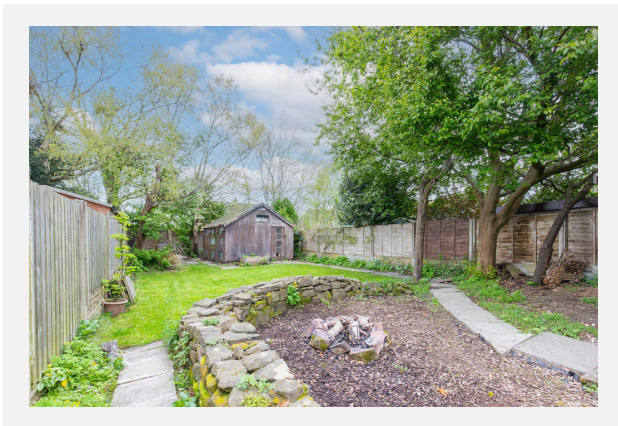
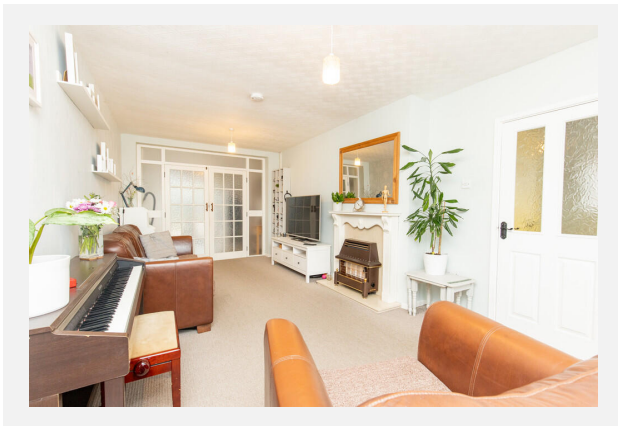
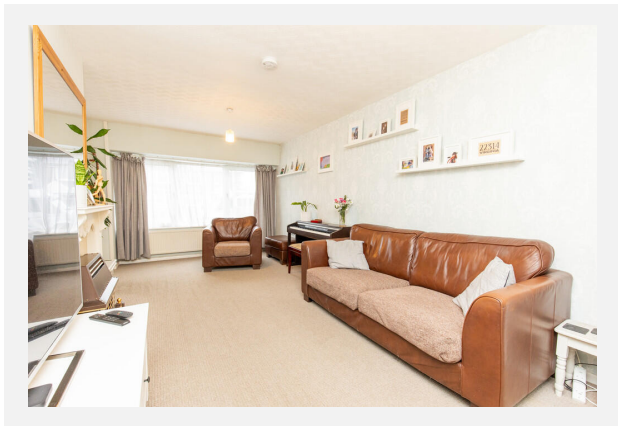
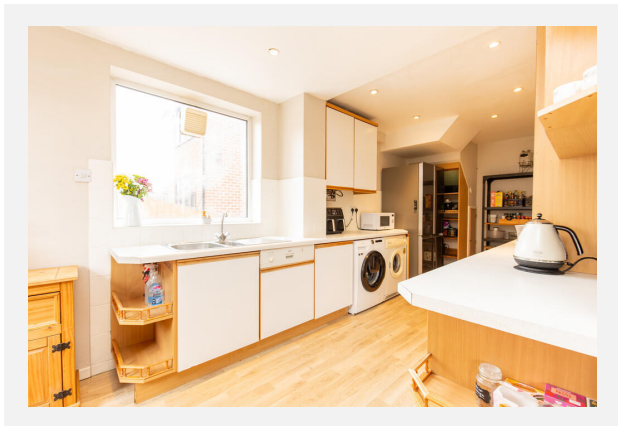
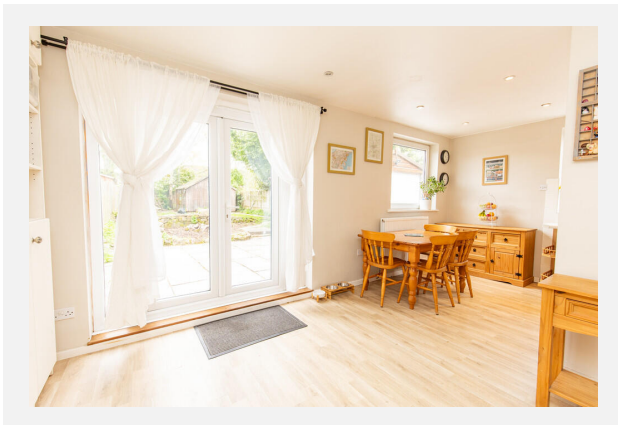
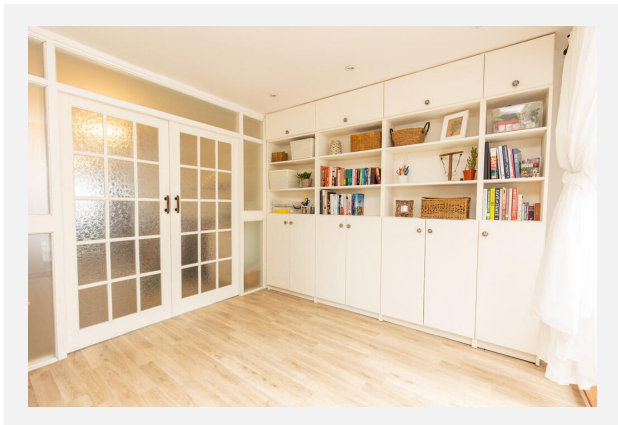
Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6 mb/s	36 mb/s	10000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

