

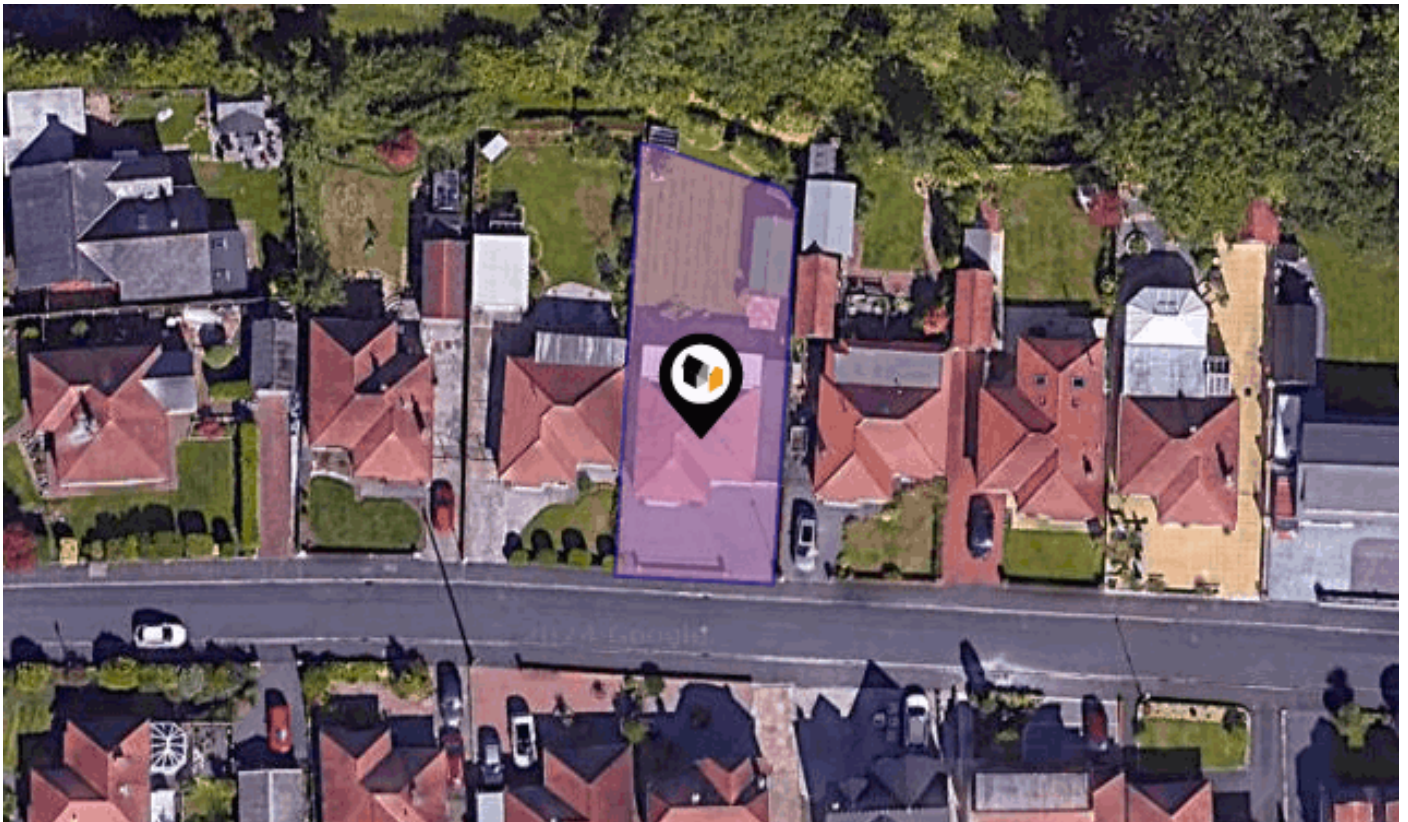


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd May 2024



LYNDALE AVENUE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Property Overview

This stunning 2-bedroom detached bungalow is a gem in a serene location, offering a perfect blend of modern comfort and spaciousness. As you approach the property, the first thing you'll notice is the impressive curb appeal, with a large driveway that provides ample parking space and a well-maintained garden that sets a welcoming tone.

