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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



RUSHY HEY, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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The Property Ombudsman

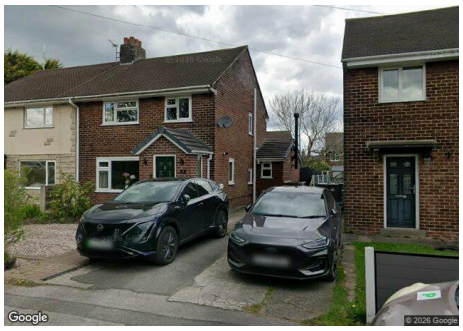
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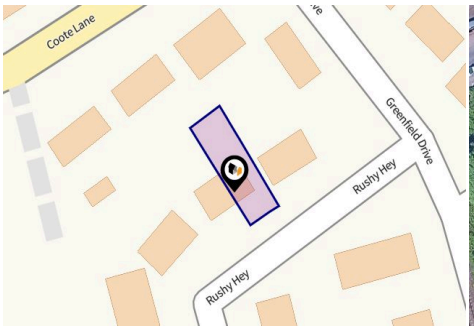
Introduction
Our Comments

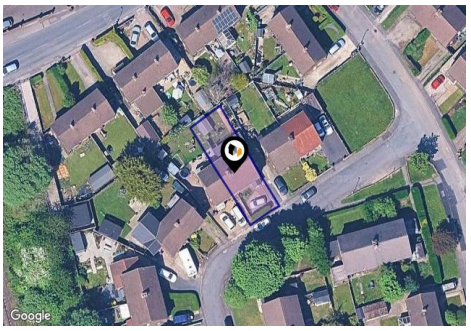
* Three-Bedroom Semi-Detached Home * Open-Plan Family Dining Kitchen | Wood-Burning Stove * Driveway Parking | EV Charger
This well-appointed three-bedroom semi-detached home offers spacious and versatile accommodation, with an impressive open-plan family dining kitchen forming the heart of the home. Thoughtfully arranged for modern family living, the property combines practical features with attractive finishes, generous entertaining space and a lovely rear garden.Ideally positioned within easy reach of Lostock Hall centre, the property benefits from convenient access to local amenities, shops, schools and excellent transport connections, making it a great choice for families, professionals and commuters alike. Driveway parking is available to the front for two cars, together with an electric vehicle (EV) charging point.Upon entering the property, a porch leads into the entrance hallway, providing a welcoming introduction to the home. The separate living room offers a comfortable space to relax, featuring a gas fire that creates a cosy focal point.The standout feature of this home is the impressive open-plan family dining kitchen, a bright and sociable space designed for everyday family life and entertaining. Bi-fold doors open directly onto the rear garden, while Velux roof windows allow natural light to flood the room, creating a light and airy atmosphere.The fitted kitchen features attractive wooden Shaker-style cabinets complemented by coordinating worktops. Integrated appliances include a electric hob and double electric ovens, with additional space for a dining table and chairs. The kitchen flows through to a dedicated family area, where a feature wood-burning stove adds warmth and character, creating a wonderful space to gather with family and friends.A separate utility room provides useful additional space and plumbing for a washing machine, and fridge freezer, helping to keep everyday household tasks tucked away. A convenient ground-floor WC completes the downstairs accommodation.To the first floor, there are three well-proportioned bedrooms, comprising two doubles and a generous single bedroom. The principal bedroom benefits from fitted wardrobes, providing useful built-in storage. The family bathroom is fitted with a three-piece suite, including a P-shaped bath with shower over, wash hand basin and WC.Externally, the rear garden offers a lovely space to enjoy throughout the year. The garden is mainly laid to lawn, complemented by a large patio area ideal for outdoor dining and entertaining. A further raised patio provides an additional seating area, while a wooden storage shed offers practical space for garden equipment and outdoor belongings.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	925 ft^2 / 86 m^2		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,900		
Title Number:	LA513091		

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	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

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Planning History
This Address

Planning records for: ***Rushy Hey, Lostock Hall, Preston, PR5***

Reference - 07/2019/0932/HOH	
Decision:	-
Date:	21st October 2019
Description:	
Single storey side and rear extension and single storey front extension	

