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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th September 2026



CHARNOCK MOSS, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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

01772 746100

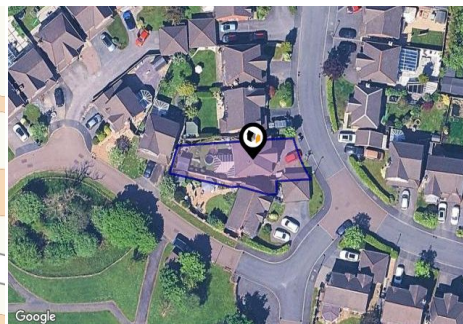
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* A Wonderful Family Home in an Excellent Residential Location * 4 Bedrooms * Quiet Location

Situated in an excellent and highly desirable residential position, this spacious four-bedroom home offers well-proportioned accommodation, excellent storage and versatile living spaces, making it an ideal choice for a growing family. The property is also within the catchment area of several well-regarded schools and benefits from convenient transport links into Preston City Centre and surrounding areas. Set along a quiet residential road, the property immediately offers excellent practicality with driveway parking for up to three cars. To the front, an undercover porch provides a useful sheltered entrance. Step inside to a welcoming entrance hall with a convenient downstairs WC off. The rear living room is a particularly lovely space, enjoying views over the rear garden and featuring patio doors which open directly outside. A feature gas fire provides an attractive focal point and adds a cosy feel to the room. The fitted kitchen is finished in a timeless Shaker style, complemented by work surfaces and offering plenty of storage and workspace. There is space for an American-style fridge freezer, along with space and plumbing for both a washing machine and dishwasher. Integrated appliances include an electric oven and microwave, with a gas hob. The kitchen flows naturally into the adjoining garden room, creating a fantastic additional area for everyday family life. There is ample room for a dining table and chairs, making this a great space for family meals, entertaining or simply enjoying views over the garden. To the front of the property is a further reception room which offers excellent versatility and could be used as a home office, playroom, snug or additional sitting room, depending on your family's needs. Upstairs, there are four well-proportioned bedrooms, with all four bedrooms benefiting from fitted cupboards, providing an excellent amount of built-in storage. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family three-piece bathroom. To the rear is an enclosed and private garden, predominantly laid to lawn with a patio area providing an ideal space for outdoor seating and summer entertaining. The garden also features a useful shed with power and lighting, while the garden room provides another fantastic option for those working from home or requiring a dedicated hobby or lifestyle space. The property also benefits from a converted garage, currently divided into two useful storage rooms, one accessed from the front and the other from the side. These provide superb additional storage and could potentially be converted back into a garage if required, as the dividing false wall can be removed. This is a fantastic opportunity to create a wonderful long-term family home. With four bedrooms, versatile reception spaces, excellent storage, driveway parking and a good-sized enclosed garden, there is plenty of room for a family to live, grow and enjoy the home for years to come.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,474 ft ² / 137 m ²
Plot Area:	0.08 acres
Year Built :	2001
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	LA906462

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	70 mb/s	10000 mb/s

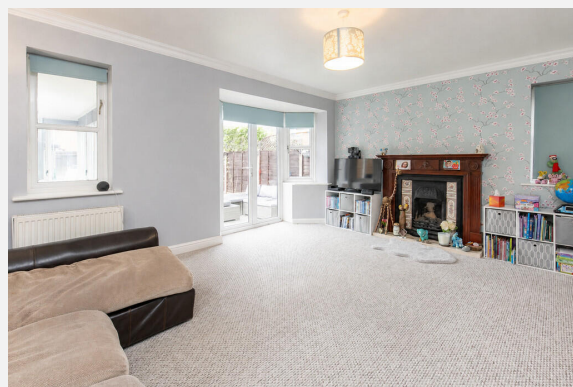
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







