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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th August 2026



AVONDALE DRIVE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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The Property Ombudsman

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Introduction
Our Comments

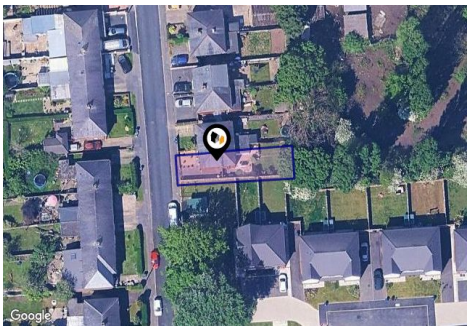
* No Onward Chain * Two Double Bedrooms * Ready to Move Into
Offered to the market with no onward chain, this well-presented two-bedroom semi-detached home is ideally situated in the heart of Lostock Hall, just a short walk from the train station, local shops, schools and a wide range of everyday amenities. With excellent transport links to Preston, Leyland and the surrounding motorway network, this property is perfectly suited to first-time buyers, downsizers or investors.The property is set back from the road behind gated access, leading to a private driveway providing convenient off-road parking.Stepping inside, the welcoming entrance hallway leads to two spacious reception rooms. The front living room is flooded with natural light thanks to its attractive bay window and features a charming gas fireplace, creating a warm and inviting space to relax. To the rear, the dining room enjoys views over the garden and benefits from a door providing direct access outside, making it an ideal space for entertaining or family meals.The fitted kitchen offers a range of timeless shaker-style cabinets complemented by contrasting worktops. It is equipped with an electric oven and hob, integrated fridge and freezer, along with space and plumbing for a washing machine, providing everything needed for modern day living.To the first floor are two generous double bedrooms, with the principal bedroom benefiting from a fitted storage cupboard. Completing the accommodation is a modern three-piece family bathroom, featuring a bath with shower over, wash hand basin and WC.Externally, the property boasts an enclosed rear garden, providing a private outdoor space with plenty of room for outdoor seating, children's play equipment or gardening, making it an ideal extension of the home.Presented in move-in ready condition throughout, this attractive home offers comfortable accommodation in a highly convenient location, making it an excellent opportunity for buyers looking for a property they can enjoy from day one.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Leasehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,900		
Title Number:	LAN71789		

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	35 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

















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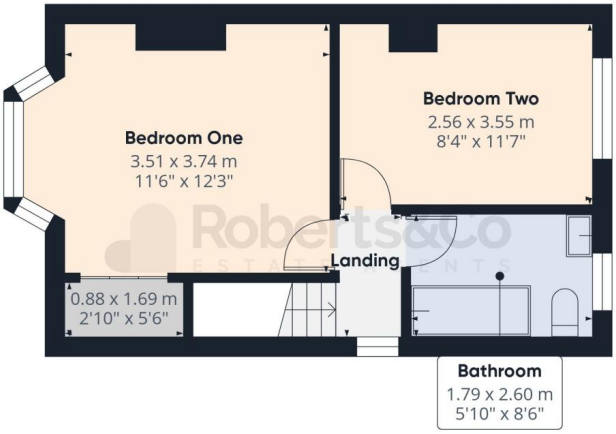
Gallery
Photos



AVONDALE DRIVE, LOSTOCK HALL, PRESTON, PR5



Ground Floor



Floor 1

Approximate total area(1)
69.4 m²
748 ft²

Reduced headroom
0.6 m²
6 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.

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Ground Floor

Approximate total area(1)
38.7 m²
417 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

