

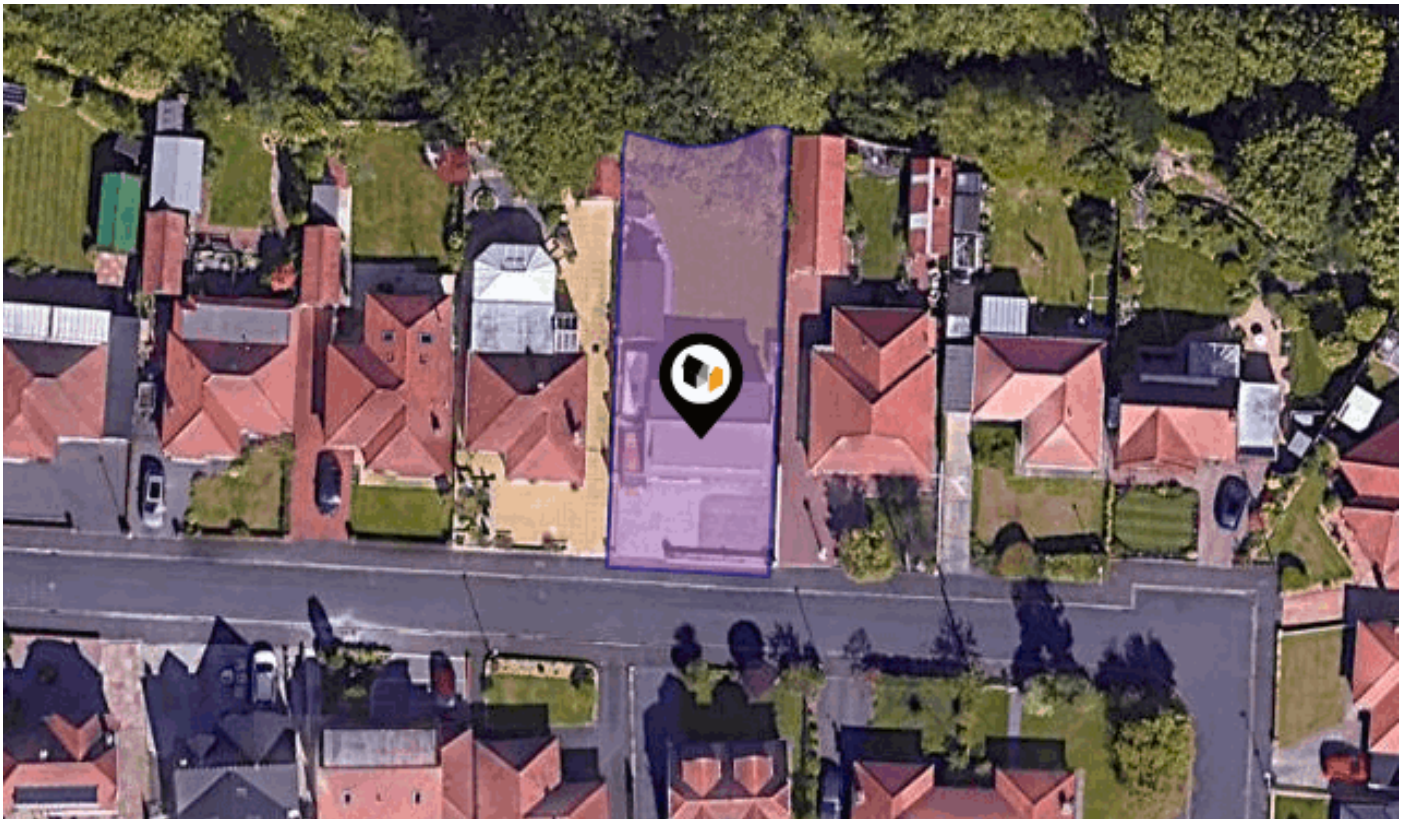


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06<sup>th</sup> September 2024



**LYNDALE AVENUE, LOSTOCK HALL, PRESTON, PR5**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Property Overview

From the moment you step through the front door, you're immediately welcomed by an ambiance of freshness and contemporary elegance. Every aspect of this home exudes quality, promising an effortless transition into a life of luxury.

