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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



WARD STREET, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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The Property Ombudsman

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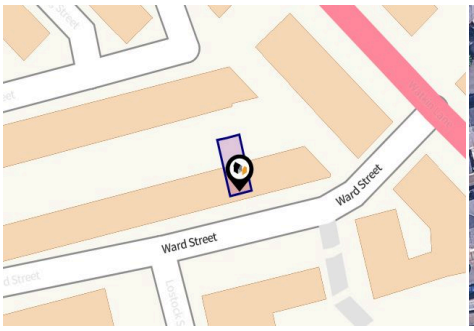
Introduction
Our Comments

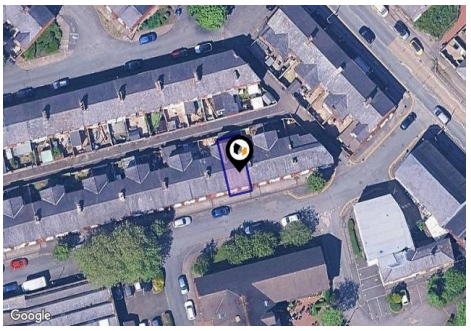
* 3-Bedroom Mid-Terrace Home with Two Reception Rooms
This three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an appealing choice for first-time buyers, couples and growing families alike. Conveniently positioned within easy reach of the local train station, shops and a range of amenities, the property also benefits from good transport connections, making it well placed for commuters and those looking to enjoy the convenience of nearby facilities.Upon entering, a vestibule leads into the entrance hallway, providing a welcoming introduction to the home. The ground floor features two separate reception rooms, offering excellent flexibility for both relaxing and entertaining. The living room is positioned to the front of the property, providing a comfortable space to unwind, while the separate dining room to the rear offers an ideal setting for family meals and social occasions.The kitchen provides space for a freestanding electric cooker, a tall fridge freezer and a washing machine, with plumbing already in place. A particularly useful feature is the breakfast bar area, creating a handy spot to enjoy a morning coffee, grab a quick bite to eat or catch up while preparing meals. A rear door leads directly out to the enclosed yard.To the first floor, the property offers three bedrooms, comprising two doubles and a single bedroom. The accommodation is completed by a four-piece bathroom suite, providing a bath, separate shower and the additional facilities expected of a family bathroom.Externally, the property benefits from an enclosed rear yard, offering a private outdoor space with access via a rear lobby. On-street parking is available to the front.Combining three bedrooms, two reception rooms and a practical kitchen with a breakfast bar, this home offers plenty of potential and a versatile layout to suit a variety of buyers. With the train station, local shops and transport links all within convenient reach, this property is well worth viewing.

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft^2 / 93 m^2		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,628		
Title Number:	LA613711		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s

80 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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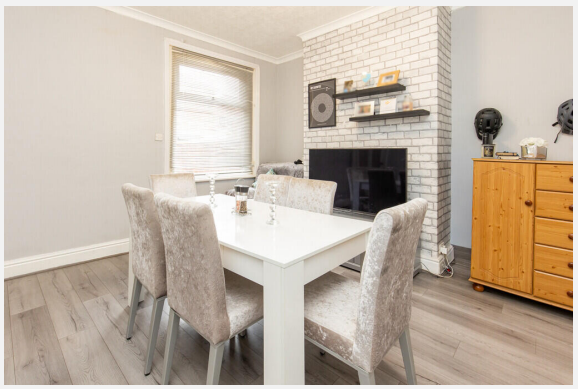
Gallery
Photos

