CHARNOCK MOSS, LOSTOCK HALL, PRESTON, PR5



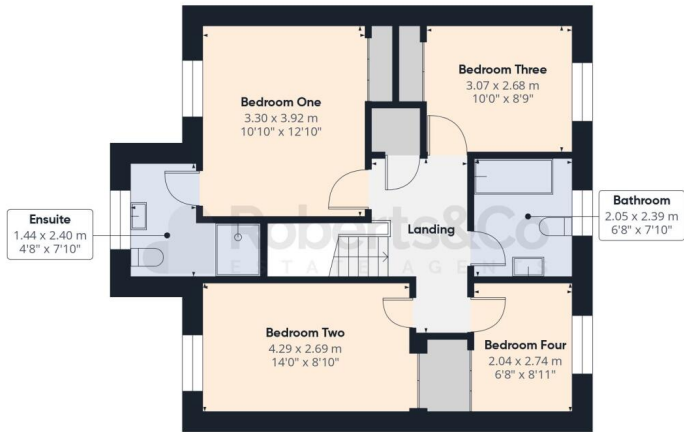
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

140.8 m²
1517 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

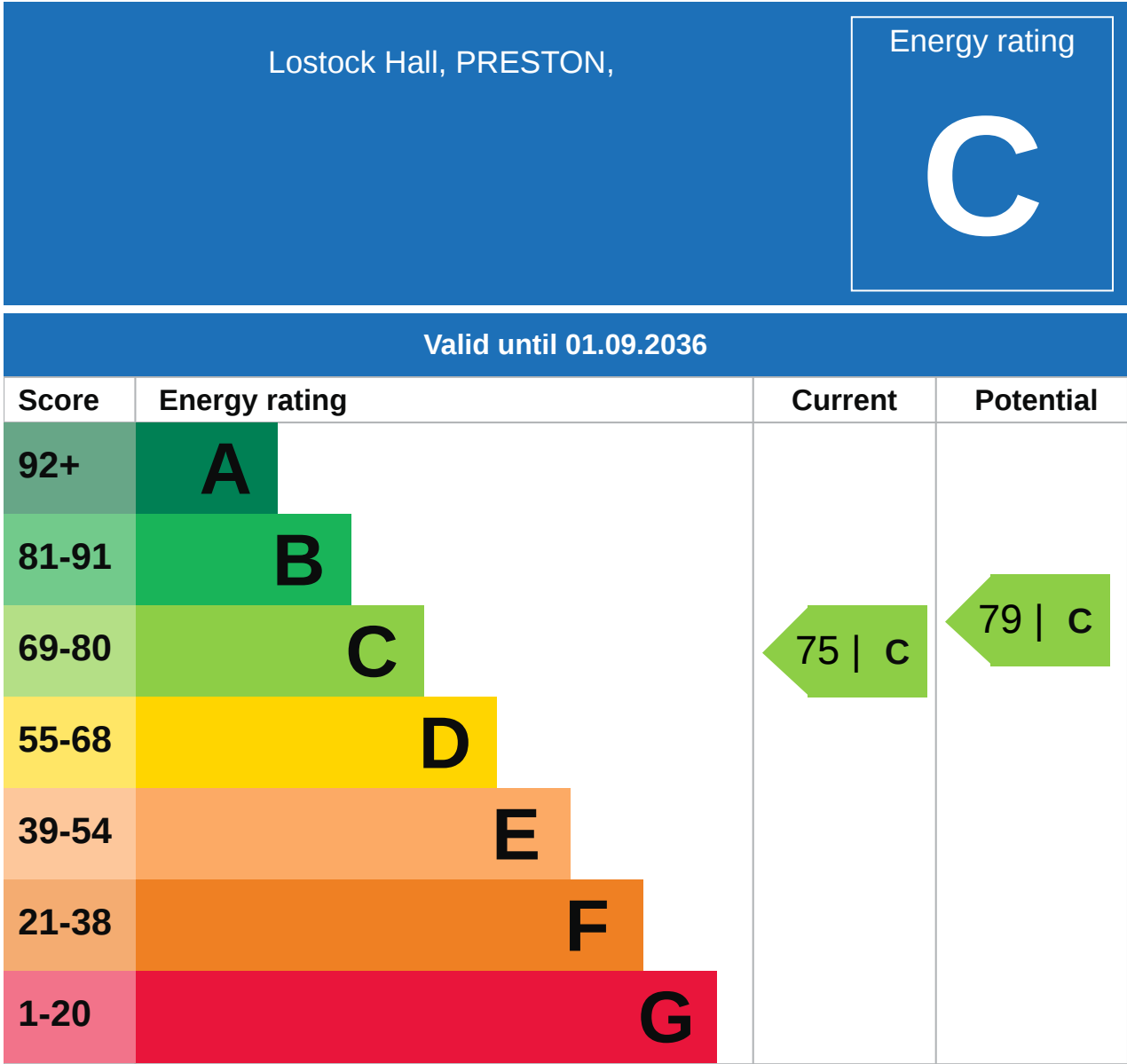
Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





