

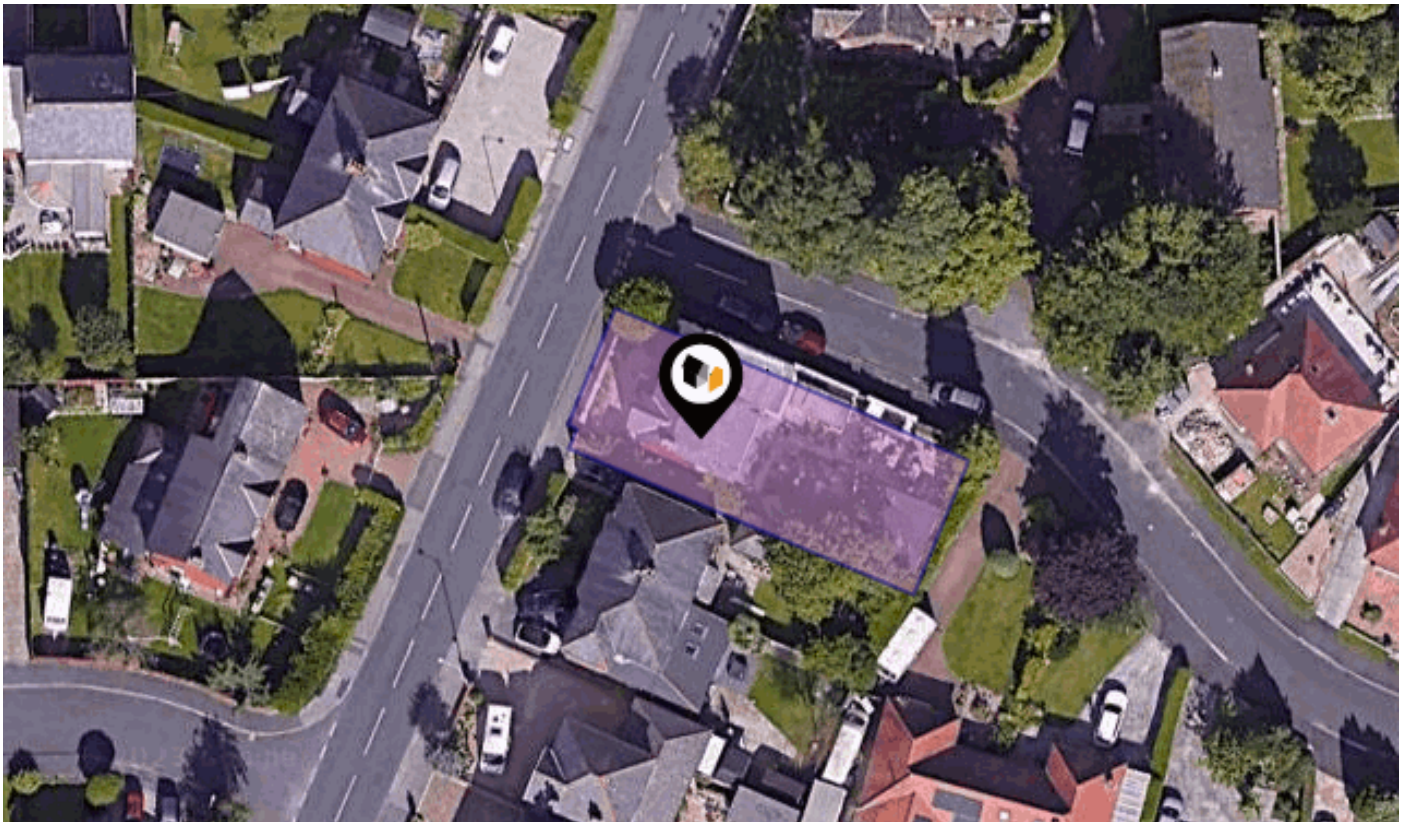


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th May 2023



TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

Positioned on a corner plot at the junction with Green Drive in Lostock Hall, sits this double fronted Victorian home. So, whether you're a growing family who needs more space, or looking for extra space for co-dependant living for an elderly relative then look no further.

This well-proportioned home has beautifully high ceilings and a sense of grandeur.

