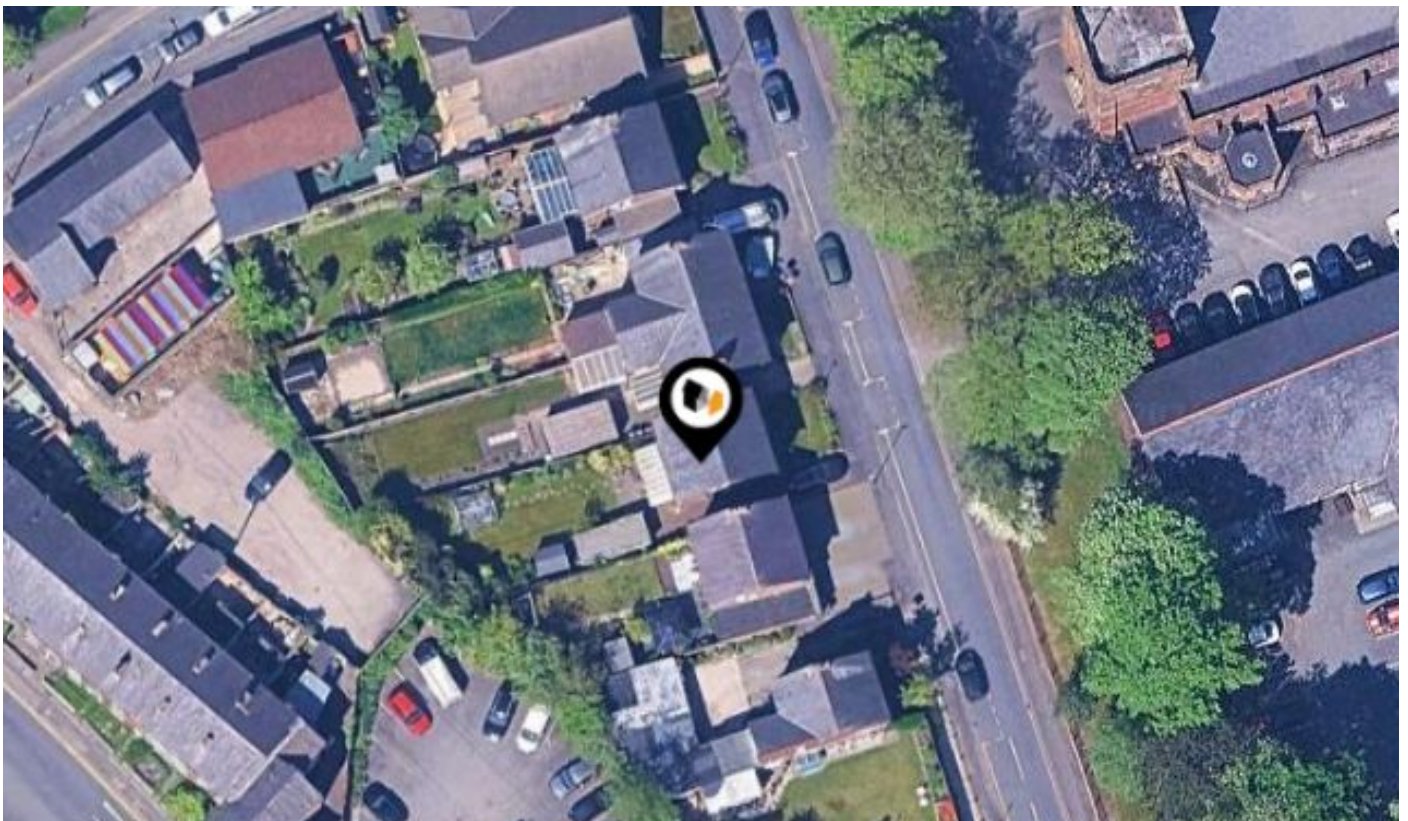




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KFB: Key Facts For Buyers

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



LOURDES AVENUE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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