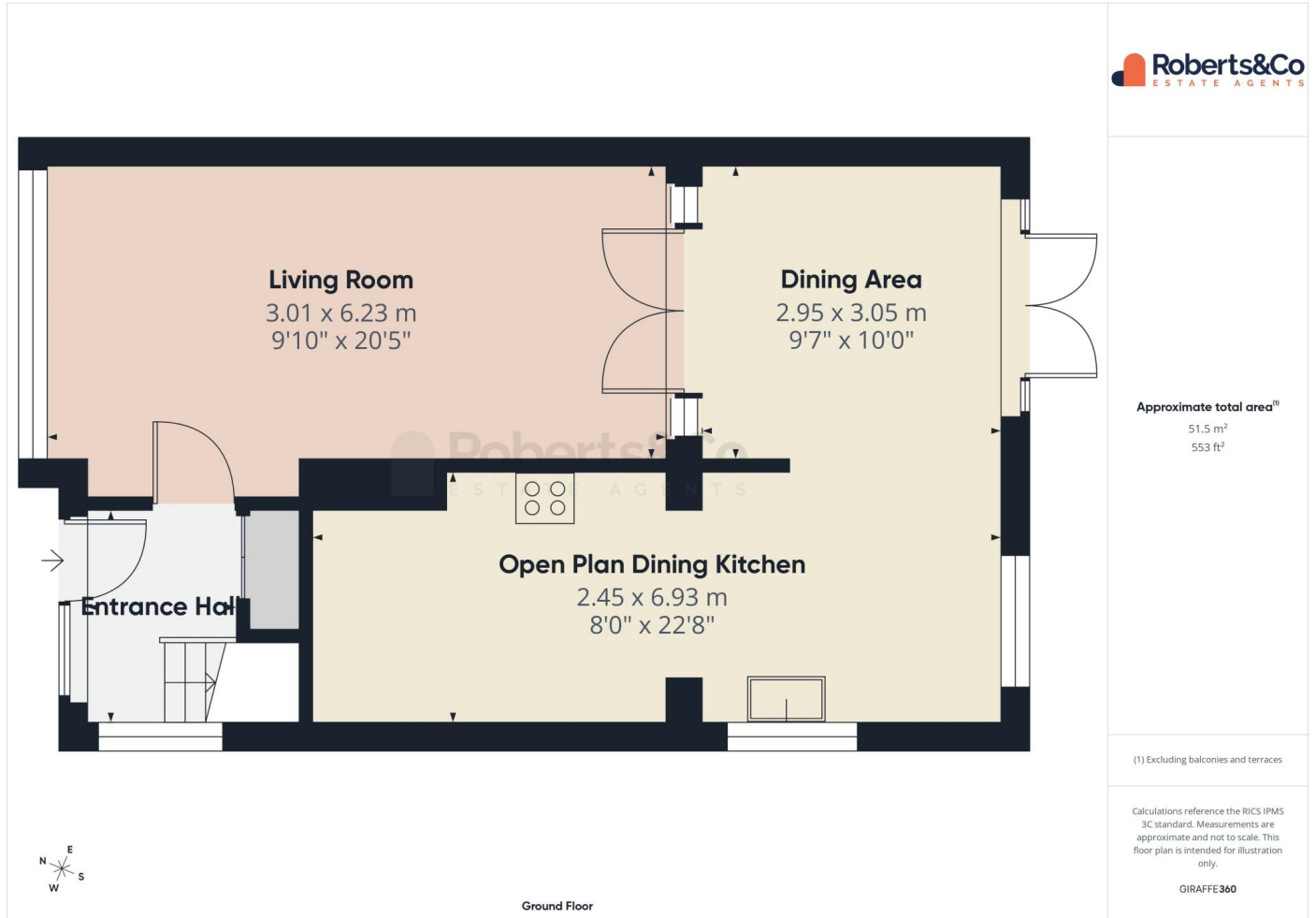




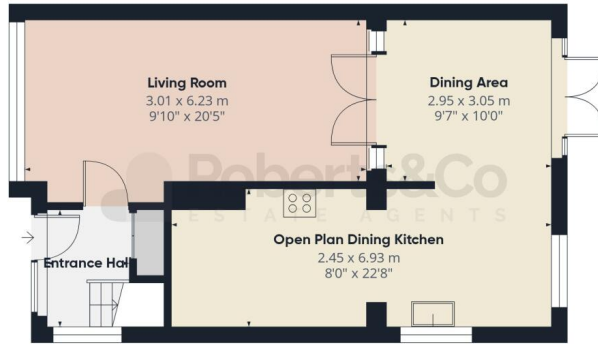
MARINA CLOSE, LOSTOCK HALL, PRESTON, PR5



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
81.9 m²
880 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Lostock Hall, PRESTON, PR5