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Gallery
Photos

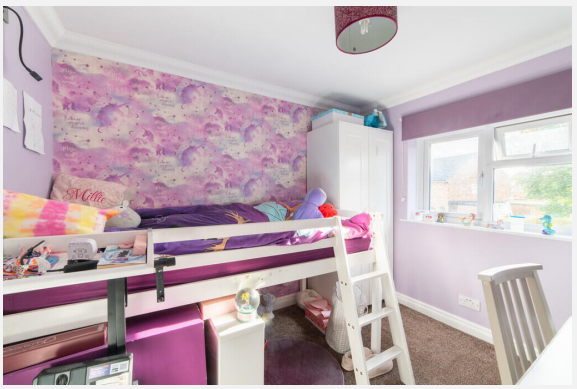
















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Gallery
Photos

















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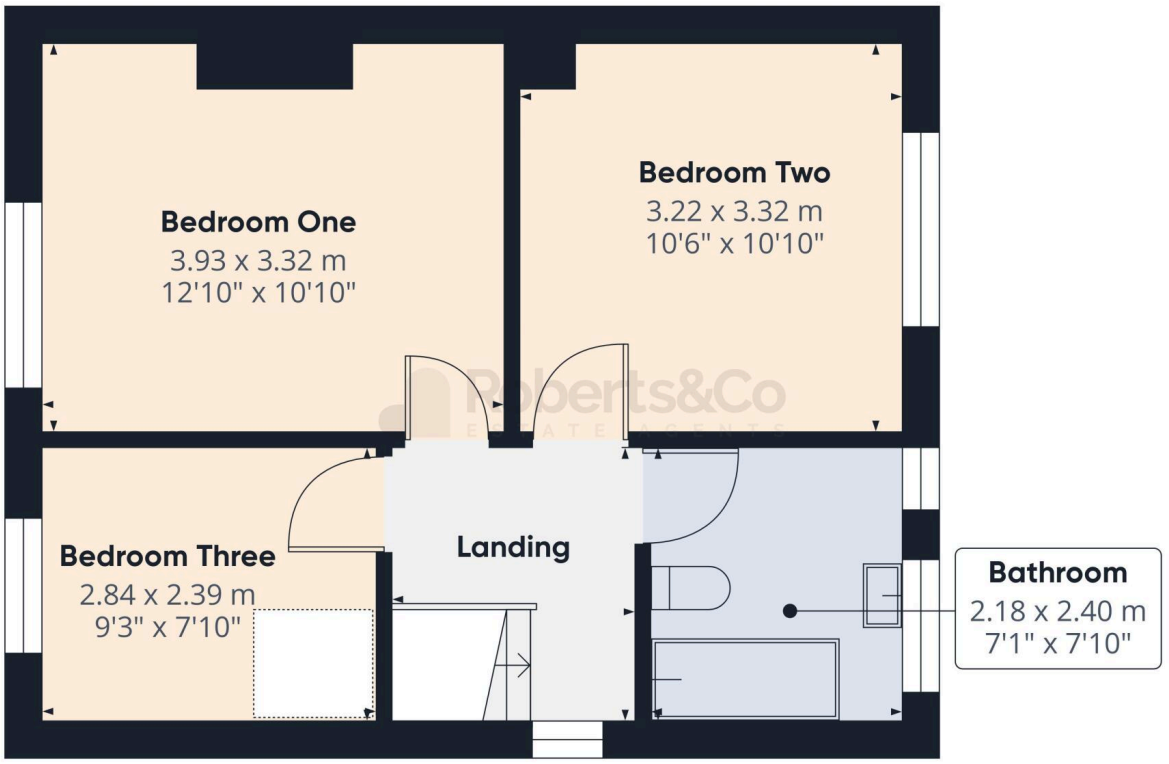
Gallery
Photos