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Gallery
Photos





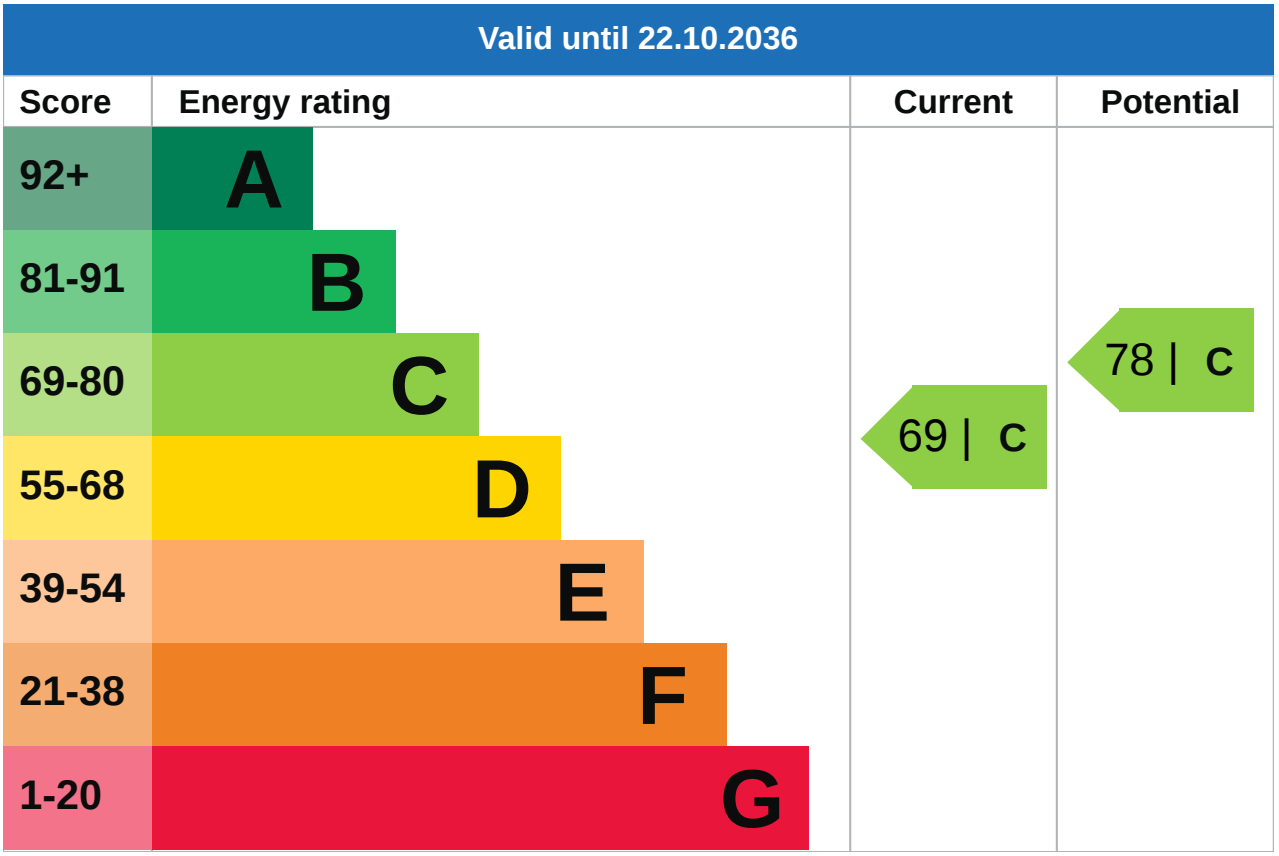
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Lostock Hall, PRESTON,

Energy rating

C

Valid until 22.10.2036



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EPC - Additional Data

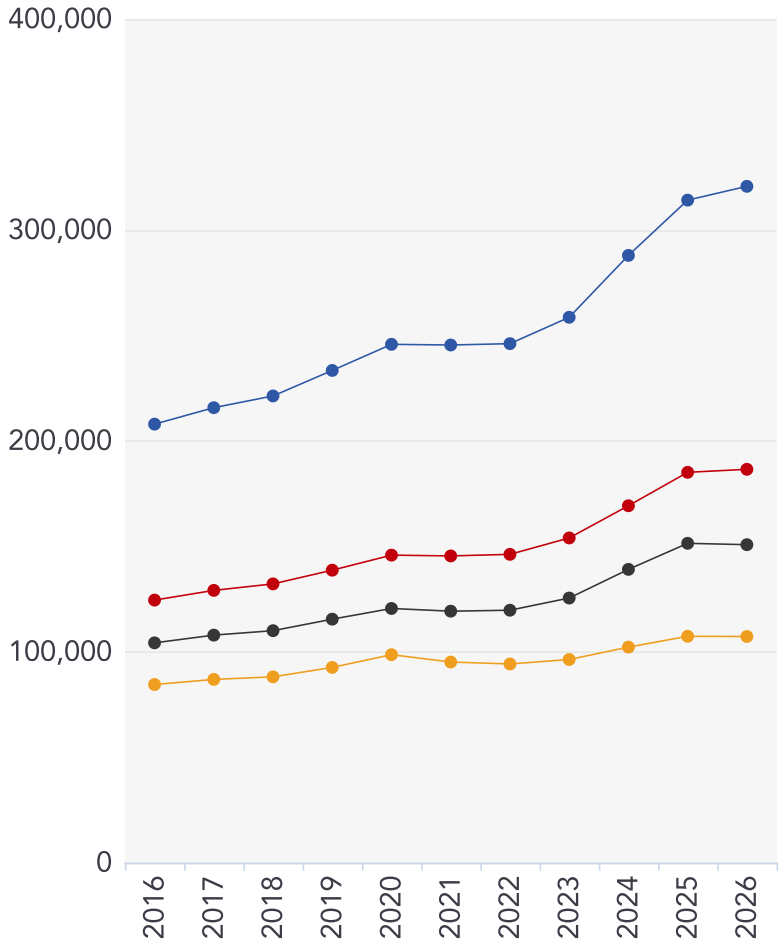
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	93 m^2