Energy rating

C

Valid until 16.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

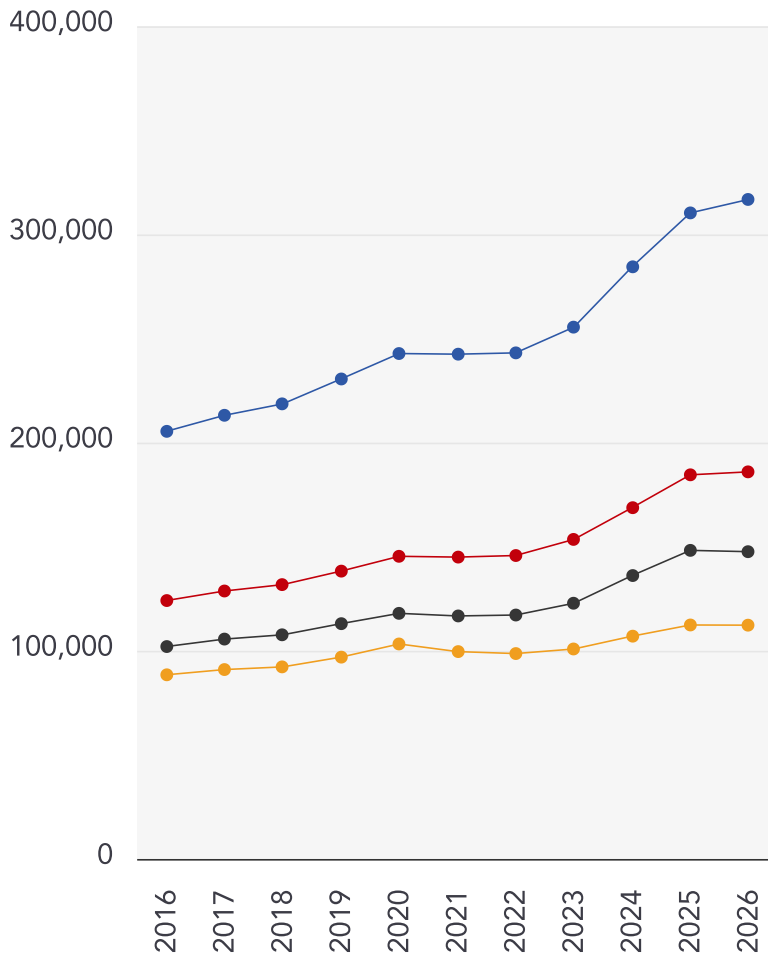
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	90 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