RUSHY HEY, LOSTOCK HALL, PRESTON, PR5



Floor 1

Approximate total area(1)
37.7 m²
406 ft²

(1) Excluding balconies and terraces

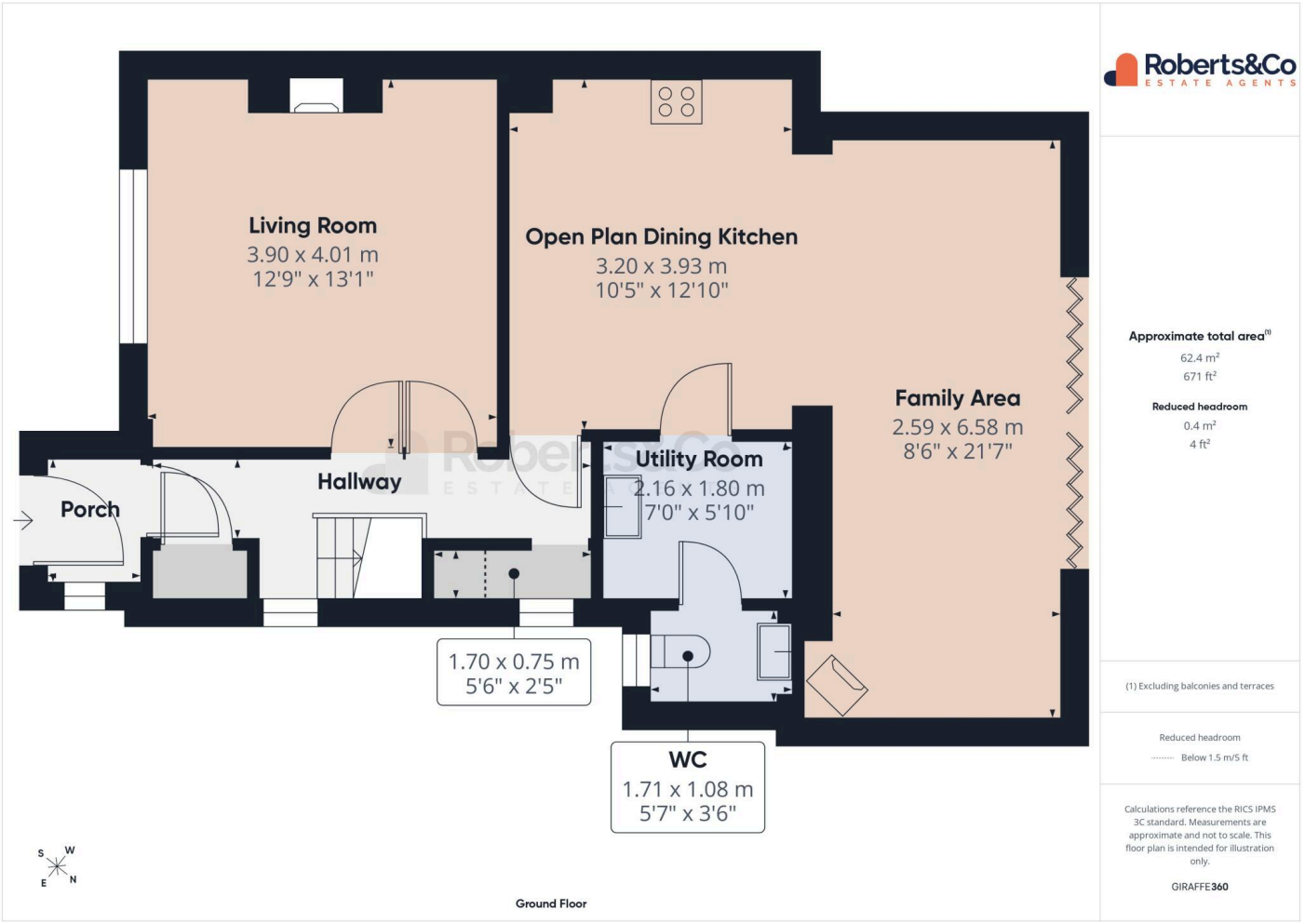
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