Upon entering, you are greeted by a spacious hallway that leads to a tastefully designed living room. This room is bright and airy, with large windows that allow natural light to flood in, creating a warm and inviting atmosphere. The neutral color palette and high-quality finishes throughout the bungalow add to the sense of elegance and sophistication.

The heart of this home is the modern dining kitchen, which has been fully renovated to a high standard. It features sleek cabinetry, premium countertops, and high-end appliances that will delight any home chef. The dining area provides a perfect space for family meals or entertaining guests, and it has a lovely view of the garden, which is accessed through a set of French doors. This design element seamlessly blends indoor and outdoor living, allowing you to enjoy the open views from the comfort of your home.

The bungalow offers two generously sized double bedrooms, each with ample closet space and large windows that bring in plenty of natural light. The family bathroom is a contemporary oasis, with elegant tiling, a modern vanity, and a spacious walk in-shower and separate bathtub.

The property's outdoor space is equally impressive, with a large garden that offers plenty of room for outdoor activities, gardening, or simply relaxing while taking in the open views. The garden's layout is well-thought-out, providing areas for both relaxation and entertainment.

The property has an attached tandem garage which runs the full length of the property with an additional large workshop situated to the side of the garden. Both the garage and workshop have lighting and power. This bungalow is an ideal choice for those seeking a tranquil retreat with modern comforts and a stylish design. Its location on a great-sized plot with open views to the rear further enhances the sense of peace and privacy, making it a perfect place to call home.



Property

Type:	Detached	Last Sold £/ft²:	£337
Bedrooms:	2	Tenure:	Freehold
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN277579		
UPRN:	10033047238		

Local Area

Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	6 mb/s	78 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	Very Low			
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







LYNDALE AVENUE, LOSTOCK HALL, PRESTON, PR5



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 127.7 m²
 1374.51 ft²

(1) Excluding balconies and terraces

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

Property EPC - Certificate

Lostock Hall, PR5

Energy rating

C

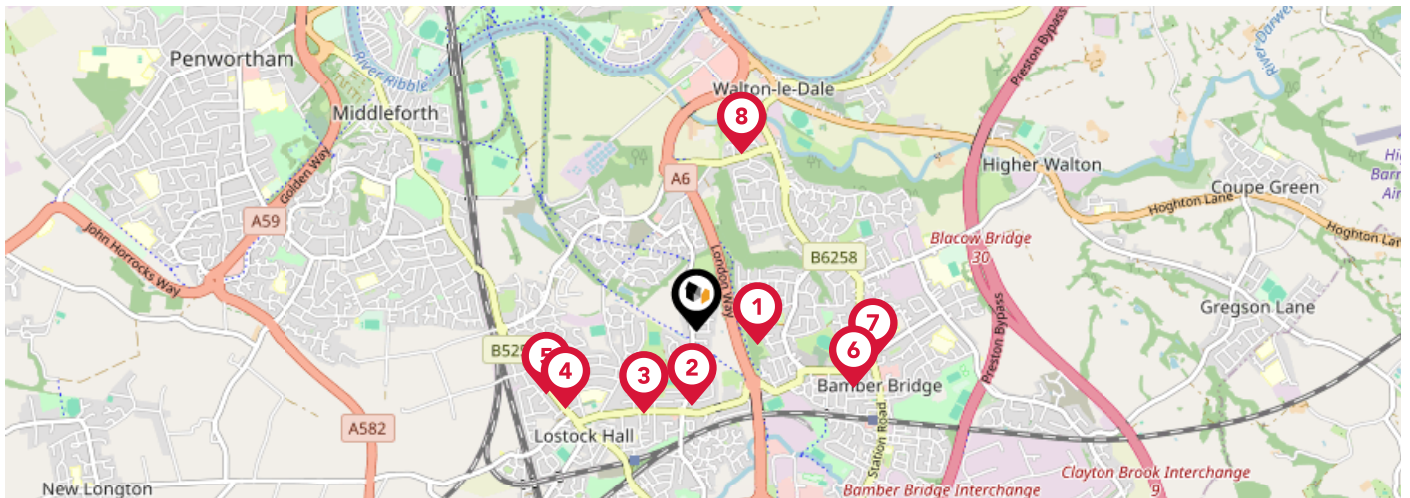
Valid until 26.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