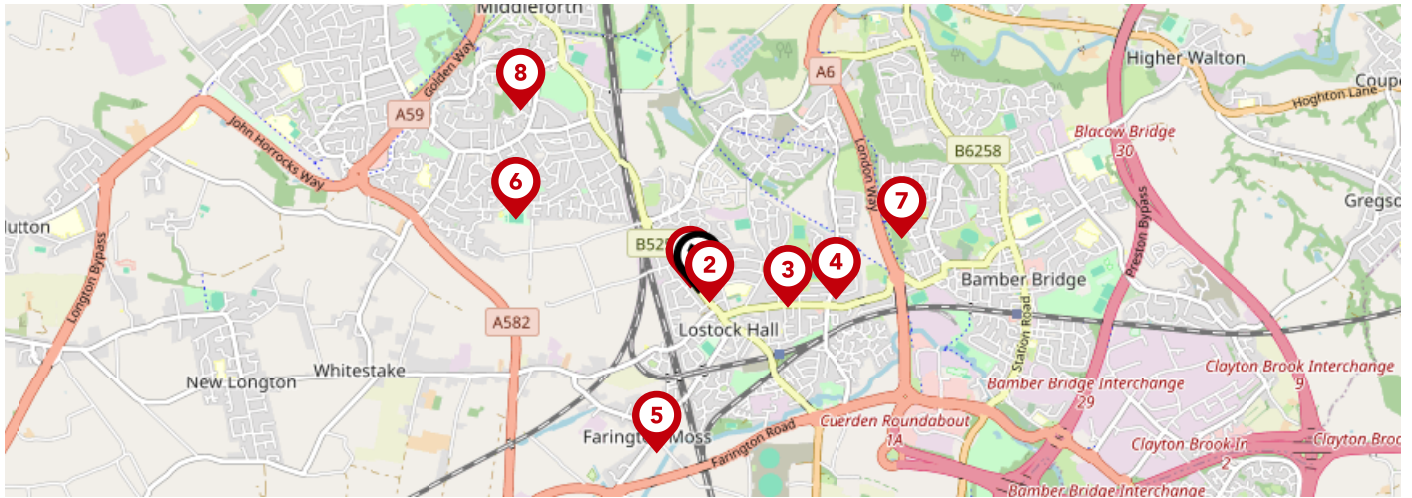
Terraced

+44.66%

Flat

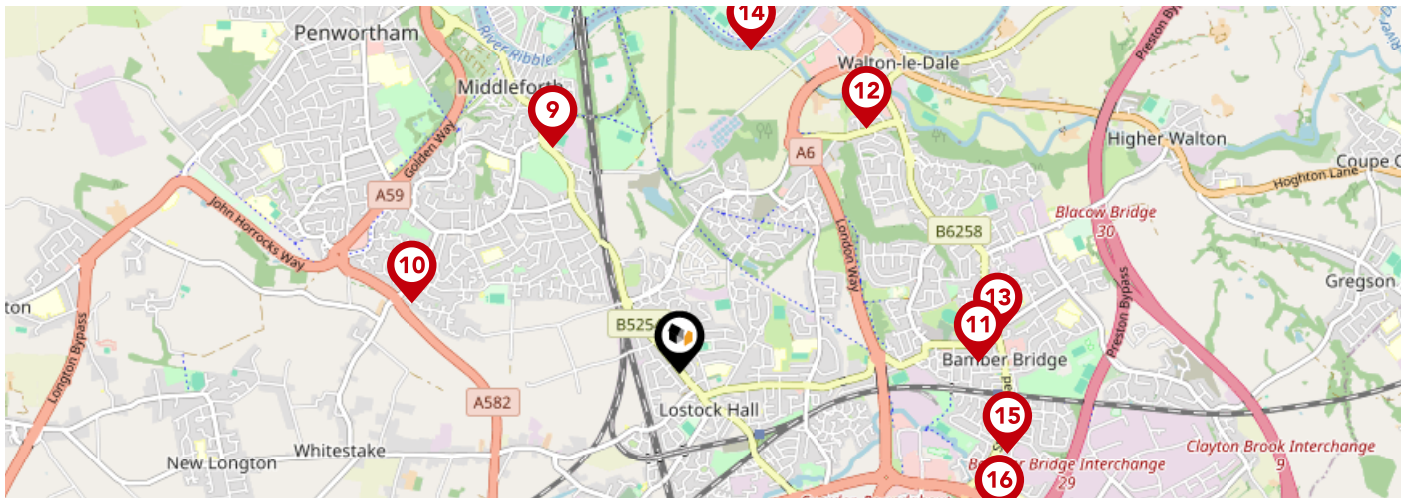
+26.94%

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.86	<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:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