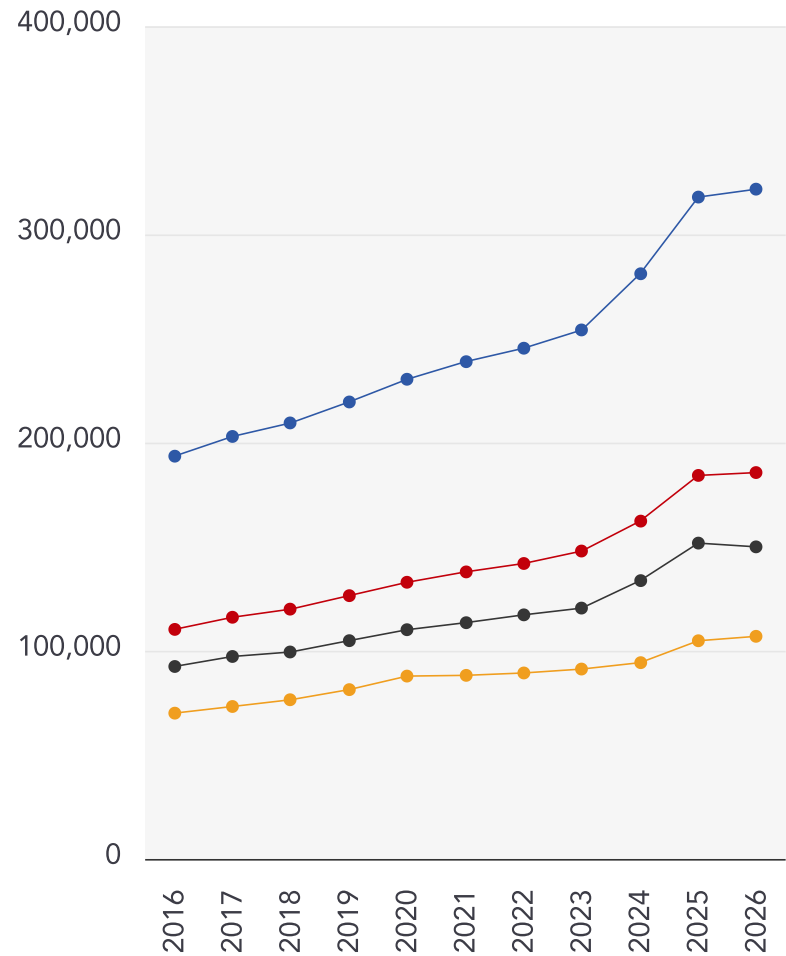
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	137 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