A good sized porch opens to a lovely, wide hallway. Stairs leading to the first floor with a handy under stairs storage cupboard, and doors leading off on both sides to the living accommodation.

To the left the family living room with fireplace and large window to the front providing lots of natural light. Double doors leading to the fitted kitchen. With a range of plenty of storage cupboards. At the rear a door leads to a utility room with window and door to the rear garden. There are a selection of wall and base units, space and plumbing for a washing machine and space for a dryer. There is also a further utility room with further storage cupboards at the rear.

To the right side of the entrance hall a further reception room, currently used as a dining room, and double doors leading on to a separate kitchen with dining space. Also having lots of storage cupboards.

There's also a ground floor shower room.

The ceilings are elevated, enhancing the spaciousness, and there are some lovely original touches, including ornices, coving and picture rails.

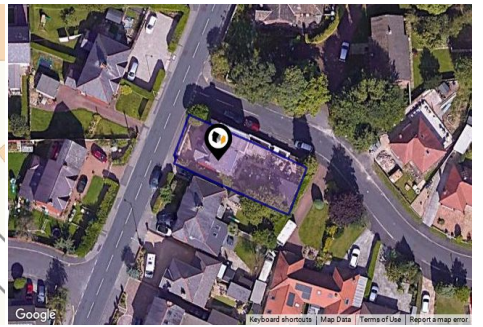
To the first floor, a lovely large split level landing leading to 4 bedrooms. There are two bedrooms to the front, the principal bedroom has a large bay window to drink in the natural daylight, and ensuite and both having fitted wardrobes.

To the rear there is a family bathroom and two further bedrooms. One of these bedrooms is in excess of 19ft in length so could easily be split as it has two windows.

Externally at the rear, the property has an easy maintenance garden leading to the double garage. Accessed via Green Lane, the double drive leads to the garage. Not only ideal for storage, but can accommodated two cars too.

With lofty ceilings, bags of character and period features abound. This home has so much potential- we can't wait to show you round and here your ideas.

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£185
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,754 ft ² / 163 m ²	Start Date:	10/10/1904
Plot Area:	0.09 acres	End Date:	01/05/2901
Council Tax :	Band E	Lease Term:	999 years from 1 May 1902
Annual Estimate:	£2,523	Term Remaining:	878 years
Title Number:	LAN71911		
UPRN:	10033048331		

Local Area

Local Authority:	South Ribble
Conservation Area:	No
Flood Risk:	
(Rivers & Seas)	Very Low
(Surface Water)	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



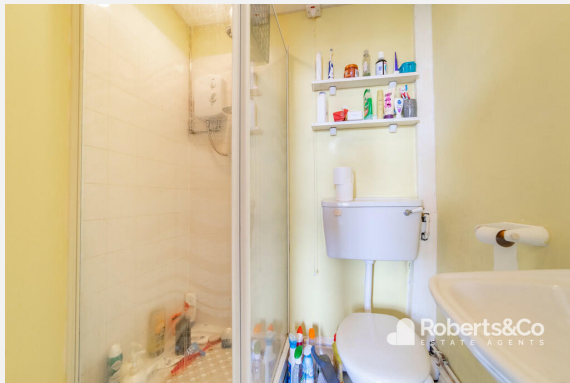
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



Approximate total area⁽¹⁾	85.63 m ² 921.72 ft ²
Reduced headroom	0.47 m ² 5.06 ft ²

