

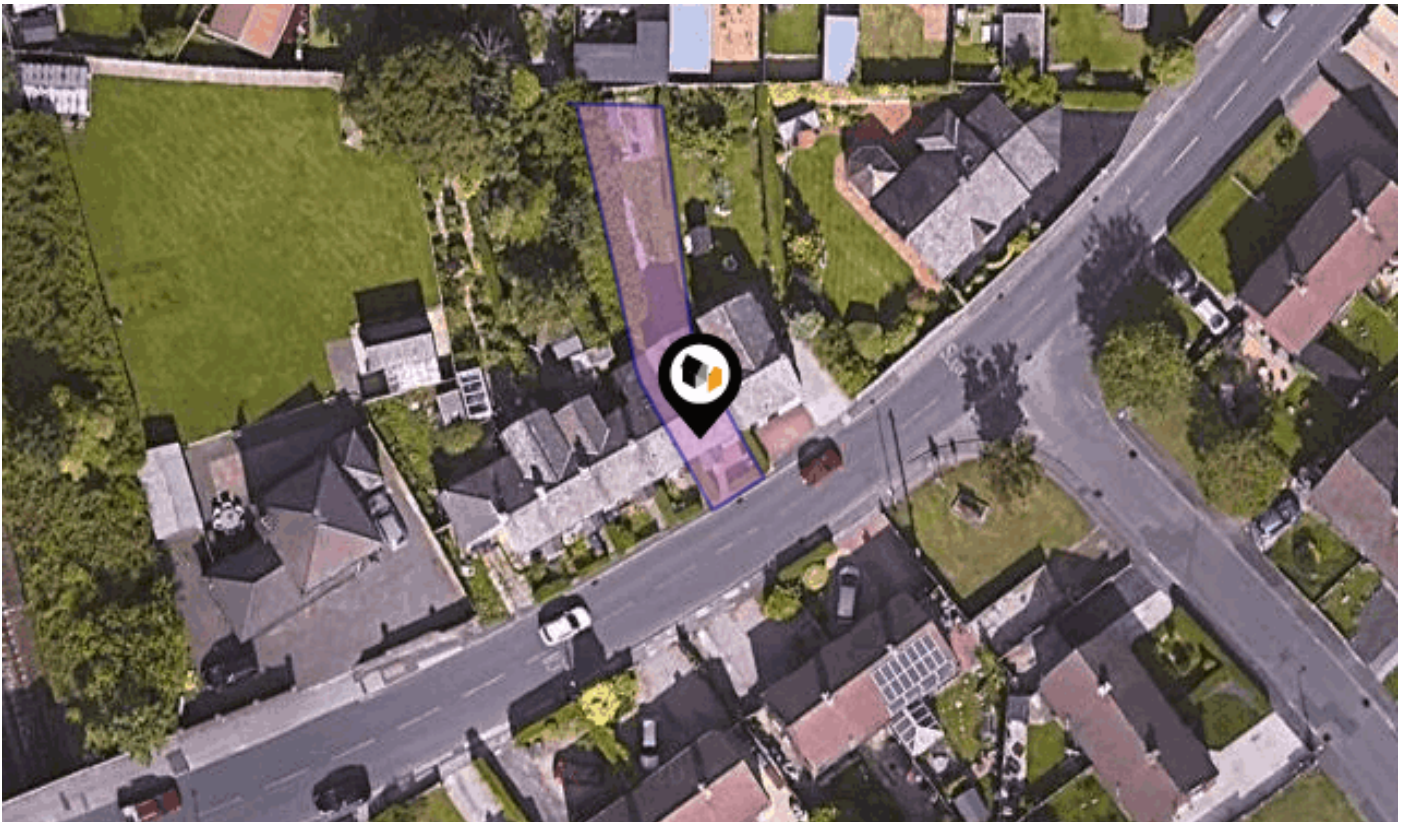


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th April 2024



COOTE LANE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Discover this enchanting two-bedroom cottage, one of just five nestled within its serene surroundings. Showcasing a delightful fusion of timeless character elements and contemporary flair.

Step through the inviting porch into a generously sized living room adorned with original beams and a charming gas stove.