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Market
House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

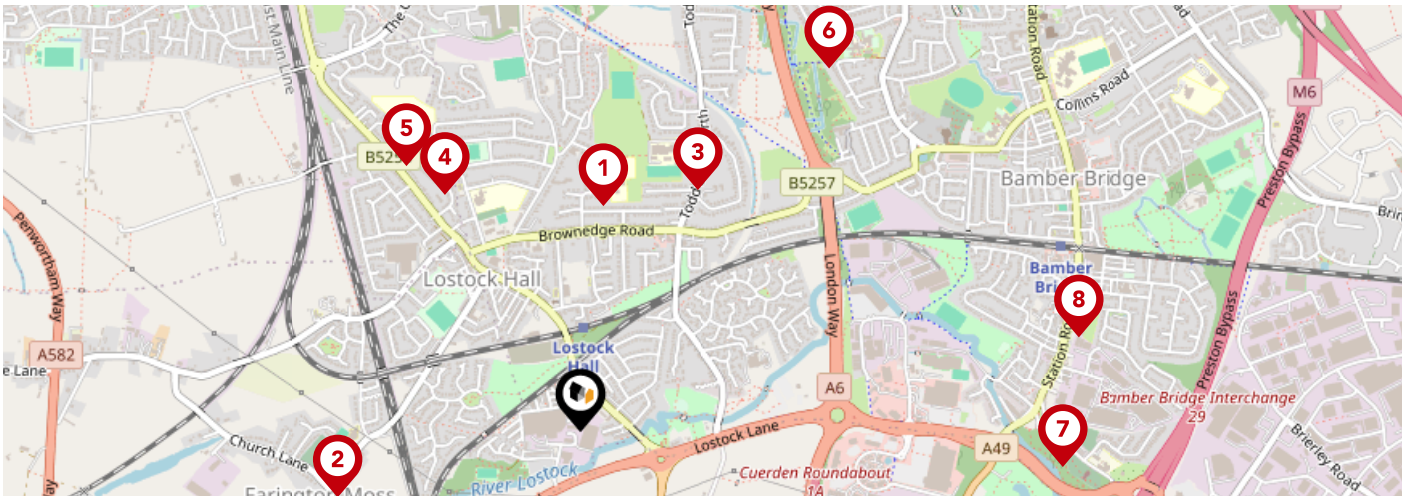
+44.66%

Flat

+26.94%

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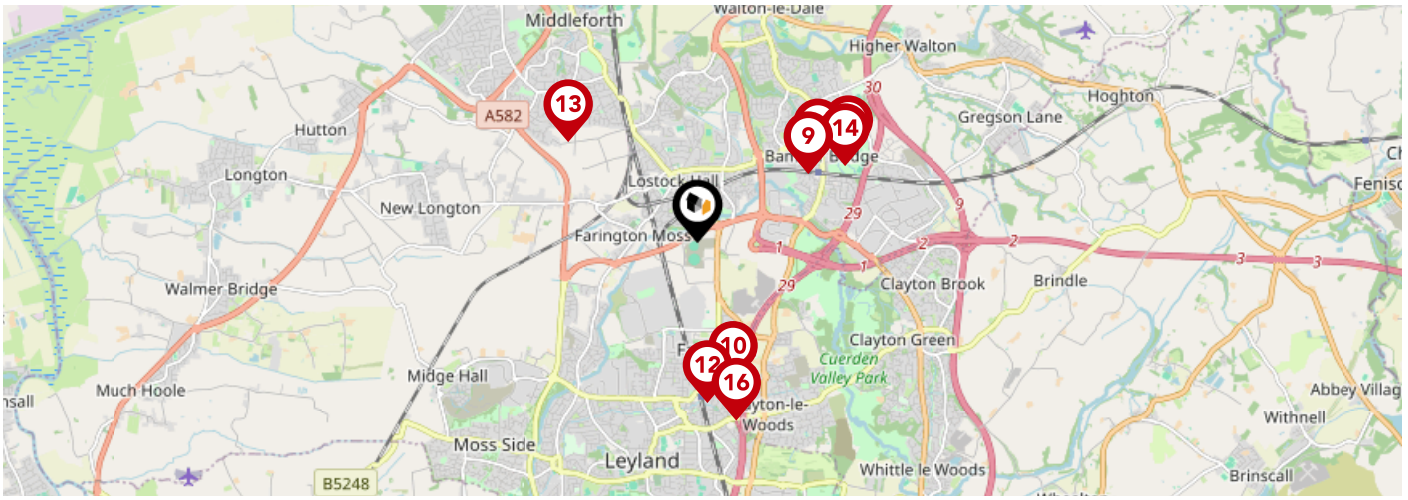
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.5	☐	☑	☐	☐	☐
2	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:0.55	☐	☑	☐	☐	☐
3	Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.59	☐	☐	☑	☐	☐
4	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.6	☐	☑	☐	☐	☐
5	Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.7	☐	☐	☑	☐	☐
6	Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.97	☐	☑	☐	☐	☐
7	Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:1.06	☐	☐	☑	☐	☐
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:1.11	☐	☑	☐	☐	☐