(1) Excluding balconies and terraces

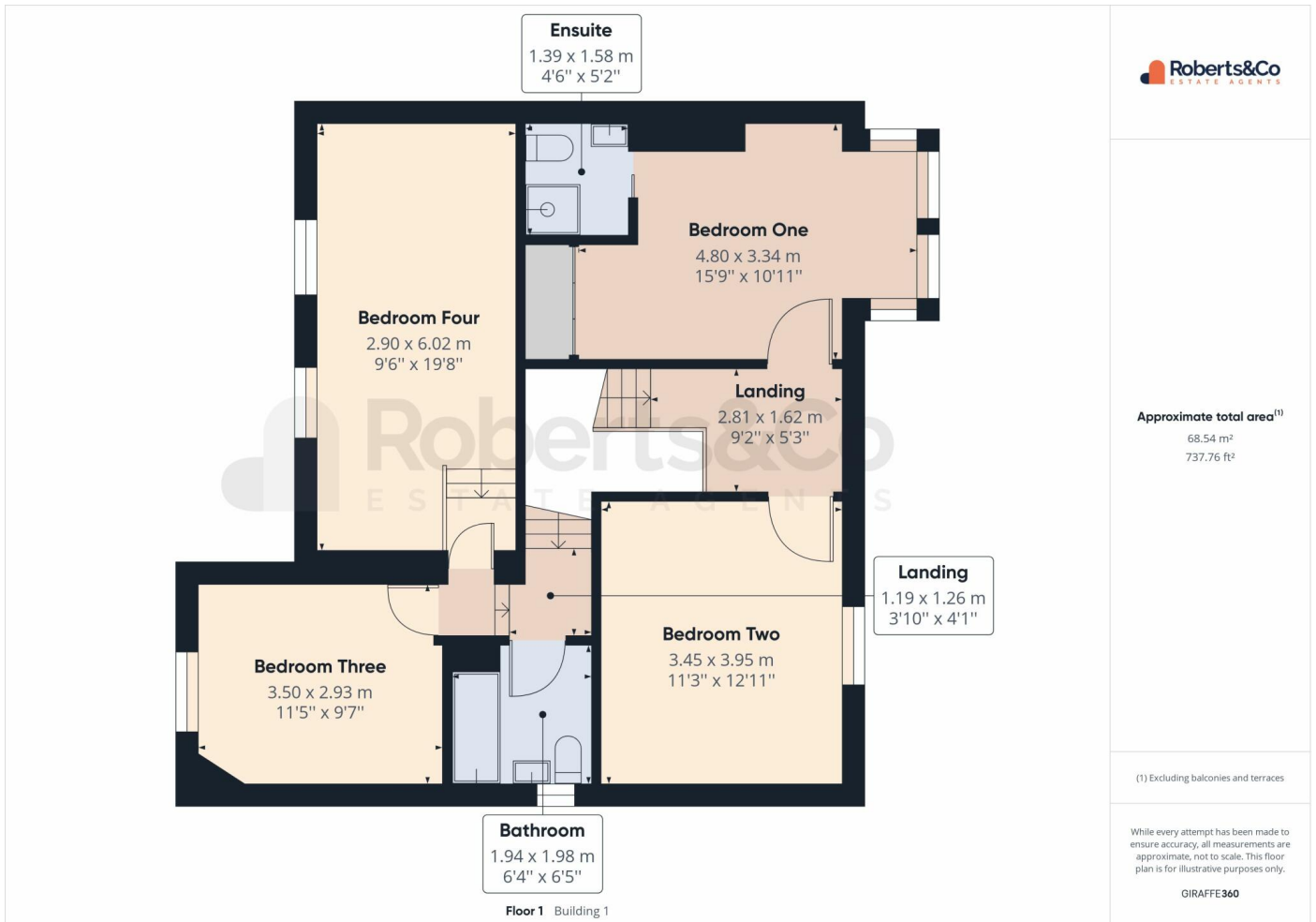
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1

TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



Property EPC - Certificate

Lostock Hall, PR5

Energy rating

D

Valid until 20.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

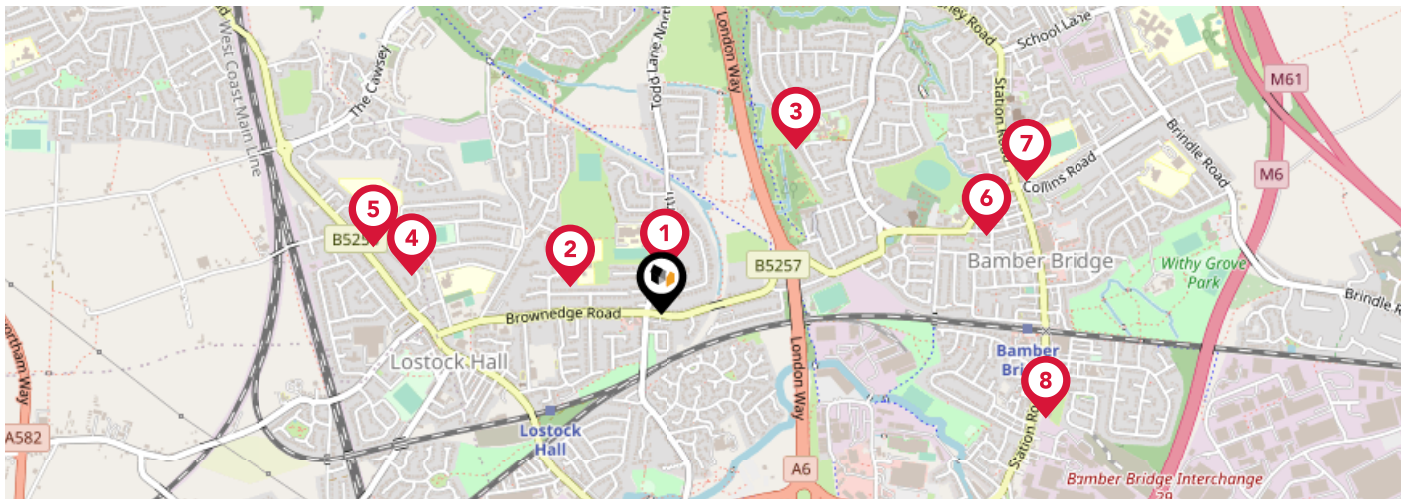
Property

EPC - Additional Data

Additional EPC Data

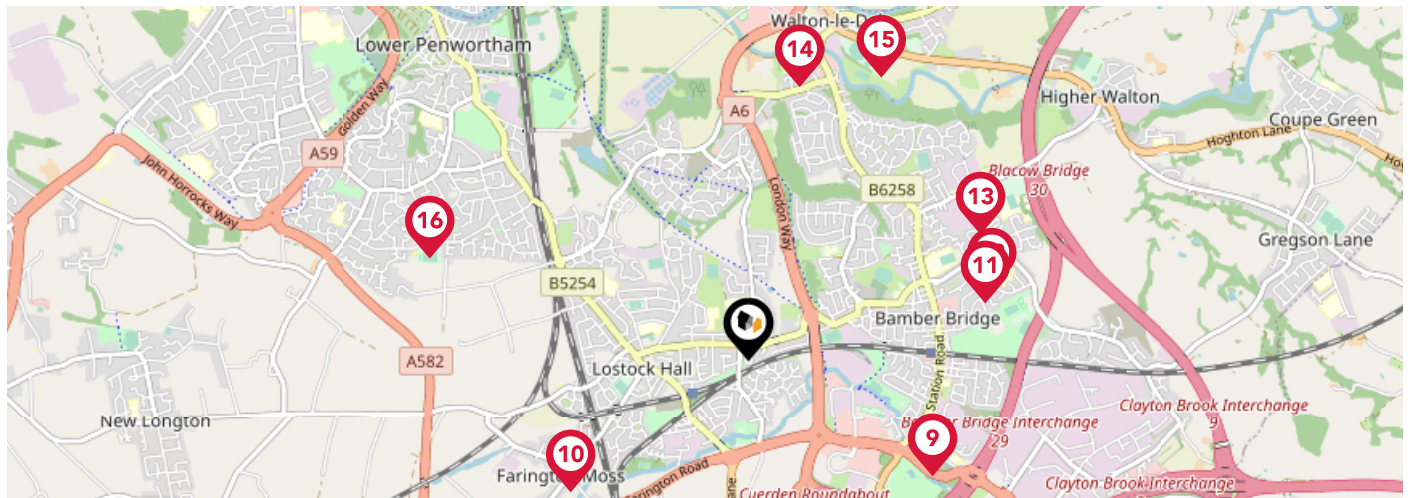
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	163 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