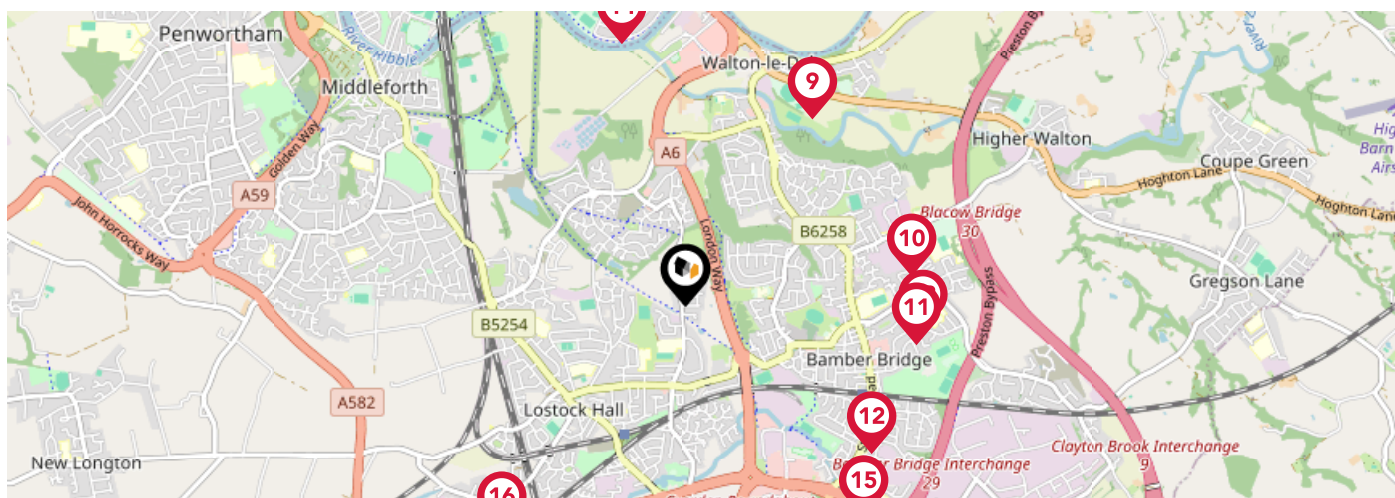
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
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:	84 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.43	<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:0.67	<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:0.72	<input type="checkbox"/>	<input 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:0.73	<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:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

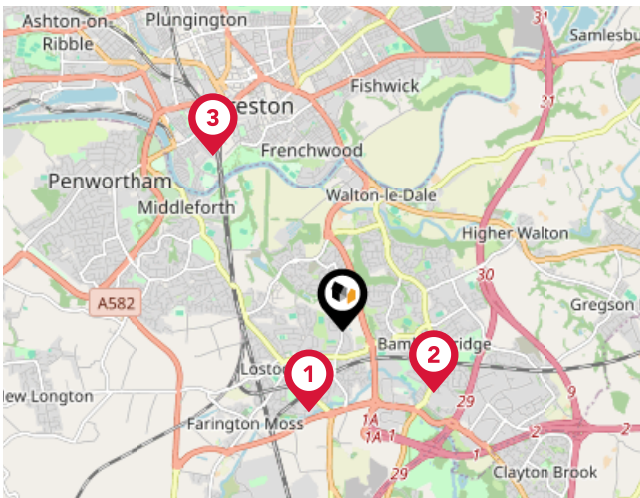
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.04	<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:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.21	<input type="checkbox"/>	<input 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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