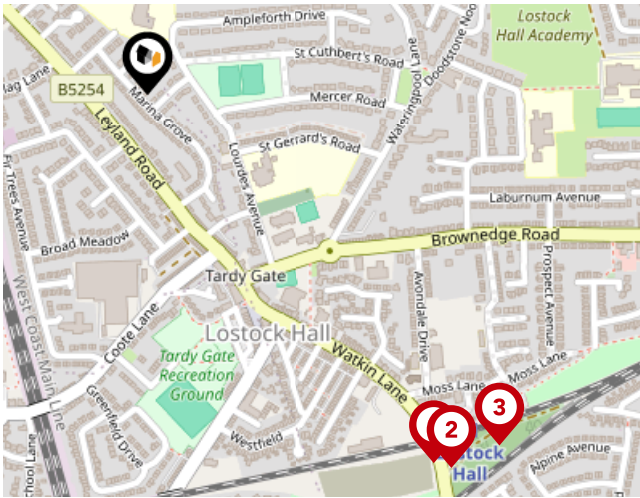
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.21	<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:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

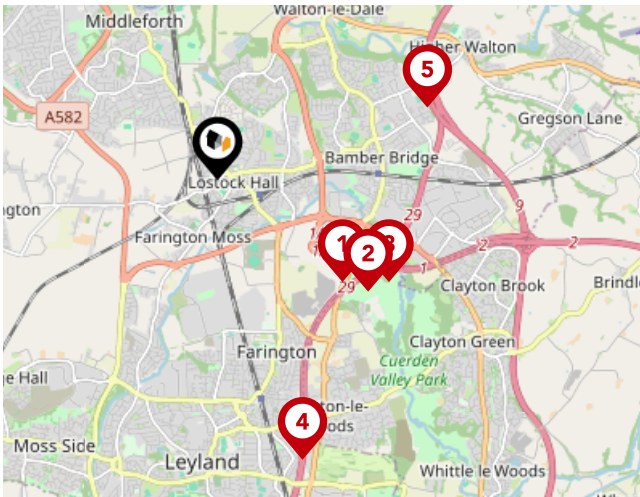
Area

Transport (National)