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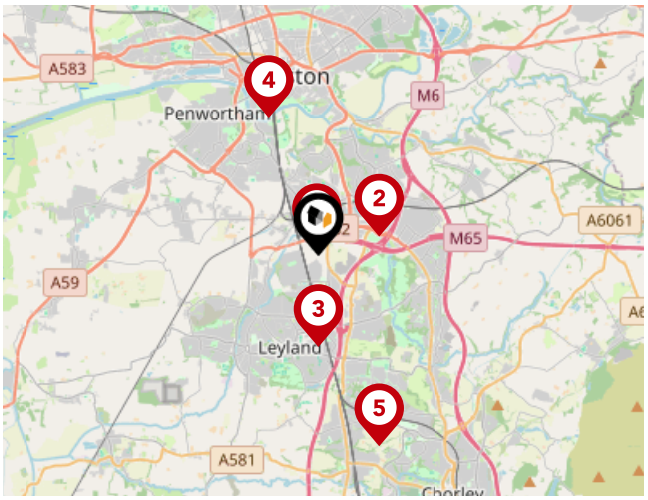
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:1.14	☐	☑	☐	☐	☐
10 Lever House Primary School Ofsted Rating: Good | Pupils: 307 | Distance:1.28	☐	☑	☐	☐	☐
11 Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:1.28	☐	☐	☑	☐	☐
12 Farington Primary School Ofsted Rating: Good | Pupils: 186 | Distance:1.4	☐	☑	☐	☐	☐
13 Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.44	☐	☑	☐	☐	☐
14 Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 116 | Distance:1.46	☐	☑	☐	☐	☐
15 The Coppice School Ofsted Rating: Good | Pupils: 66 | Distance:1.51	☐	☐	☑	☐	☐
16 St Catherine's RC Primary School Ofsted Rating: Good | Pupils: 219 | Distance:1.6	☐	☑	☐	☐	☐

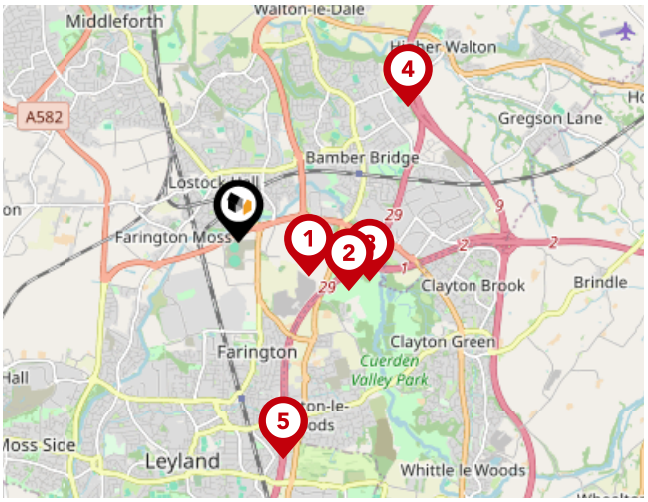
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Area
Transport (National)