The entrance hall, dining kitchen, and ground-floor utility/shower room feature Amtico flooring, renowned for its durability and style. In addition, the home is outfitted to most of the rooms with an integrated Bluetooth speaker system, allowing you to enjoy music throughout.

The heart of the house is the stunning open-plan kitchen and dining area, designed to cater to both everyday family living and entertaining guests. This sleek, modern kitchen is truly a chef's dream, boasting high-end appliances such as a built-in Hoover smart oven with a digital display, an integrated Bosch oven-grill microwave combo, a Neff induction hob, and a Bosch extractor. The space also includes an integrated dishwasher and ample quartz countertops that offer both beauty and functionality. With space reserved for an American-style fridge freezer, this kitchen is as practical as it is stylish. Natural light floods the area through expansive bifold doors, which open directly onto the garden, creating a seamless transition between indoor and outdoor living.

The spacious living room spans the full length of the house, benefiting from dual-aspect windows that bathe the room in natural light. This versatile space offers endless possibilities, whether you envision it as a cosy spot for relaxation, a room for entertaining large groups, or something uniquely tailored to your lifestyle. At its centre is a charming wood-burning stove, set on a granite hearth, adding warmth and character to the carpeted room.

Also on the ground floor, a utility/ shower room which is a practical addition, complete with a shower cubicle featuring an electric shower, a brand-new Baxi boiler, and ample space for a washing machine. The WC and sink, set against quartz worktops, ensure this room is as functional as it is elegant.

Upstairs, you'll find three generously sized bedrooms, each easily capable of accommodating double beds and more, ensuring comfort for every member of the household.

The family bathroom is a sanctuary of relaxation, equipped with a luxurious walk-in shower, a sleek His and Hers vanity unit, and an indulgent freestanding egg-style bathtub. Additional features include a wall-hung vanity sink with a touch-sensitive mirror and a Bluetooth sound system, adding a modern touch to your bathing experience.

Stepping outside, you'll find a beautifully landscaped garden, offering both privacy and beauty. A raised decking area provides an ideal spot for outdoor dining or simply enjoying the surrounding woodland views. Parking is ample, with a large imprinted driveway capable of accommodating multiple vehicles, and a detached garage provides additional storage space.

Conveniently located, the home offers excellent transport links, with the A6, M6, and M65 all within easy reach. Major roads offer seamless access to nearby towns and further afield, making this home as practical as it is luxurious.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,242		
<b>Title Number:</b>	LAN224341		

## Local Area

<b>Local Authority:</b>	South ribble
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>74</b> mb/s	<b>9000</b> mb/s

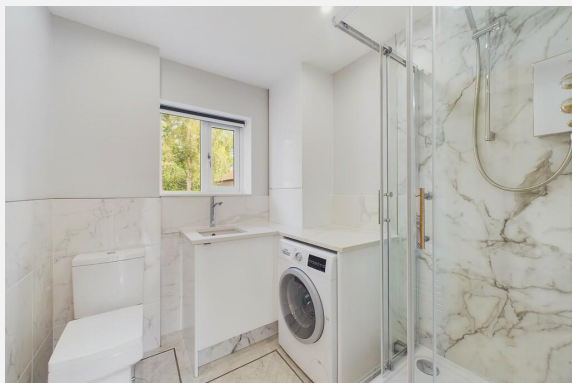
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