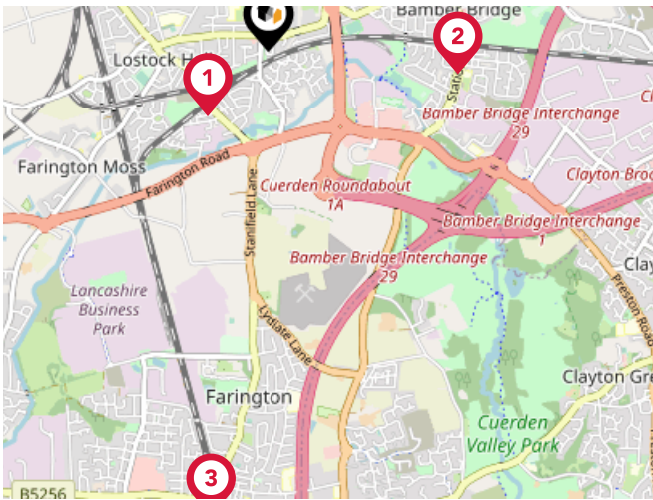
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.97	<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: Good Pupils: 131 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

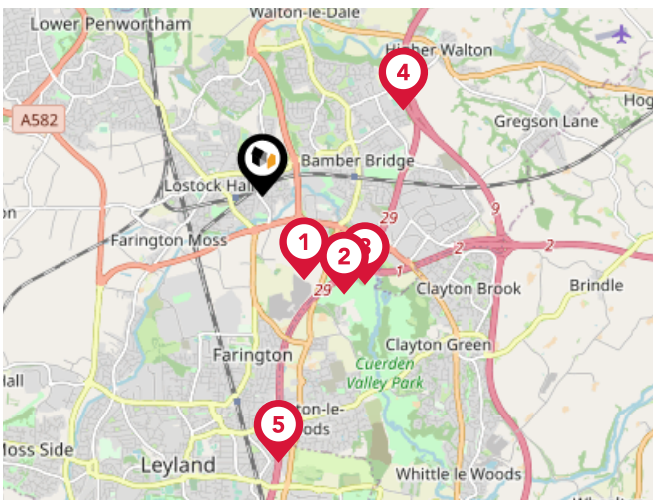
Area

Transport (National)



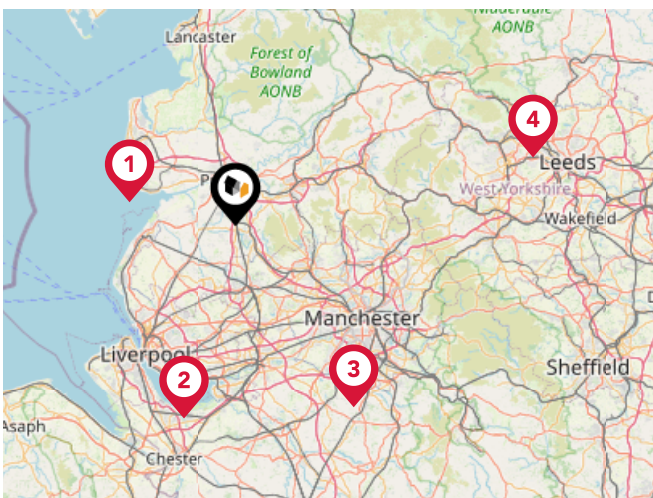
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.39 miles
2	Bamber Bridge Rail Station	0.84 miles
3	Leyland Rail Station	2.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.81 miles
2	M65 J1	1.11 miles
3	M6 J29	1.18 miles
4	M6 J30	1.46 miles
5	M6 J28	2.33 miles

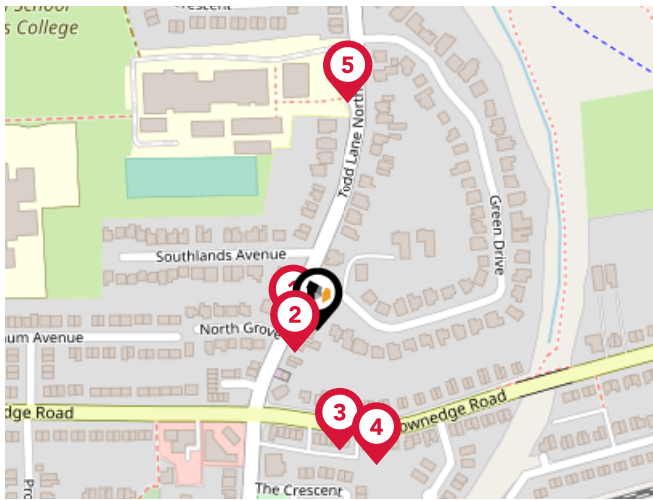


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.15 miles
2	Liverpool John Lennon Airport	27.95 miles
3	Manchester Airport	30.45 miles
4	Leeds Bradford International Airport	42.83 miles