At the rear, you'll find a spacious dining kitchen that's been meticulously designed for both style and functionality. White cabinets provide a crisp and modern aesthetic, beautifully complemented by contrasting dark wooden worktops, adding a touch of sophistication to the space. Equipped with modern conveniences, the kitchen features an integrated fridge freezer, ensuring ample storage space while maintaining a seamless look. Additionally, there's ample space and plumbing for both a washing machine and dishwasher, catering to your laundry needs effortlessly. Beyond its practicality, the kitchen also offers a designated area for dining, with ample space for a table and chairs.

Ascending to the first floor reveals two double bedrooms and a stunning bathroom featuring a luxurious drench-style shower over the bathtub and a distinctive vanity sink.

Outside, the property boasts a spacious rear garden with a lush lawn, stone pathway, and a decked patio.

Completing the picture is a picturesque block paved path adorning the front elevation.

Whether as a first-time purchase or a downsizing opportunity, this truly remarkable home offers a perfect blend of charm and functionality within a unique community of cottages.



Property

Type:	Terraced	Last Sold £/ft²:	£197
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	710 ft ² / 66 m ²	Start Date:	14/01/1814
Plot Area:	0.05 acres	End Date:	15/01/2813
Year Built :	Before 1900	Lease Term:	999 years from 15 January 1814
Council Tax :	Band A	Term Remaining:	789 years
Annual Estimate:	£1,495		
Title Number:	LA684926		
UPRN:	10033057562		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	9000 mb/s

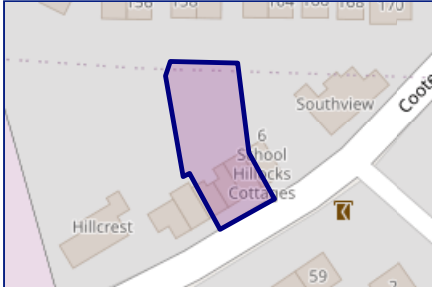
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

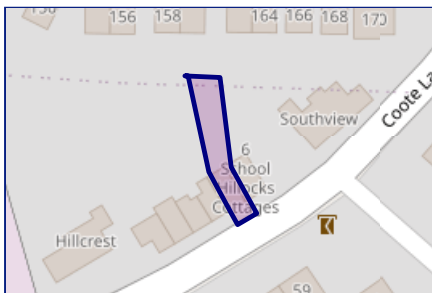


Freehold Title Plan



LAN64654

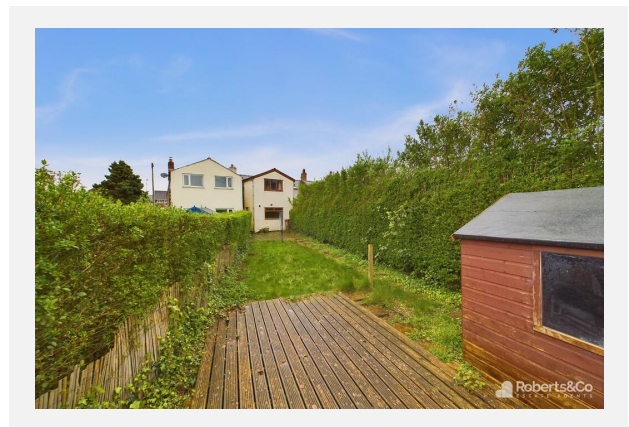
Leasehold Title Plan



LA684926

Start Date: 13/01/1814
End Date: 15/01/2813
Lease Term: 999 years from 15 January 1814
Term Remaining: 789 years