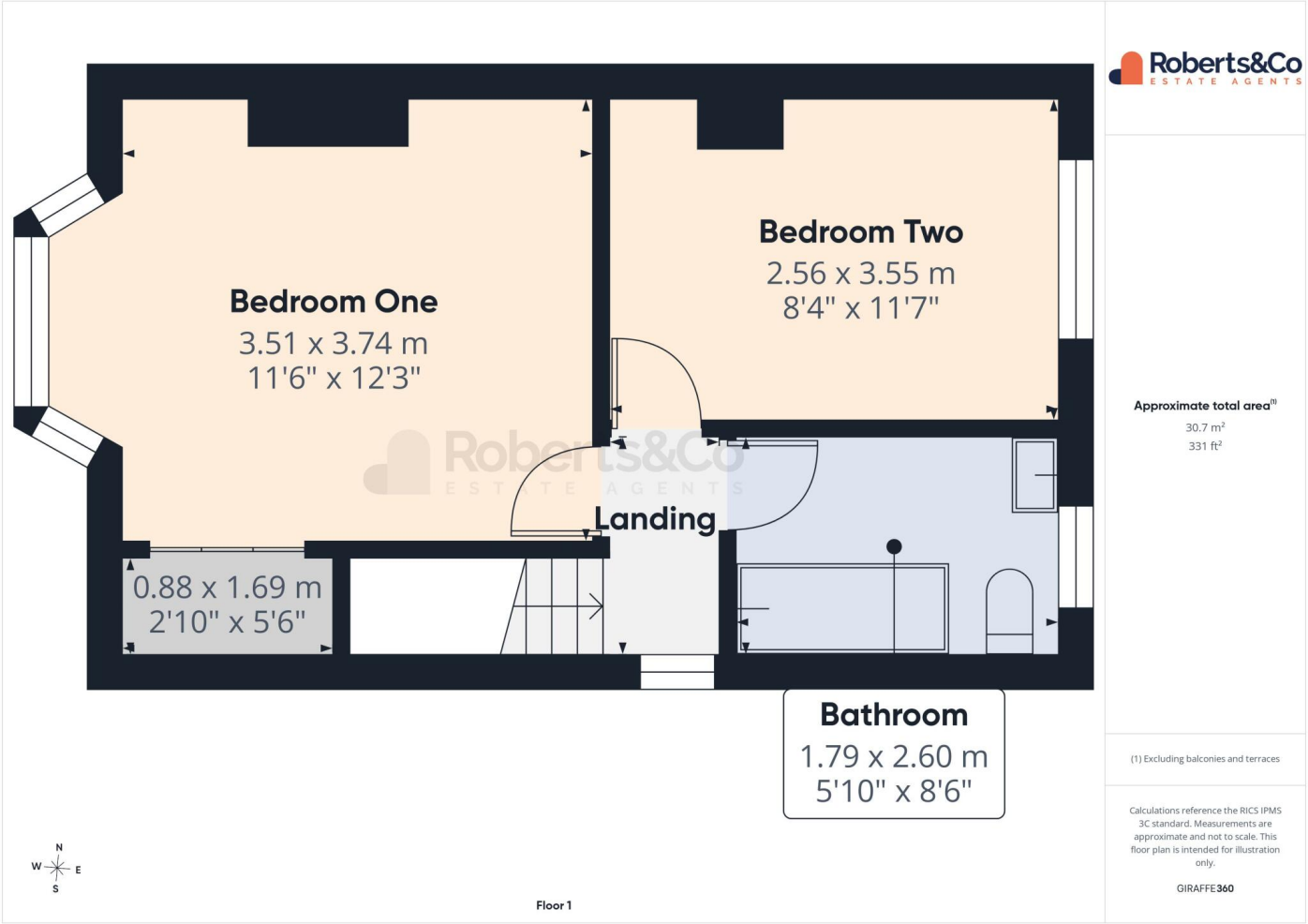
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Gallery
Floorplan

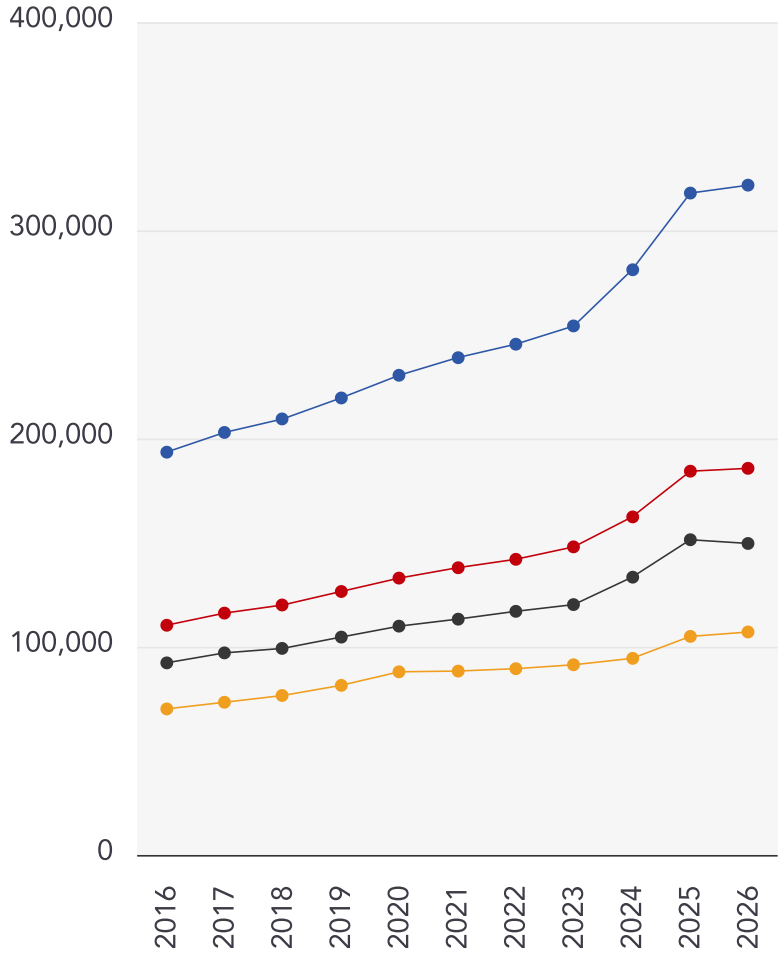
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Market
House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