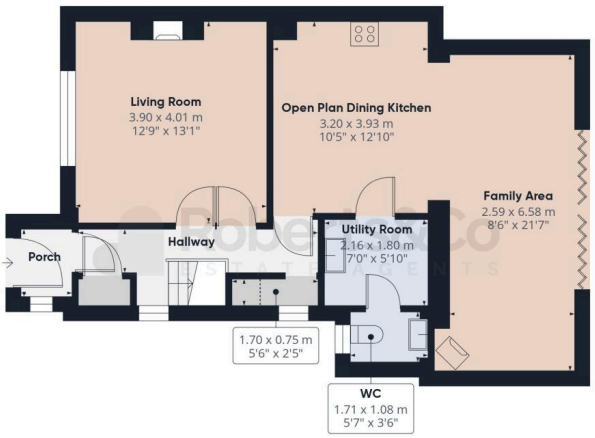
RUSHY HEY, LOSTOCK HALL, PRESTON, PR5



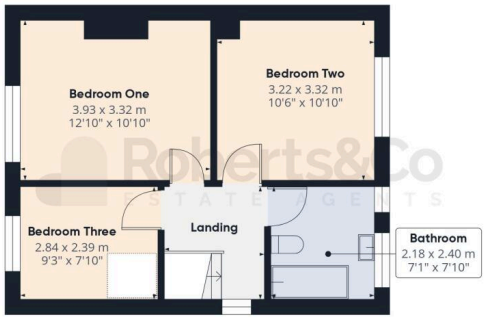
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Gallery
Floorplan

RUSHY HEY, LOSTOCK HALL, PRESTON, PR5



Ground Floor



Floor 1

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Approximate total area(1)