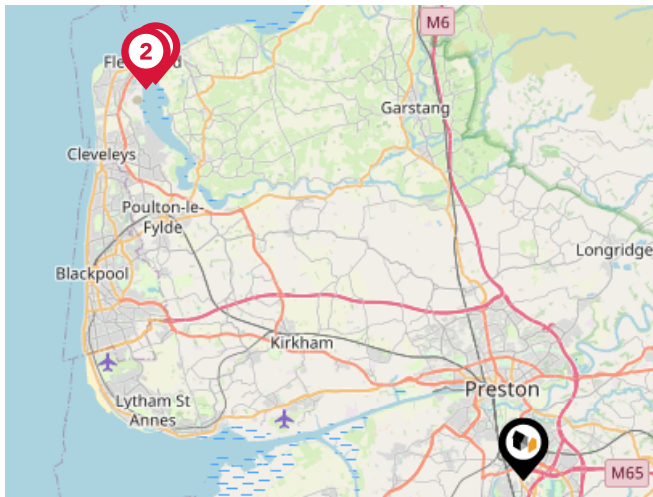
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green Drive	0.01 miles
2	Green Drive	0.02 miles
3	Four Lane Ends	0.07 miles
4	Brownedge Road	0.08 miles
5	High School Stop	0.13 miles



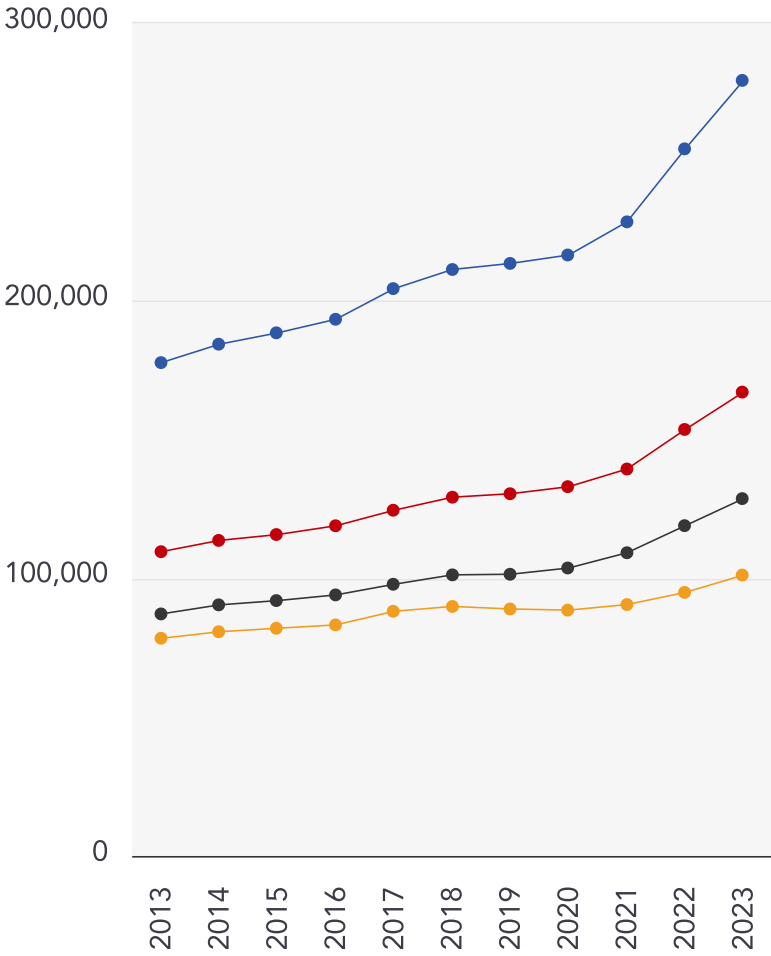
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.92 miles
2	Fleetwood for Ireland Ferry Terminal	19 miles

Market

House Price Statistics

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



Detached

+57.2%

Semi-Detached

+52.45%

Terraced

+47.64%

Flat

+29.04%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

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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