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penwortham@roberts-estates.co.uk

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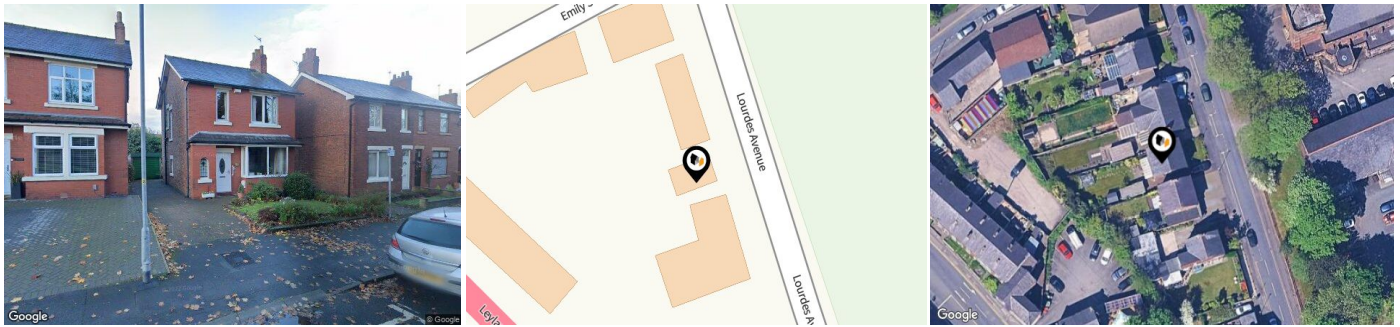


Introduction

Our Comments

* 3 Double Bedroom Detached Home * Substantial Plot in a Highly Sought-After Location * Offered With No Chain

The home is traditionally built and benefits from three double bedrooms, a single detached garage, and a well-proportioned layout ideal for family living. Situated in an excellent residential position, the property lies within the catchment area of several well-regarded schools and enjoys convenient transport links into Preston City Centre, making it both practical and family-friendly. On entering the property, you are welcomed by an entrance hall leading through to a well-presented galley-style kitchen. From here, there is access to a bright and airy conservatory which enjoys beautiful views over the rear garden, providing a lovely sunny space to relax in. The kitchen also offers access through to both the front and rear reception rooms. Each reception room is generously sized and features an electric fire, with traditional wooden doors connecting the spaces, adding character and charm throughout. To the first floor are three well-proportioned double bedrooms. Bedrooms one and two benefit from fitted wardrobes, providing excellent storage solutions. The family bathroom comprises a bath and wash hand basin, with a separate WC located adjacent. Externally, the property is garden-fronted with a driveway extending down to a detached single garage. To the rear is a particularly impressive, long garden featuring a patio seating area and plenty of outdoor space, ideal for families, entertaining, or gardening enthusiasts. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a spacious home in a desirable and well-connected location.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,431 ft ² / 133 m ²
Council Tax :	Band D
Annual Estimate:	£2,443

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

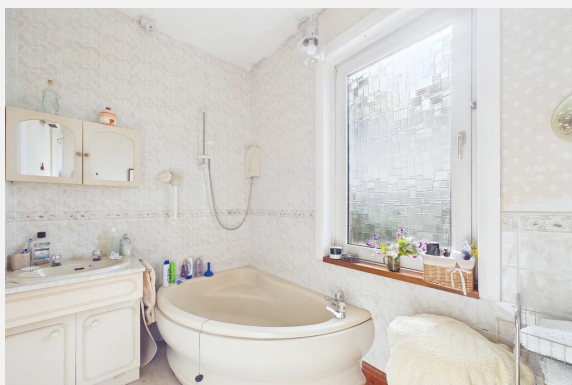
6 mb/s	69 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