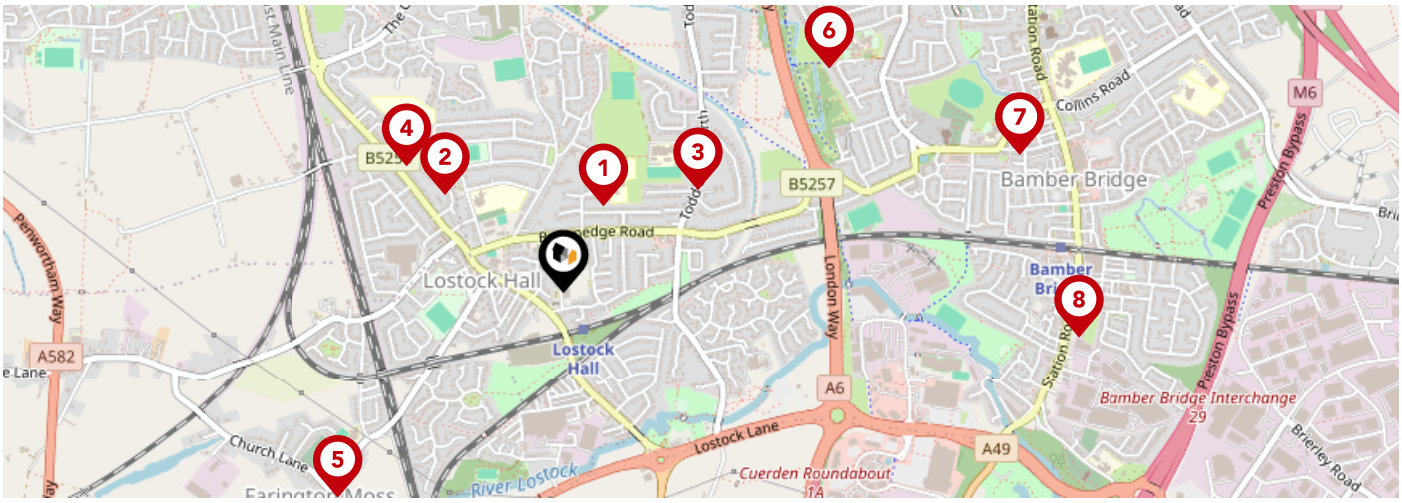
+62.15%

Flat

+52.7%

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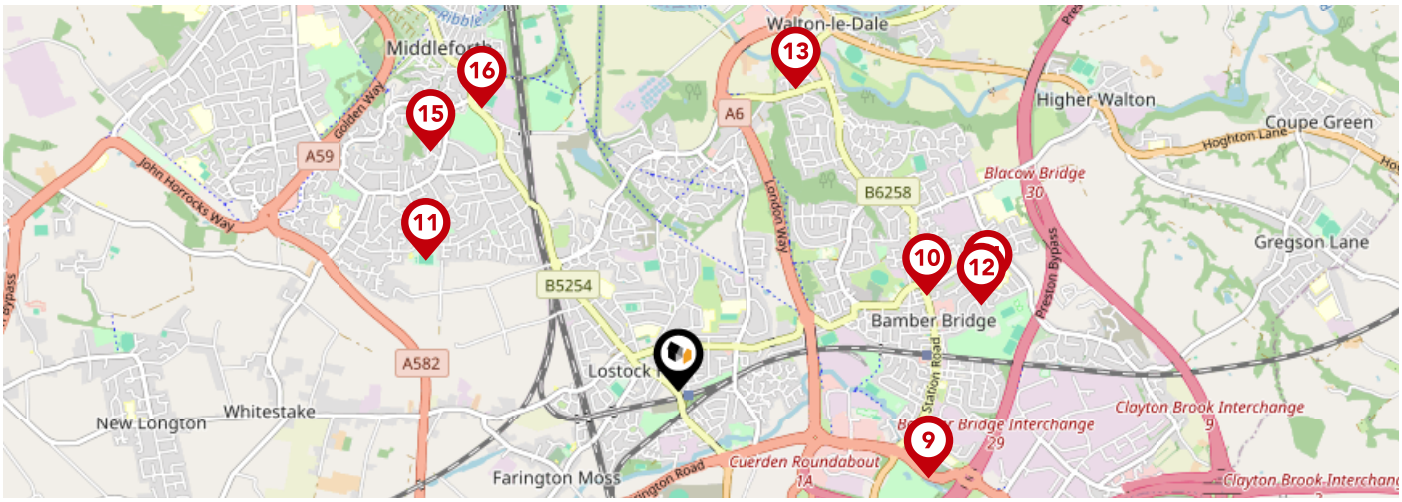
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.21	☐	☑	☐	☐	☐
2 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.33	☐	☑	☐	☐	☐
3 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.37	☐	☐	☑	☐	☐
4 Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.44	☐	☐	☑	☐	☐
5 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:0.67	☐	☑	☐	☐	☐
6 Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.76	☐	☑	☐	☐	☐
7 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:1.05	☐	☑	☐	☐	☐
8 Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:1.13	☐	☑	☐	☐	☐