100.1 m²
1077 ft²

Reduced headroom

0.4 m²
4 ft²

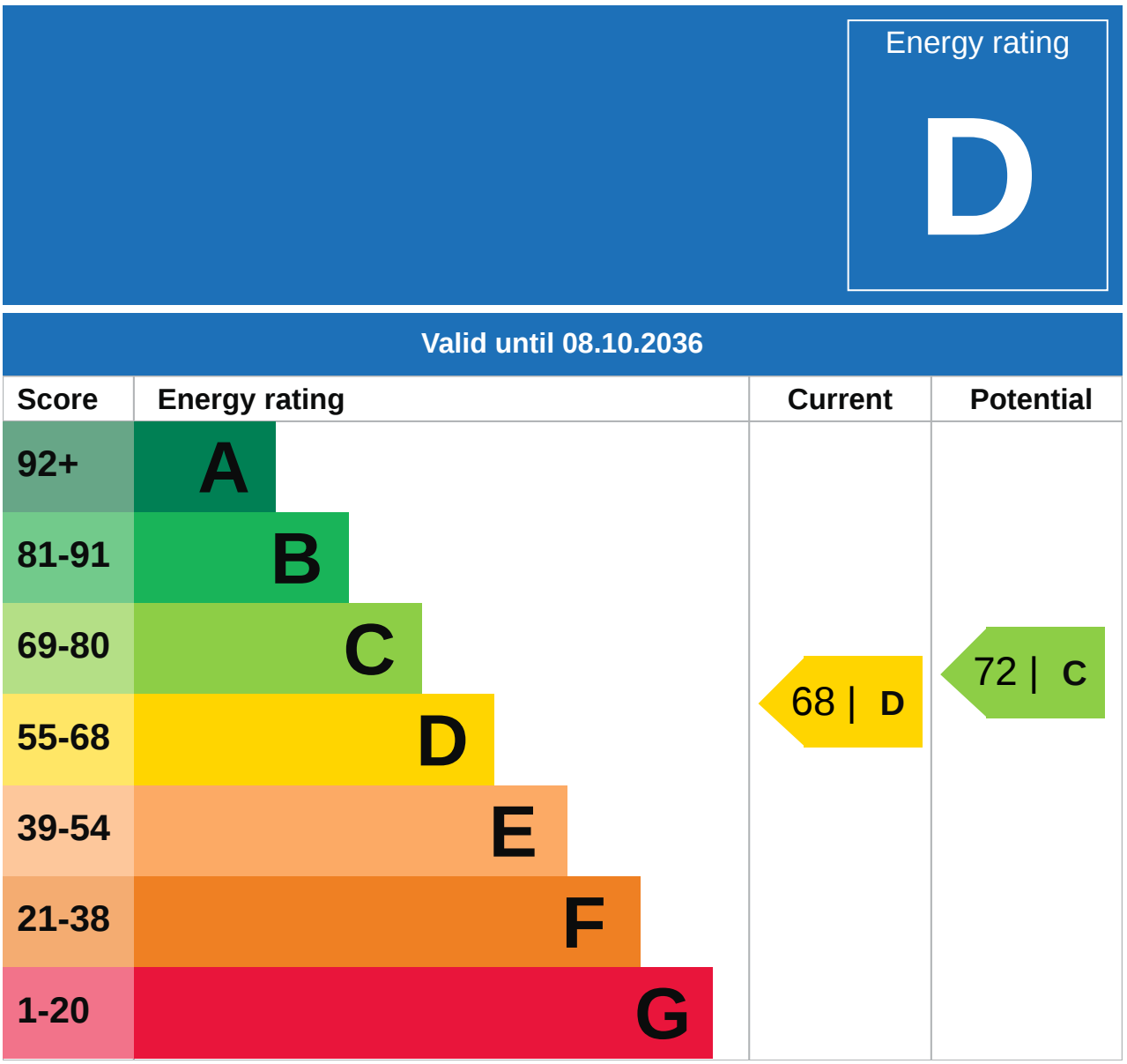
(1) Excluding balconies and terraces

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.

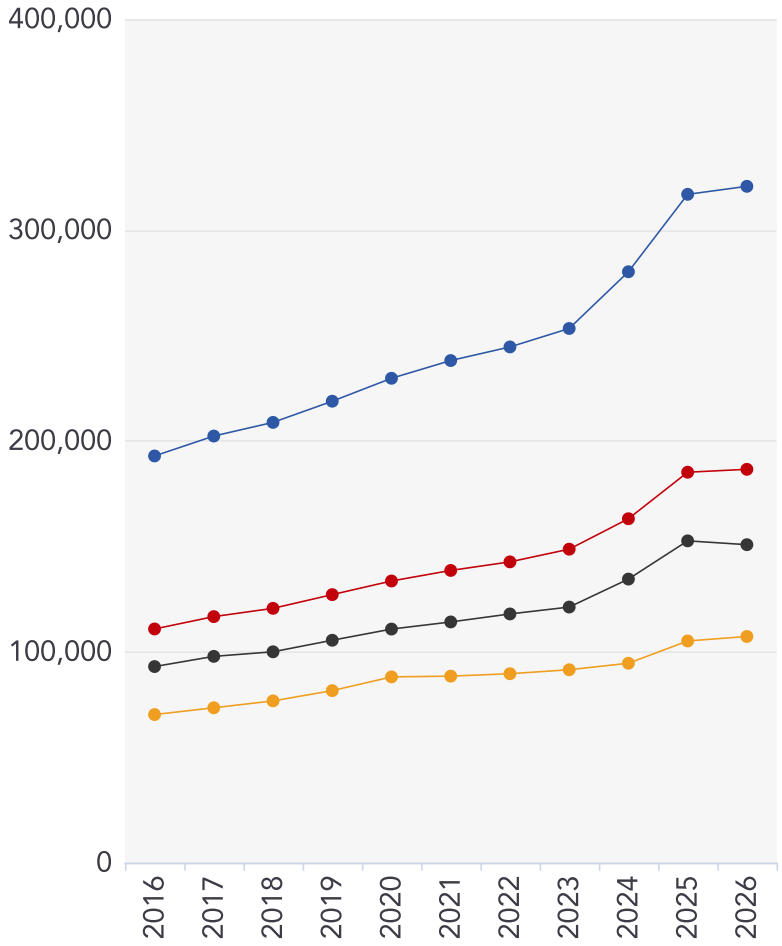
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Energy rating
D
Valid until 08.10.2036
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
68 | D
72 | C