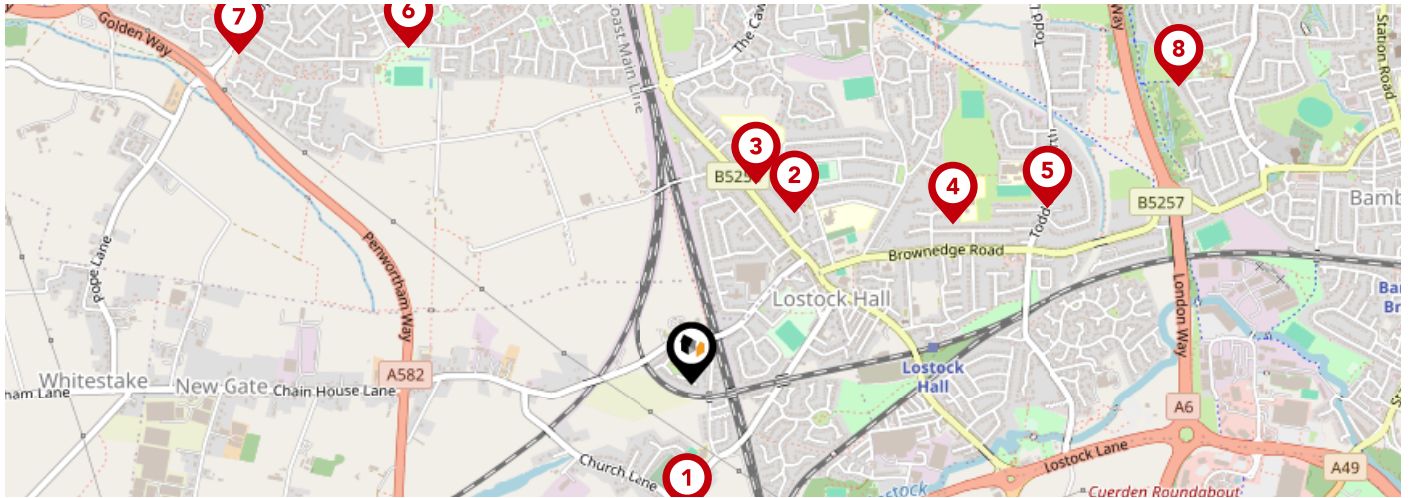
+68.31%

Terraced

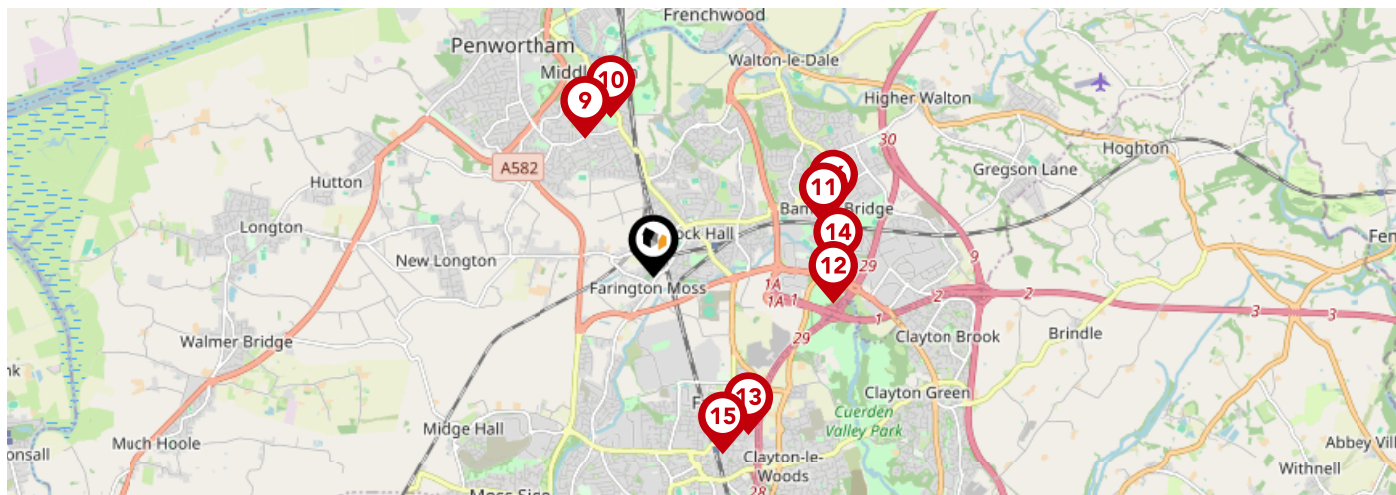
+62.15%

Flat

+52.7%



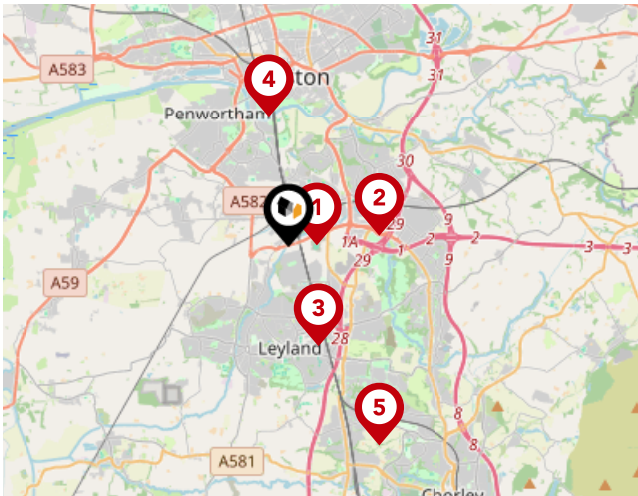
		Nursery	Primary	Secondary	College	Private
1	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.29	☐	☒	☐	☐	☐
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.44	☐	☒	☐	☐	☐
3	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.46	☐	☐	☒	☐	☐
4	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.67	☐	☒	☐	☐	☐
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.87	☐	☐	☒	☐	☐
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.97	☐	☒	☐	☐	☐
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.23	☐	☒	☐	☐	☐
8	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.25	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.36	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.46	☐	☒	☐	☐	☐