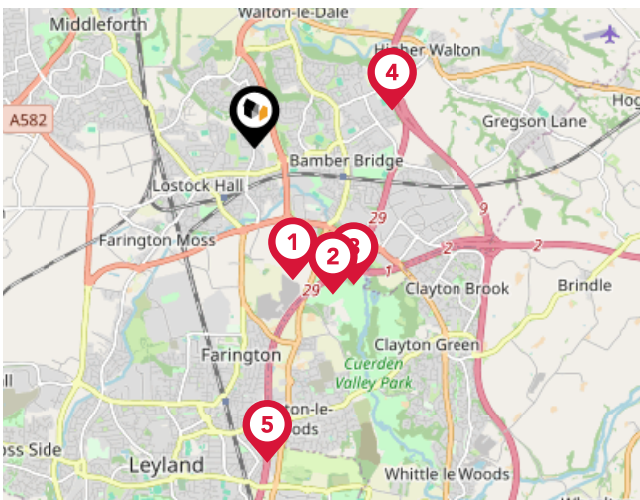
Area

Transport (National)



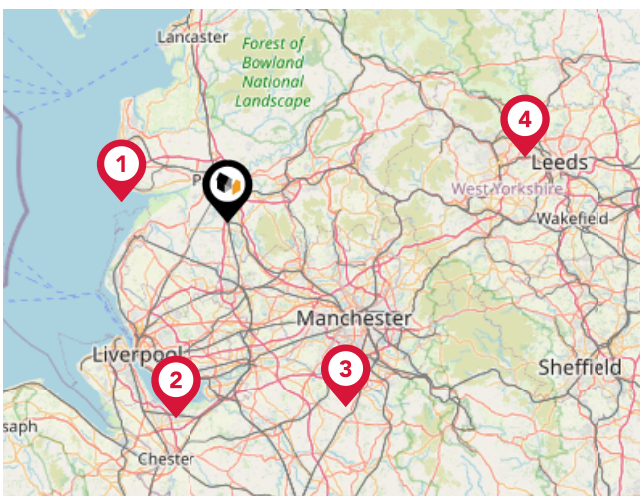
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.76 miles
2	Bamber Bridge Rail Station	0.95 miles
3	Preston Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.19 miles
2	M65 J1	1.44 miles
3	M6 J29	1.47 miles
4	M6 J30	1.26 miles
5	M6 J28	2.75 miles

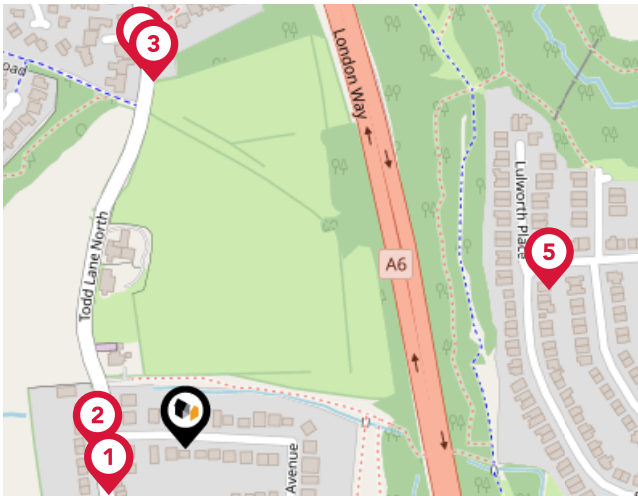


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.09 miles
2	Liverpool John Lennon Airport	28.36 miles
3	Manchester Airport	30.78 miles
4	Leeds Bradford International Airport	42.7 miles