Market
House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

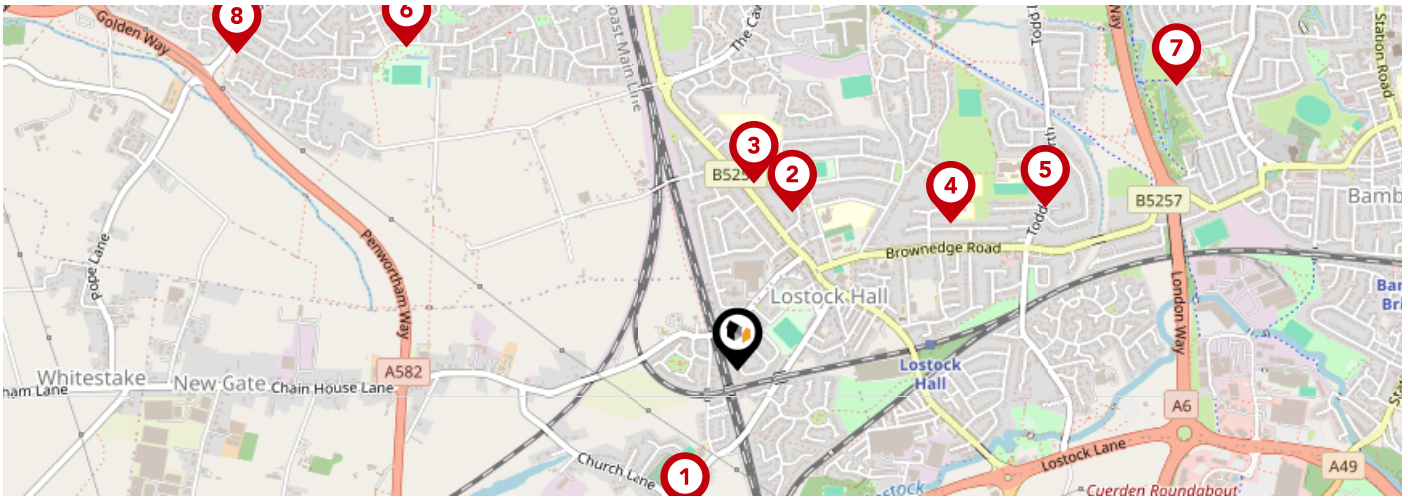
+62.15%

Flat

+52.7%

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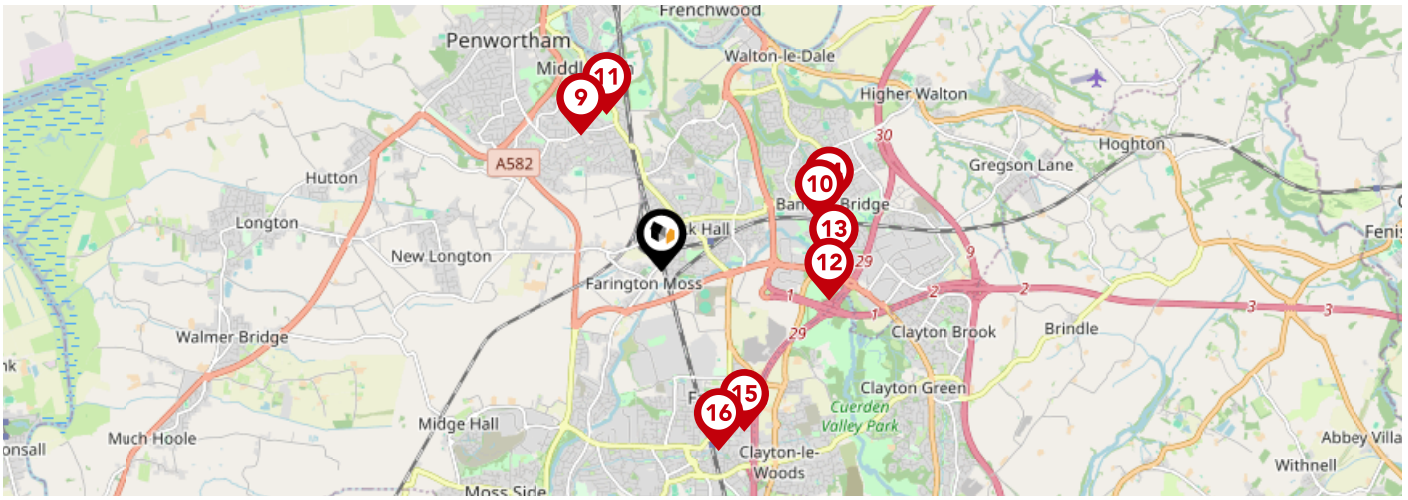
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:0.34	☐	☑	☐	☐	☐
2 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.37	☐	☑	☐	☐	☐
3 Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.41	☐	☐	☑	☐	☐
4 Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.57	☐	☑	☐	☐	☐
5 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.76	☐	☐	☑	☐	☐
6 Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.02	☐	☑	☐	☐	☐
7 Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:1.15	☐	☑	☐	☐	☐
8 Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.3	☐	☑	☐	☐	☐