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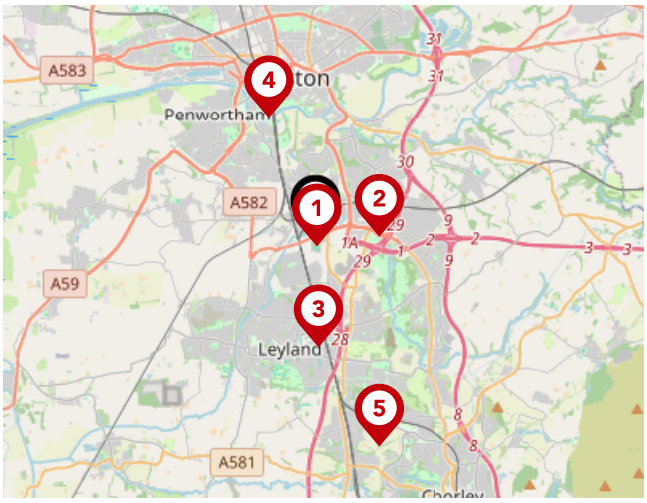
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:1.16	☐	☐	☑	☐	☐
10 Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:1.17	☐	☐	☑	☐	☐
11 Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.25	☐	☑	☐	☐	☐
12 Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 116 | Distance:1.38	☐	☑	☐	☐	☐
13 Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good | Pupils: 258 | Distance:1.42	☐	☑	☐	☐	☐
14 The Coppice School Ofsted Rating: Good | Pupils: 66 | Distance:1.42	☐	☐	☑	☐	☐
15 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:1.51	☐	☑	☐	☐	☐
16 St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.52	☐	☑	☐	☐	☐

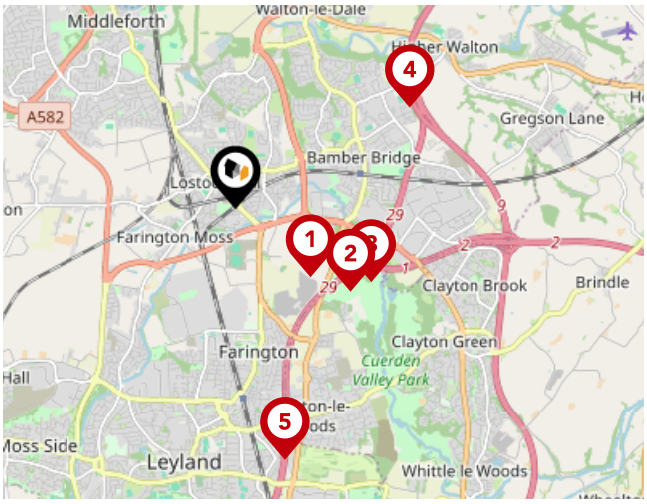
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Area
Transport (National)