COOTE LANE, LOSTOCK HALL, PRESTON, PR5



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Property EPC - Certificate

Coote Lane, Lostock Hall, PR5

Energy rating

E

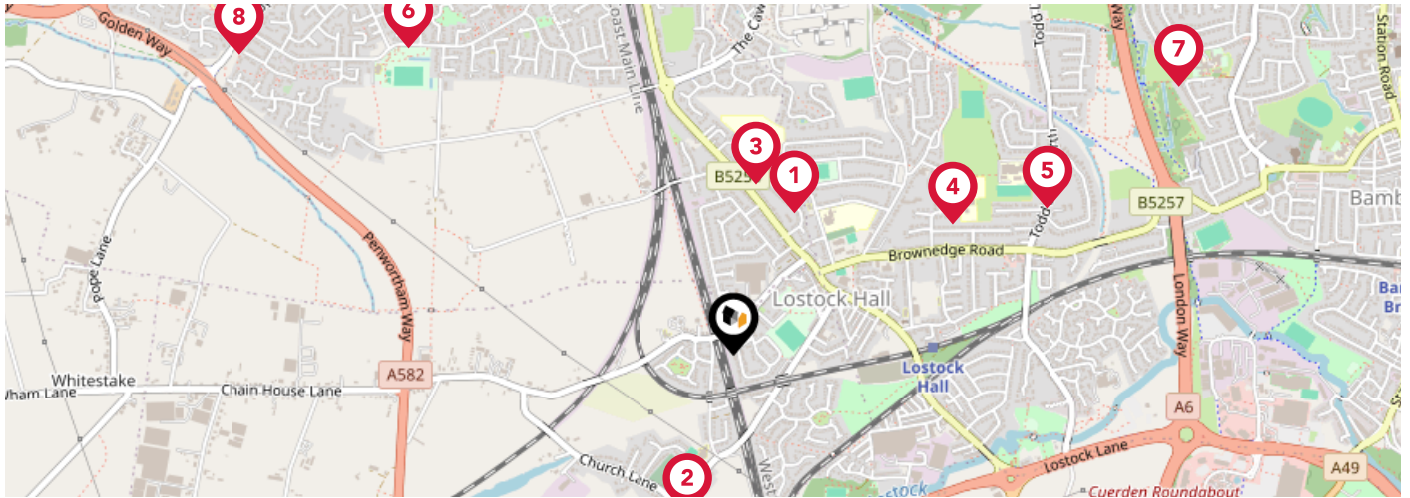
Valid until 30.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Additional EPC Data

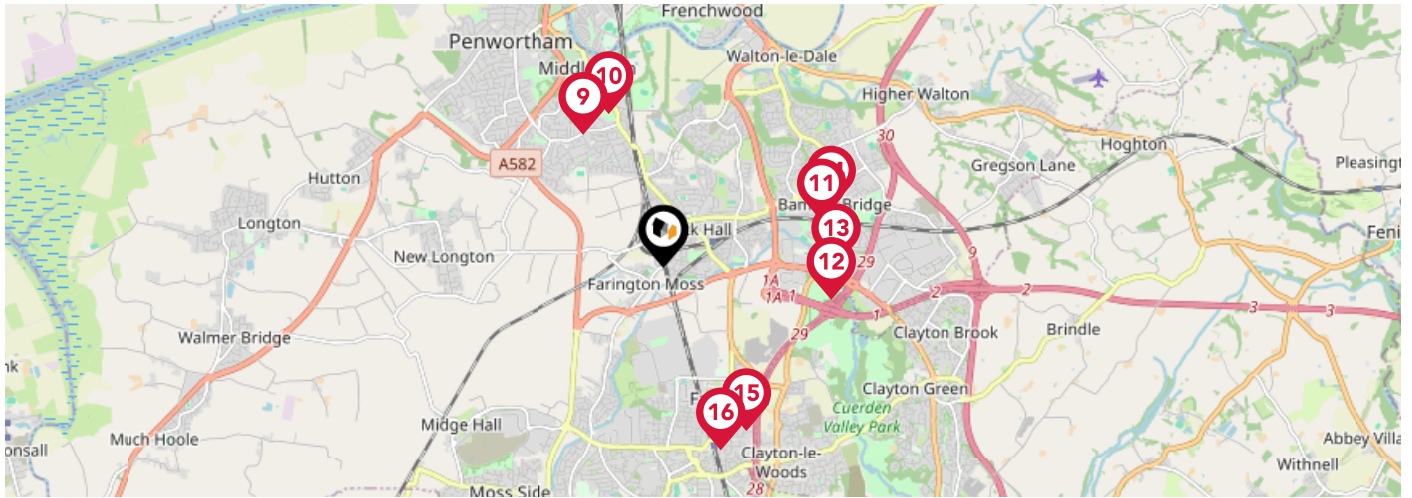
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</p> <p>Ofsted Rating: Good Pupils: 357 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Farington Moss St. Paul's C.E. Primary School</p> <p>Ofsted Rating: Good Pupils: 194 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lostock Hall Moor Hey School</p> <p>Ofsted Rating: Good Pupils: 110 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lostock Hall Community Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 425 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Lostock Hall Academy</p> <p>Ofsted Rating: Good Pupils: 612 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kingsfold Primary School</p> <p>Ofsted Rating: Good Pupils: 120 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Walton-le-Dale Community Primary School</p> <p>Ofsted Rating: Good Pupils: 443 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Penwortham Broad Oak Primary School</p> <p>Ofsted Rating: Good Pupils: 187 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