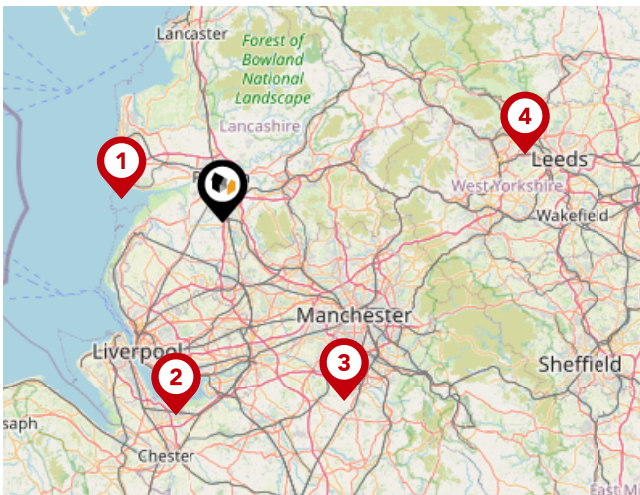
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.51 miles
2	Lostock Hall Rail Station	0.53 miles
3	Lostock Hall Rail Station	0.55 miles



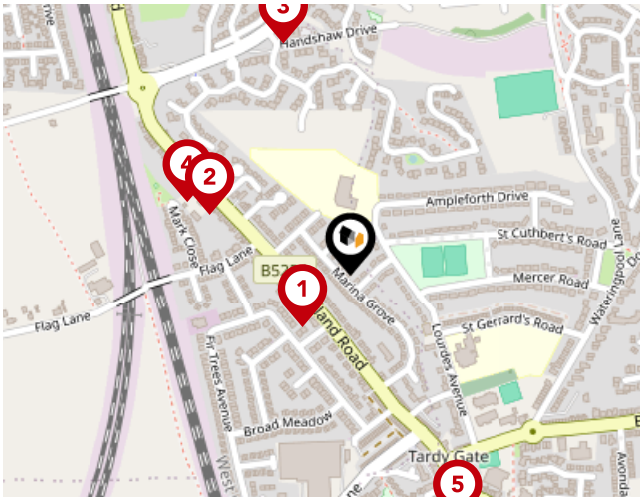
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.41 miles
2	M65 J1	1.64 miles
3	M6 J29	1.74 miles
4	M6 J28	2.56 miles
5	M6 J30	1.95 miles



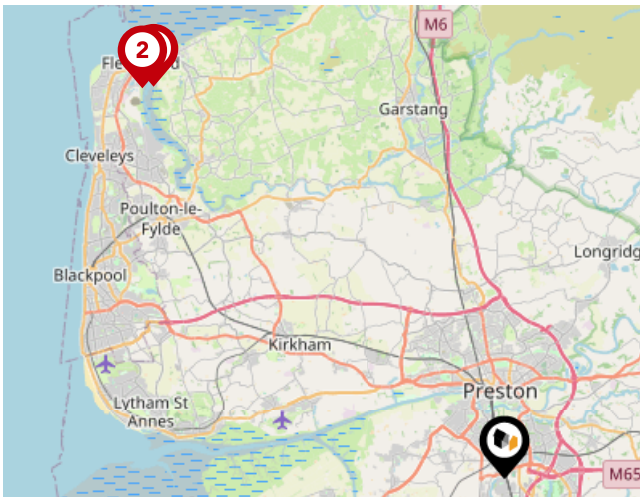
Airports/Helipads

Pin	Name	Distance
1	Highfield	14.54 miles
2	Speke	27.93 miles
3	Manchester Airport	30.35 miles
4	Leeds Bradford Airport	43.38 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fir Trees Road	0.08 miles
2	Round Acre	0.17 miles
3	Handshaw Drive	0.27 miles
4	Flag Lane	0.2 miles
5	Pleasant Retreat	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.42 miles
2	Fleetwood for Knott End Ferry Landing	18.63 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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