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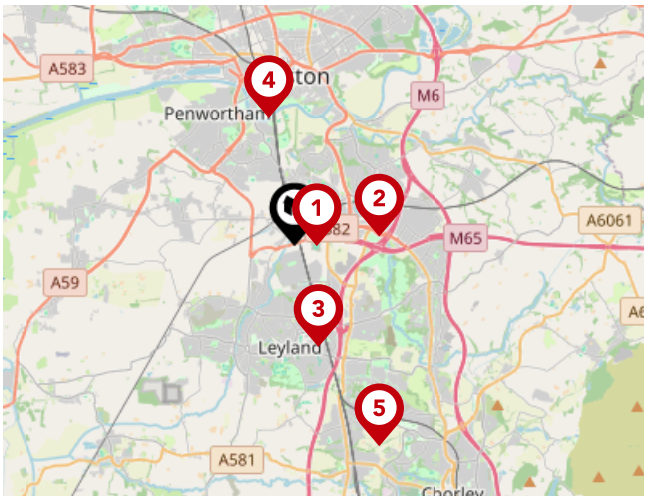
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:1.38	☐	☑	☐	☐	☐
10	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:1.45	☐	☑	☐	☐	☐
11	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.46	☐	☑	☐	☐	☐
12	Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:1.5	☐	☐	☑	☐	☐
13	Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:1.51	☐	☑	☐	☐	☐
14	Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:1.57	☐	☐	☑	☐	☐
15	Lever House Primary School Ofsted Rating: Good | Pupils: 307 | Distance:1.59	☐	☑	☐	☐	☐
16	Farington Primary School Ofsted Rating: Good | Pupils: 186 | Distance:1.65	☐	☑	☐	☐	☐

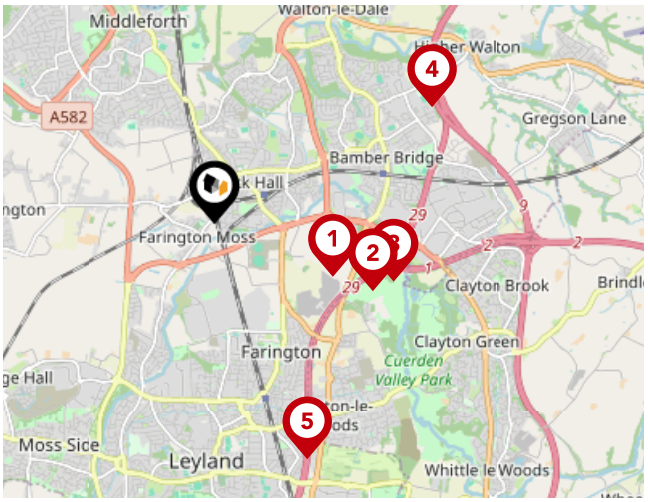
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Area
Transport (National)



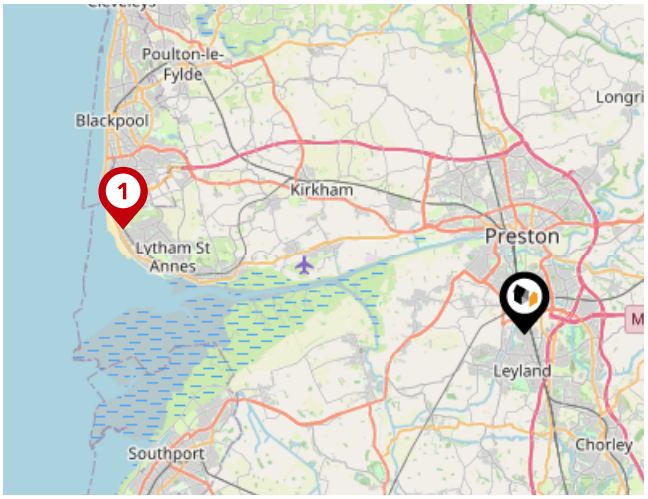
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.4 miles
2	Bamber Bridge Rail Station	1.5 miles
3	Leyland Rail Station	1.82 miles
4	Preston Rail Station	2.27 miles
5	Buckshaw Parkway Rail Station	3.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.12 miles
2	M65 J1	1.5 miles
3	M6 J29	1.64 miles
4	M6 J30	2.16 miles
5	M6 J28	2.21 miles