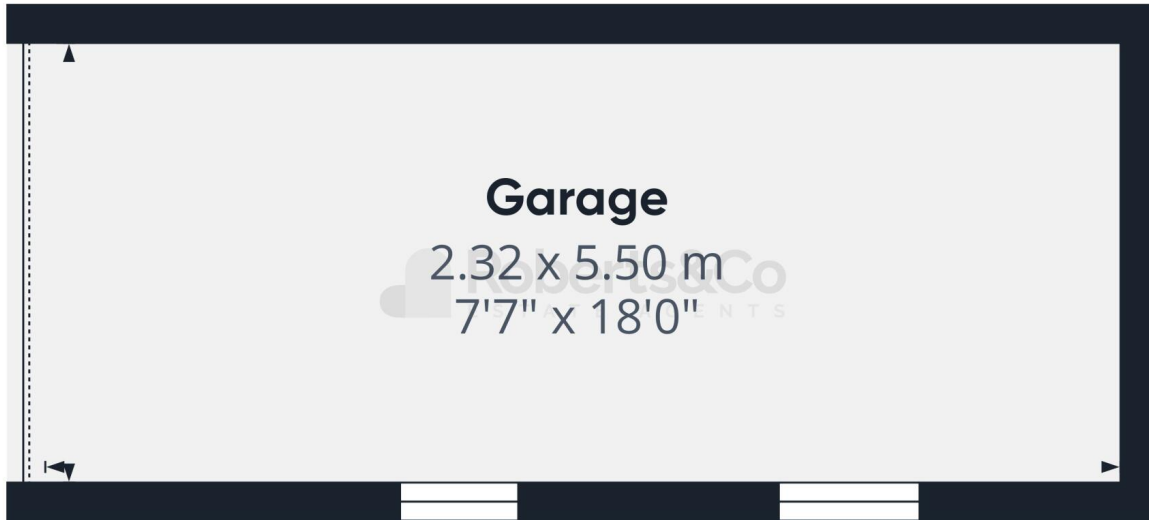
Satellite/Fibre TV Availability:







LOURDES AVENUE, LOSTOCK HALL, PRESTON, PR5



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ESTATE AGENTS

Approximate total area⁽¹⁾
12.9 m²
139 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



Ground Floor Building 2

LOURDES AVENUE, LOSTOCK HALL, PRESTON, PR5



LOURDES AVENUE, LOSTOCK HALL, PRESTON, PR5



LOURDES AVENUE, LOSTOCK HALL, PRESTON, PR5



Approximate total area⁽¹⁾
 99.9 m²
 1074 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.

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Energy rating

E

Valid until 12.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

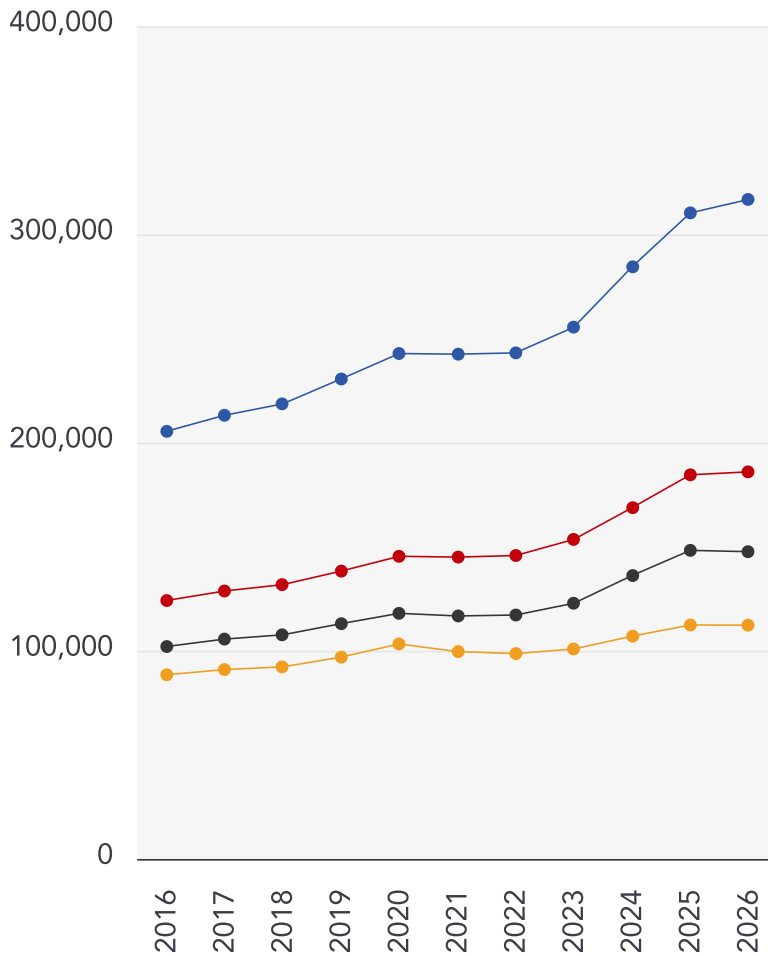
Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	133 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%