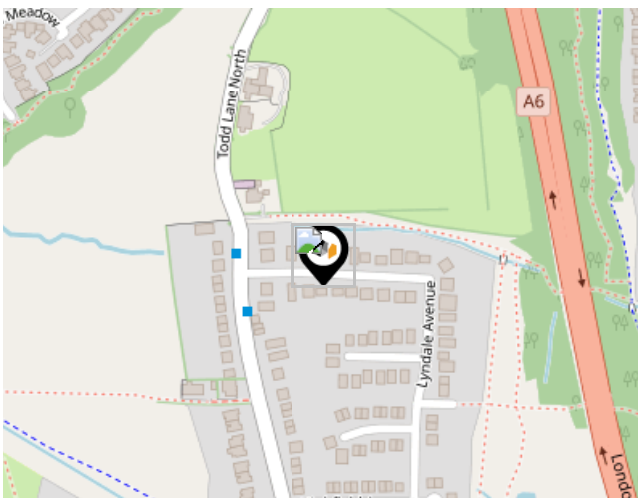
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lyndale Avenue	0.05 miles
2	Lyndale Avenue	0.05 miles
3	Limekiln Cottage	0.2 miles
4	Limekiln Cottage	0.21 miles
5	Lulworth Place	0.22 miles



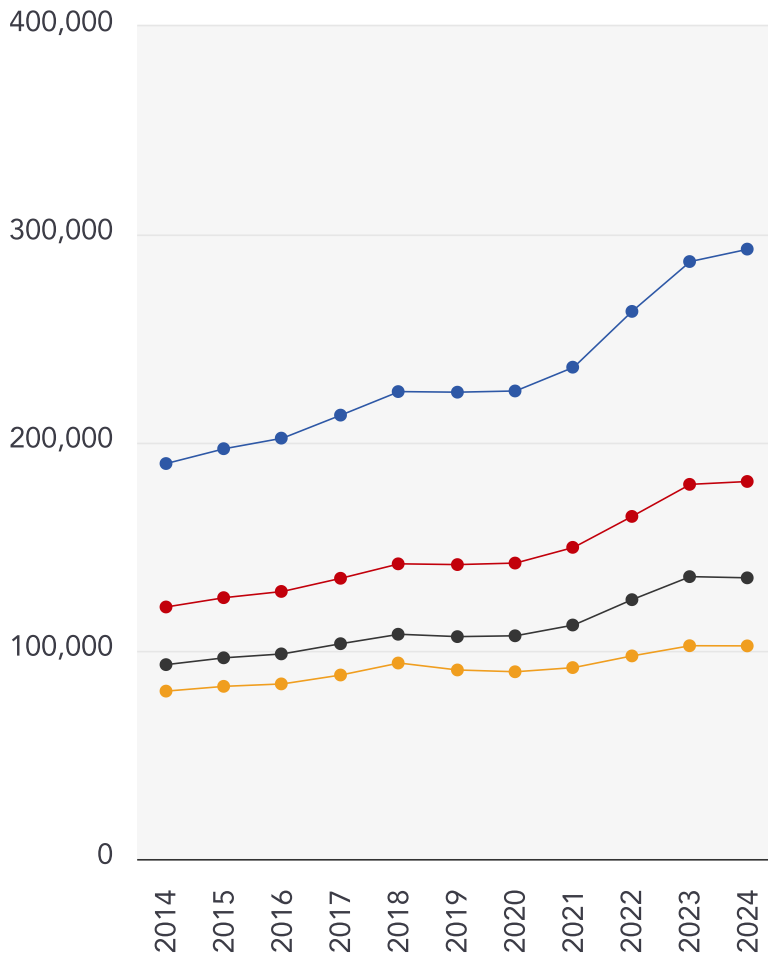
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.64 miles
2	Fleetwood for Ireland Ferry Terminal	18.73 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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