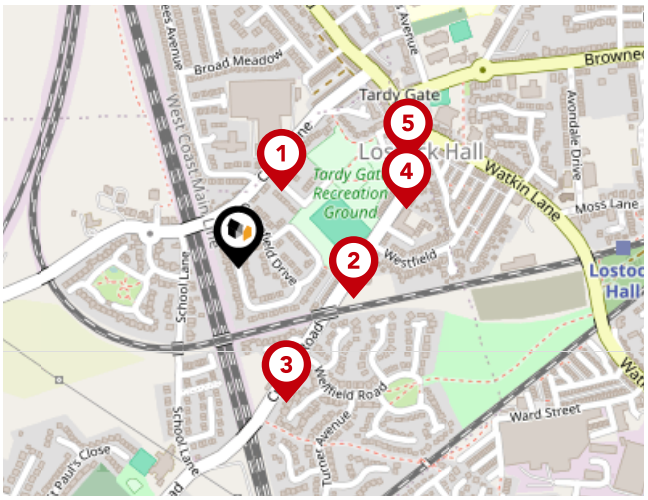


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.54 miles

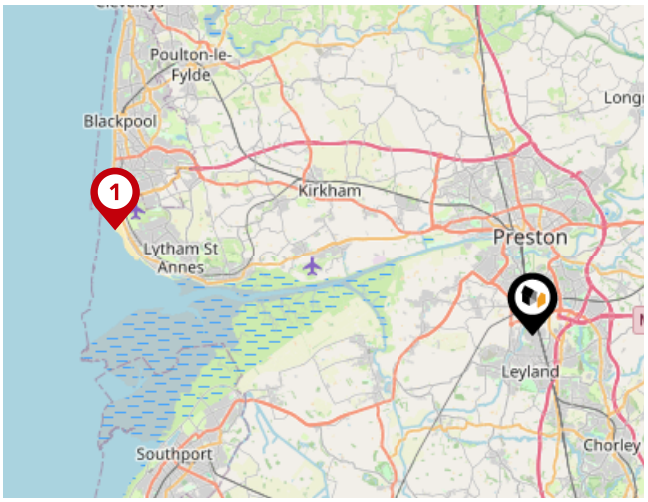
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Area
Transport (Local)



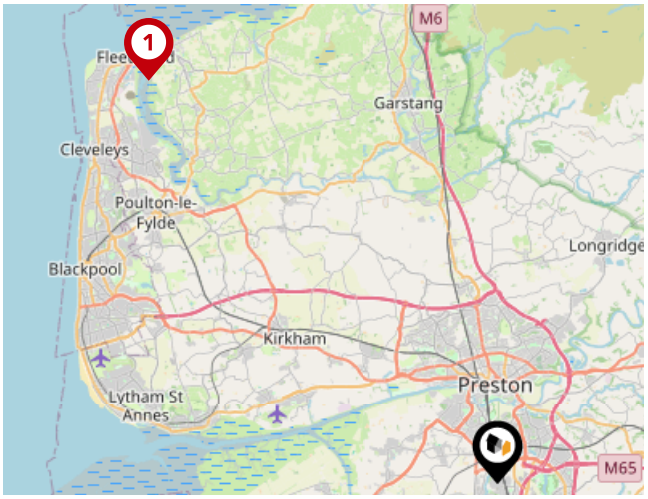
Bus Stops/Stations

Pin	Name	Distance
1	Hern Avenue	0.09 miles
2	Anchor Inn	0.13 miles
3	Wellfield Road	0.15 miles
4	Berry Street	0.19 miles
5	Pleasant Retreat	0.22 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.11 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.64 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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