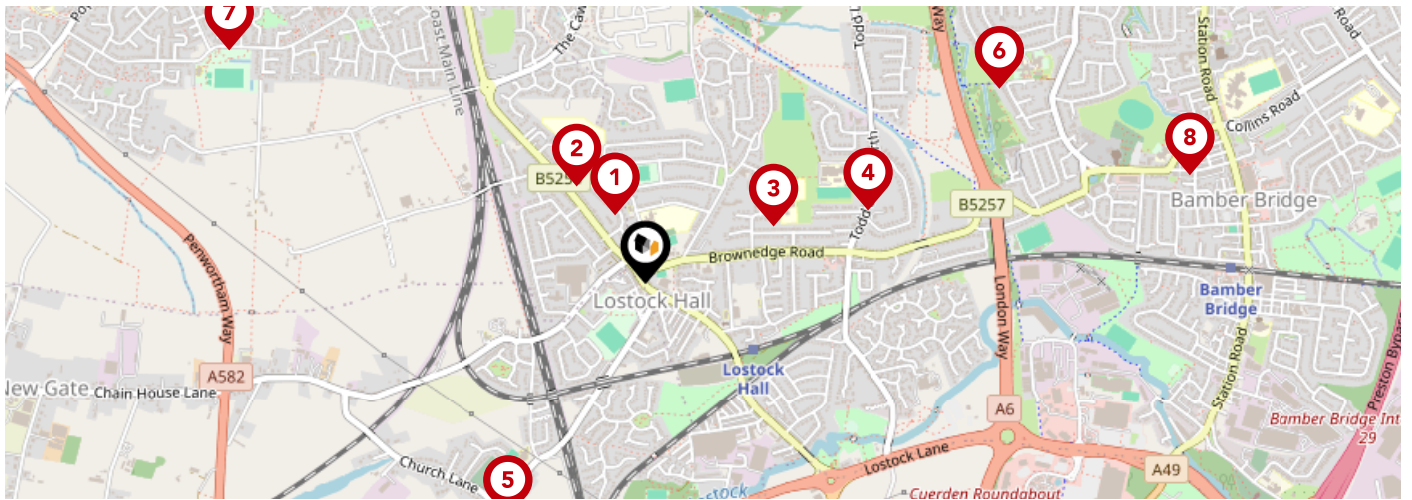
Terraced

+44.66%

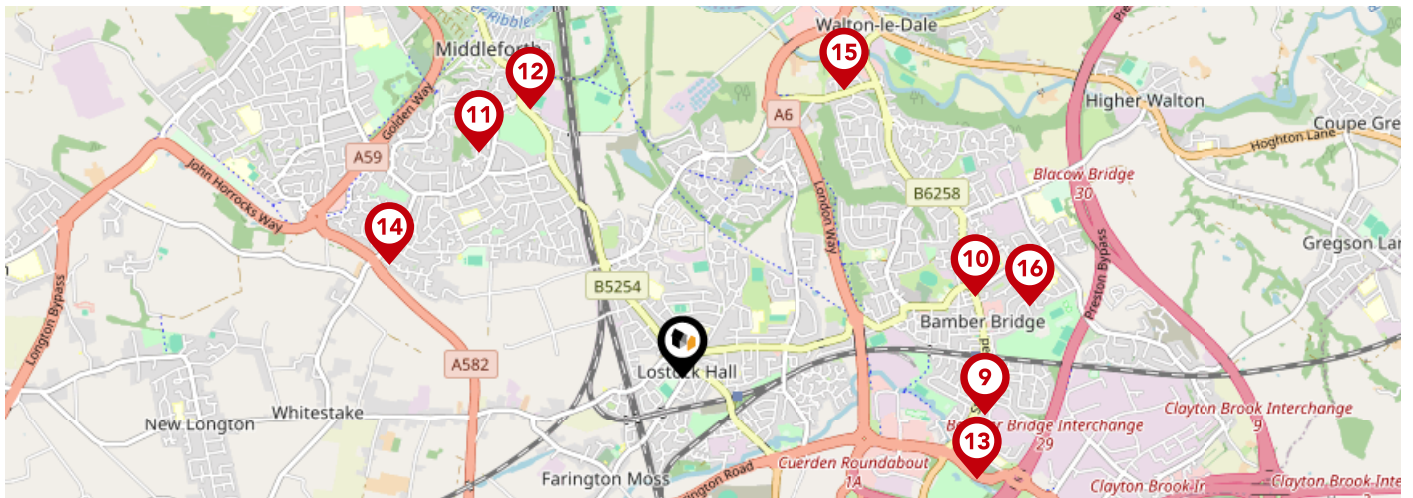
Flat

+26.94%

Area Schools



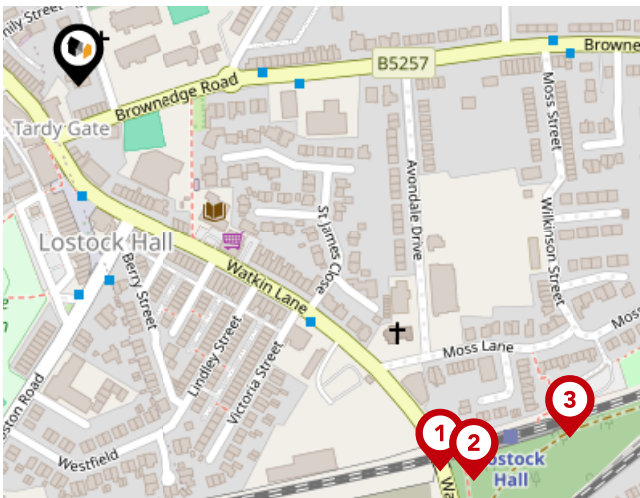
	Nursery	Primary	Secondary	College	Private
<p>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.33	<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:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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 Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.38	<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:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

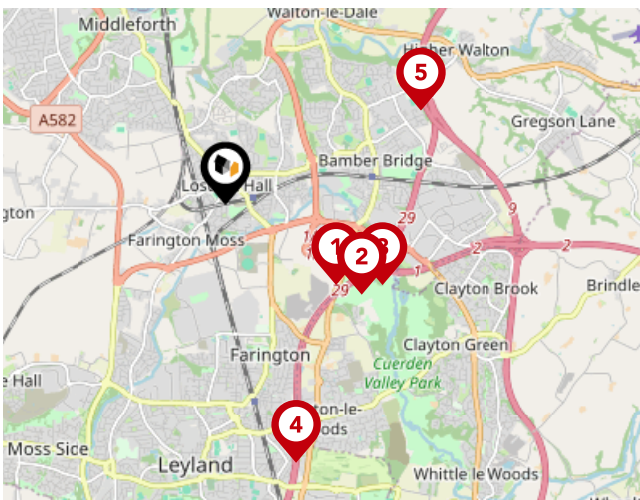
Area

Transport (National)