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.56	☐	☒	☐	☐	☐
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.6	☐	☐	☒	☐	☐
	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:1.61	☐	☒	☐	☐	☐
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.62	☐	☒	☐	☐	☐
	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:1.66	☐	☒	☐	☐	☐
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.68	☐	☐	☒	☐	☐

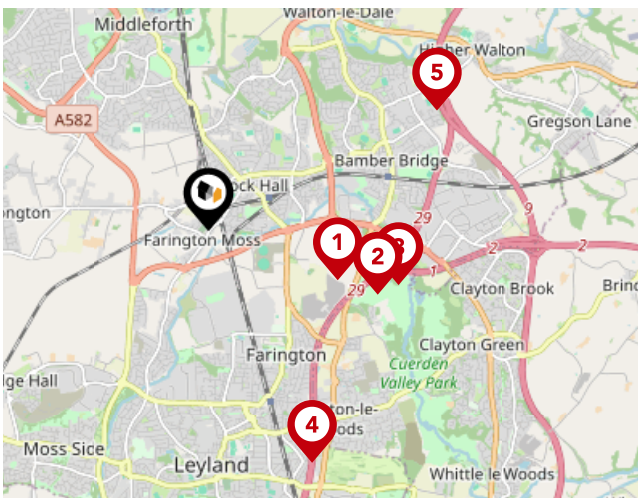
Area

Transport (National)



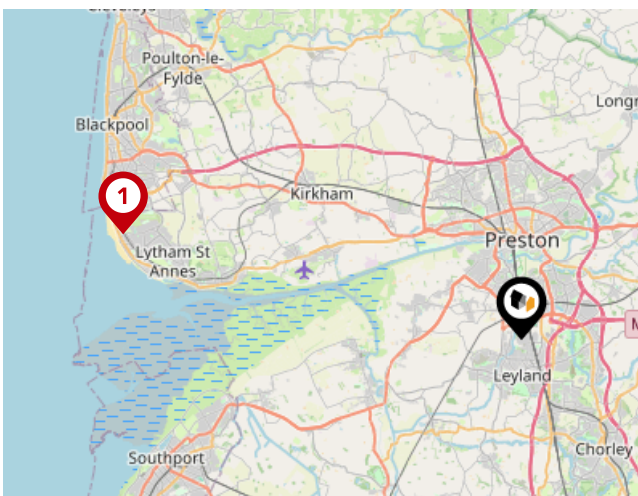
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.5 miles
2	Bamber Bridge Rail Station	1.61 miles
3	Leyland Rail Station	1.82 miles
4	Preston Rail Station	2.28 miles
5	Buckshaw Parkway Rail Station	3.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.21 miles
2	M65 J1	1.58 miles
3	M6 J29	1.73 miles
4	M6 J28	2.22 miles
5	M6 J30	2.27 miles