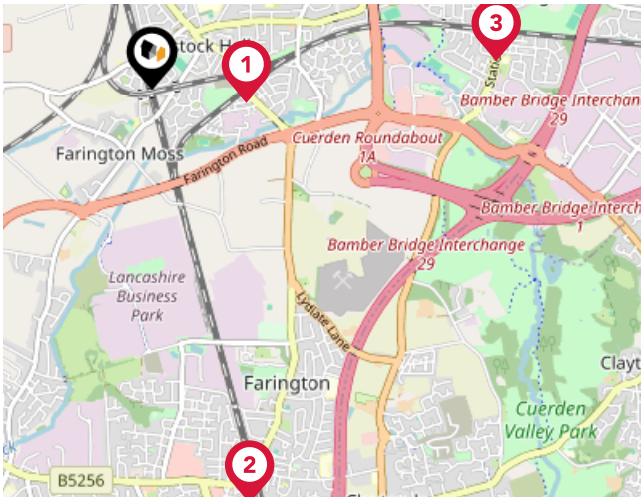
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 301 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

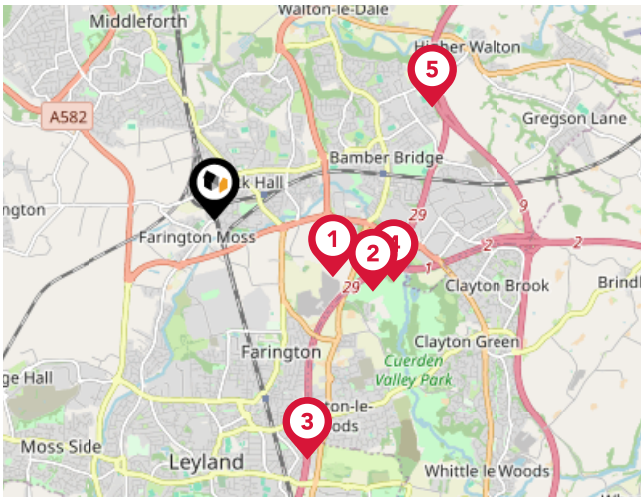
Area

Transport (National)



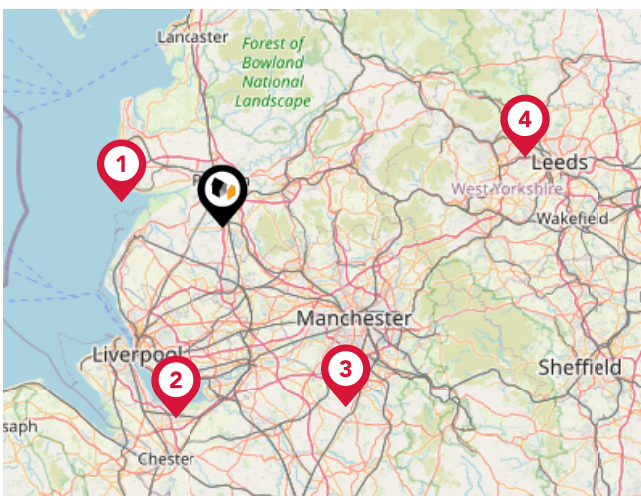
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.42 miles
2	Leyland Rail Station	1.86 miles
3	Bamber Bridge Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.15 miles
2	M65 J1	1.53 miles
3	M6 J28	2.25 miles
4	M6 J29	1.67 miles
5	M6 J30	2.16 miles

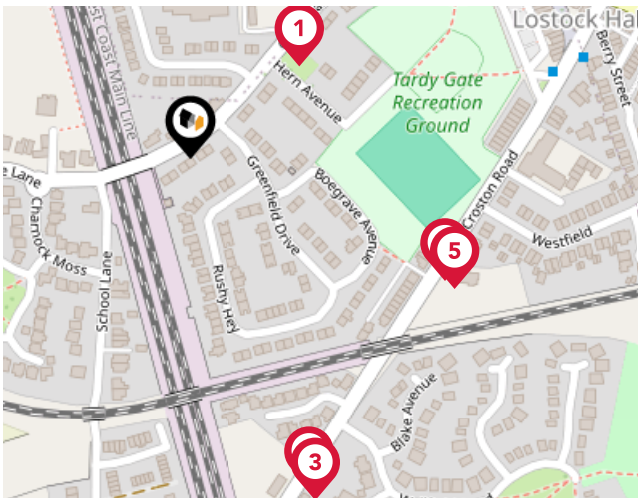


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.54 miles
2	Liverpool John Lennon Airport	27.56 miles
3	Manchester Airport	30.64 miles
4	Leeds Bradford International Airport	43.54 miles