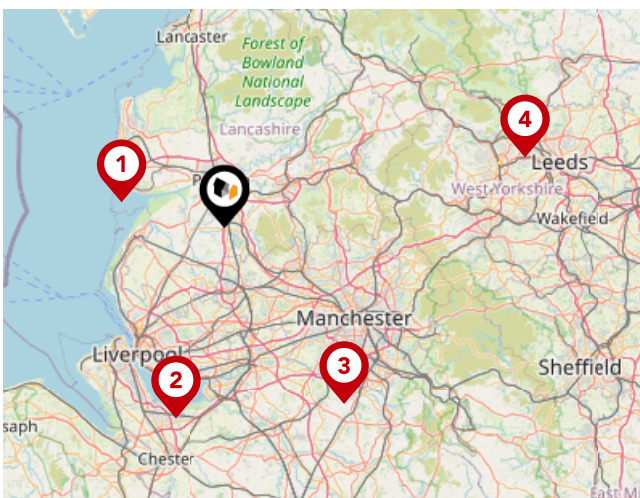
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.29 miles
2	Lostock Hall Rail Station	0.31 miles
3	Lostock Hall Rail Station	0.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.2 miles
2	M65 J1	1.43 miles
3	M6 J29	1.55 miles
4	M6 J28	2.34 miles
5	M6 J30	1.91 miles

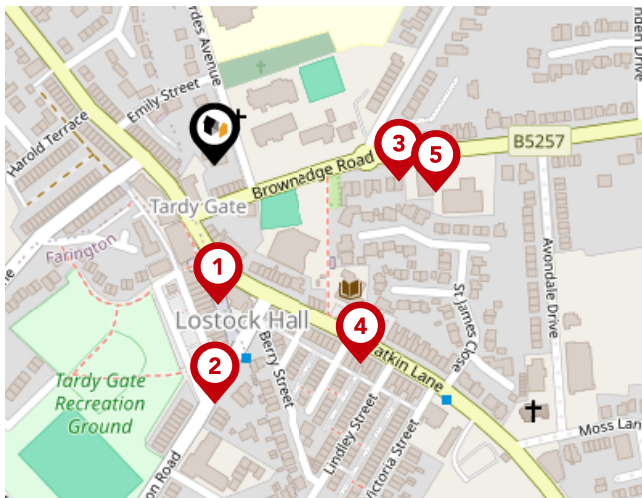


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.69 miles
2	Speke	27.77 miles
3	Manchester Airport	30.13 miles
4	Leeds Bradford Airport	43.31 miles

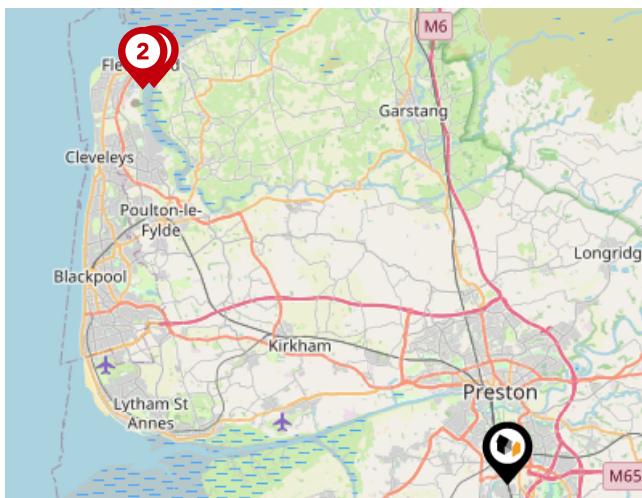
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pleasant Retreat	0.08 miles
2	Berry Street	0.13 miles
3	Wateringpool Lane	0.1 miles
4	Library	0.14 miles
5	British Legion	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.65 miles
2	Fleetwood for Knott End Ferry Landing	18.85 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.



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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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