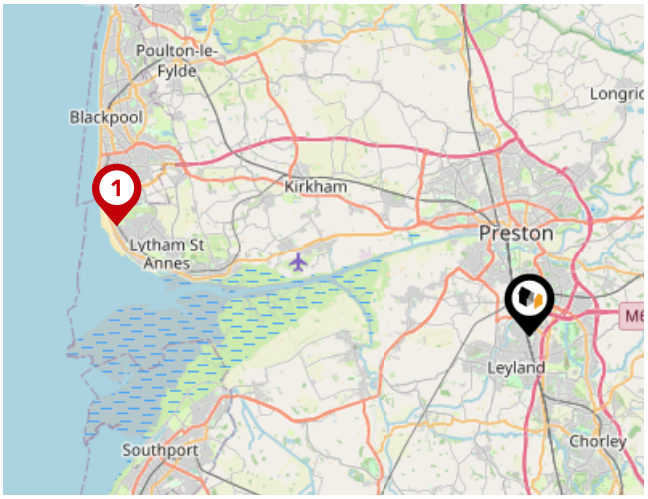
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.15 miles
2	Bamber Bridge Rail Station	1.12 miles
3	Leyland Rail Station	1.6 miles
4	Preston Rail Station	2.55 miles
5	Buckshaw Parkway Rail Station	3.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.67 miles
2	M65 J1	1.05 miles
3	M6 J29	1.19 miles
4	M6 J30	1.91 miles
5	M6 J28	1.93 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.99 miles

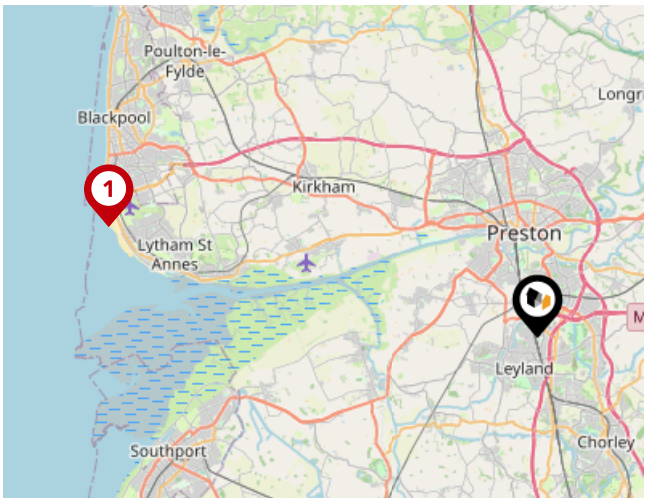
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Area
Transport (Local)



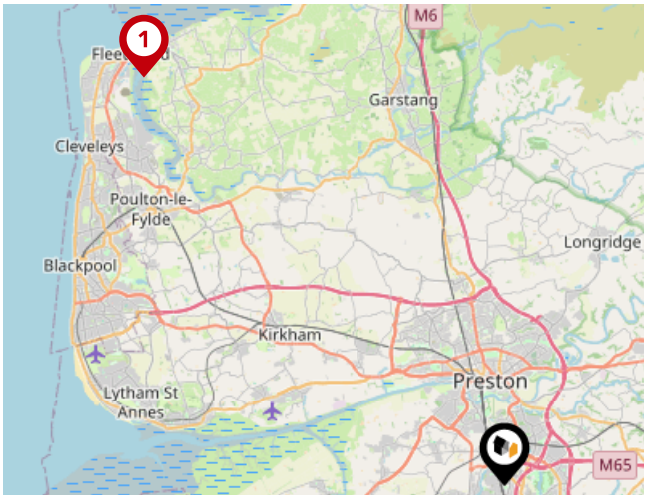
Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.03 miles
2	Methodist Church	0.05 miles
3	Victoria Inn	0.24 miles
4	Moss Bridge Park	0.26 miles
5	Woodcock Farm	0.28 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.55 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.05 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

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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