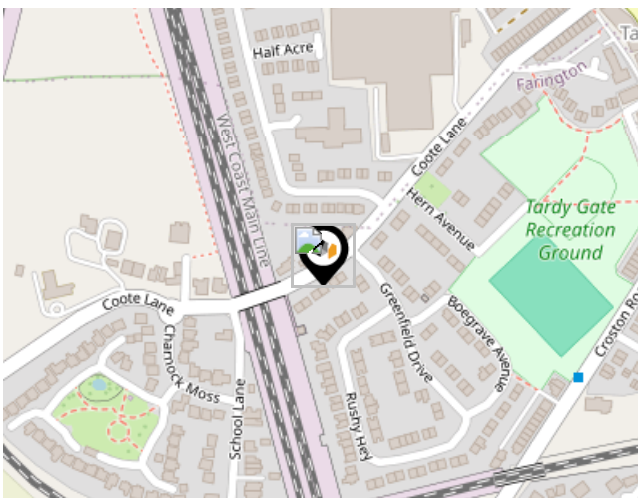
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hern Avenue	0.08 miles
2	Wellfield Road	0.19 miles
3	Wellfield Road	0.2 miles
4	Anchor Inn	0.15 miles
5	Anchor inn	0.16 miles



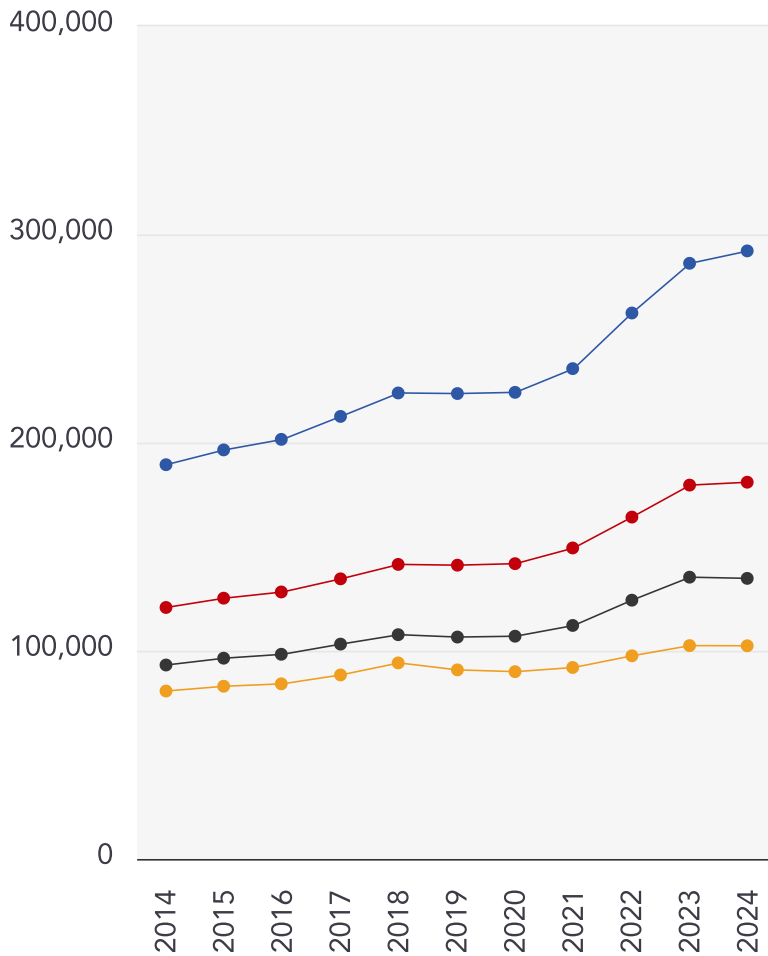
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.64 miles
2	Fleetwood for Ireland Ferry Terminal	18.71 miles

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%



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.

Our Team

Robert

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.



/RobertsCoEstates



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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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