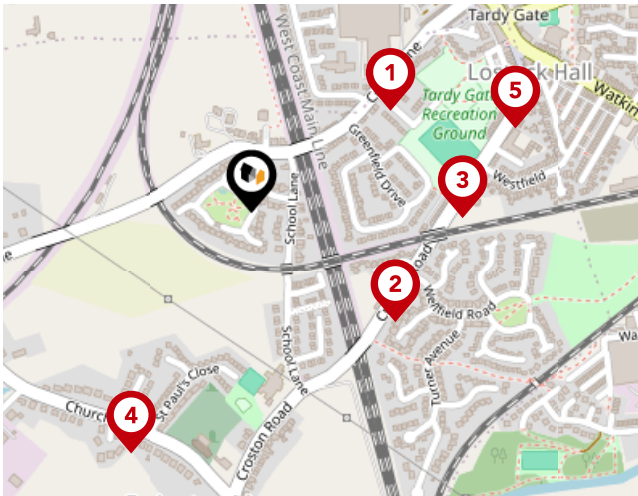


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.45 miles

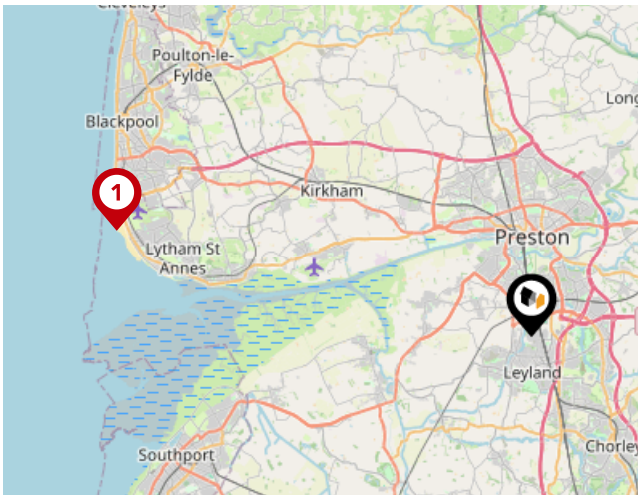
Area

Transport (Local)



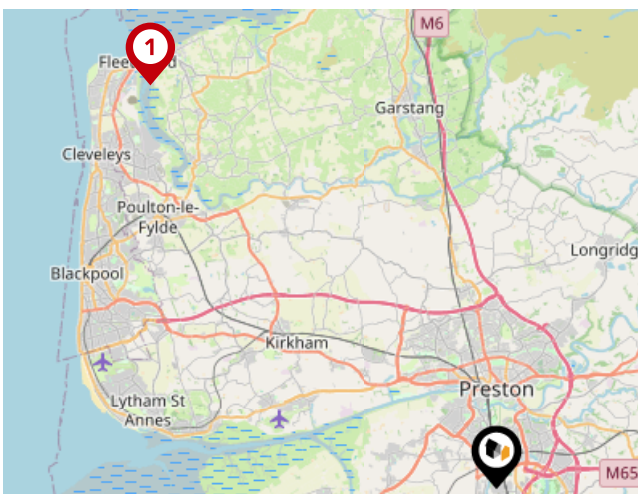
Bus Stops/Stations

Pin	Name	Distance
1	Hern Avenue	0.18 miles
2	Wellfield Road	0.19 miles
3	Anchor Inn	0.23 miles
4	Hillside Avenue	0.29 miles
5	Berry Street	0.3 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.01 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.6 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_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.



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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