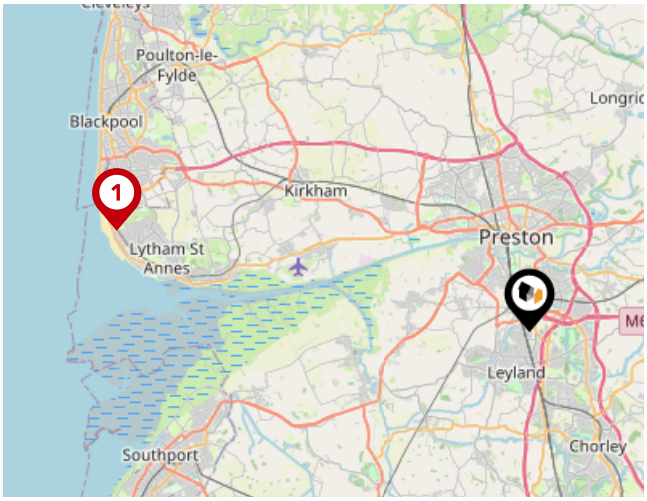
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.15 miles
2	Bamber Bridge Rail Station	1.11 miles
3	Leyland Rail Station	1.91 miles
4	Preston Rail Station	2.25 miles
5	Buckshaw Parkway Rail Station	3.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.88 miles
2	M65 J1	1.23 miles
3	M6 J29	1.34 miles
4	M6 J30	1.76 miles
5	M6 J28	2.23 miles

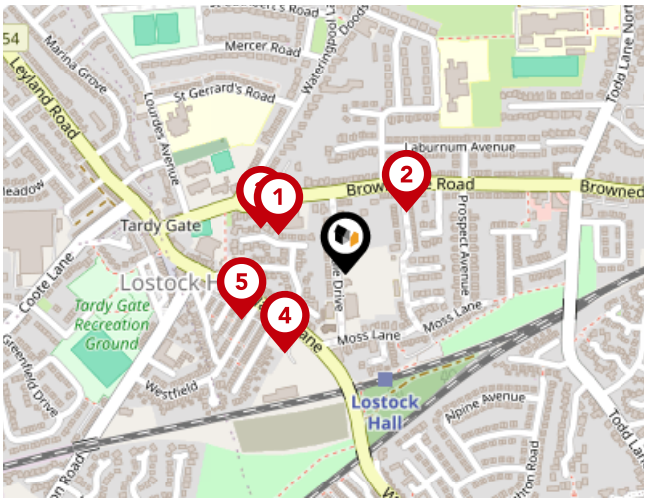


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.87 miles

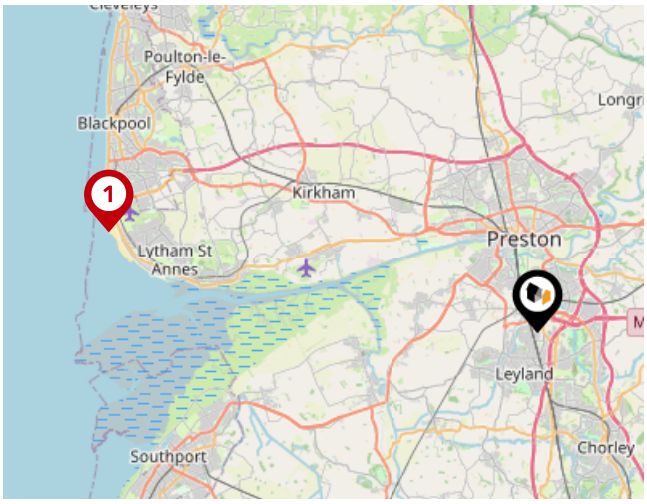
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Area
Transport (Local)



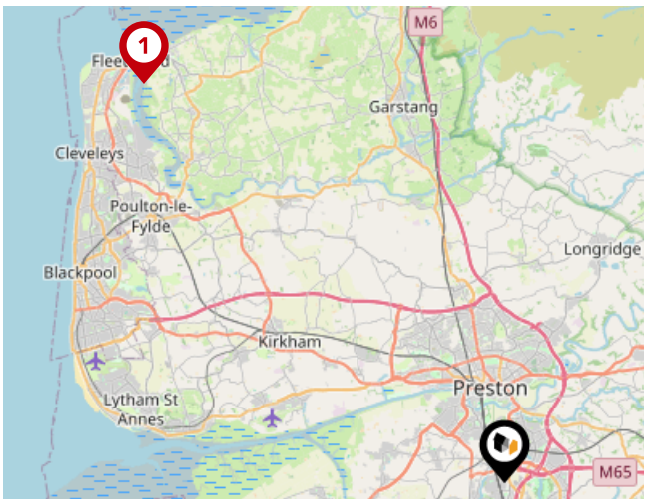
Bus Stops/Stations

Pin	Name	Distance
1	British Legion	0.08 miles
2	Moss Street	0.09 miles
3	Wateringpool Lane	0.1 miles
4	Victoria Inn	0.1 miles
5	Library	0.12 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.44 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.79 miles

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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.

Roberts & Co
Testimonials

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

/roberts_and_co_sales_lettings/

Roberts & Co
Data Quality

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