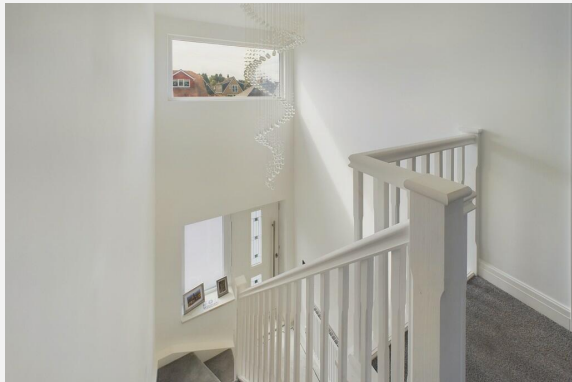








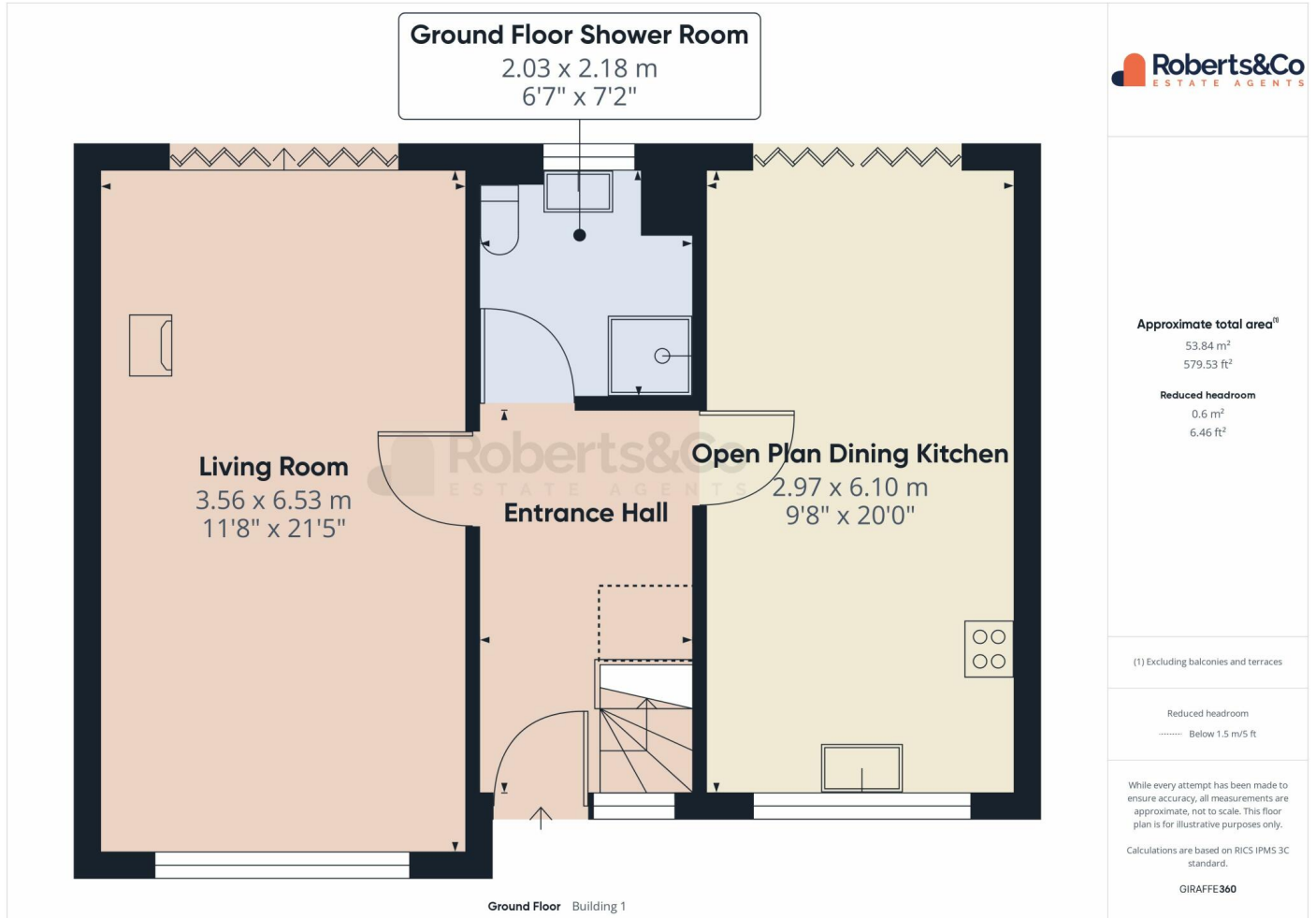




## LYNDALE AVENUE, LOSTOCK HALL, PRESTON, PR5



LYNDALE AVENUE, LOSTOCK HALL, PRESTON, PR5





LYNDALE AVENUE, LOSTOCK HALL, PRESTON, PR5



Lyndale Avenue, Lostock Hall, PR5

Energy rating

# D

Valid until 09.04.2029

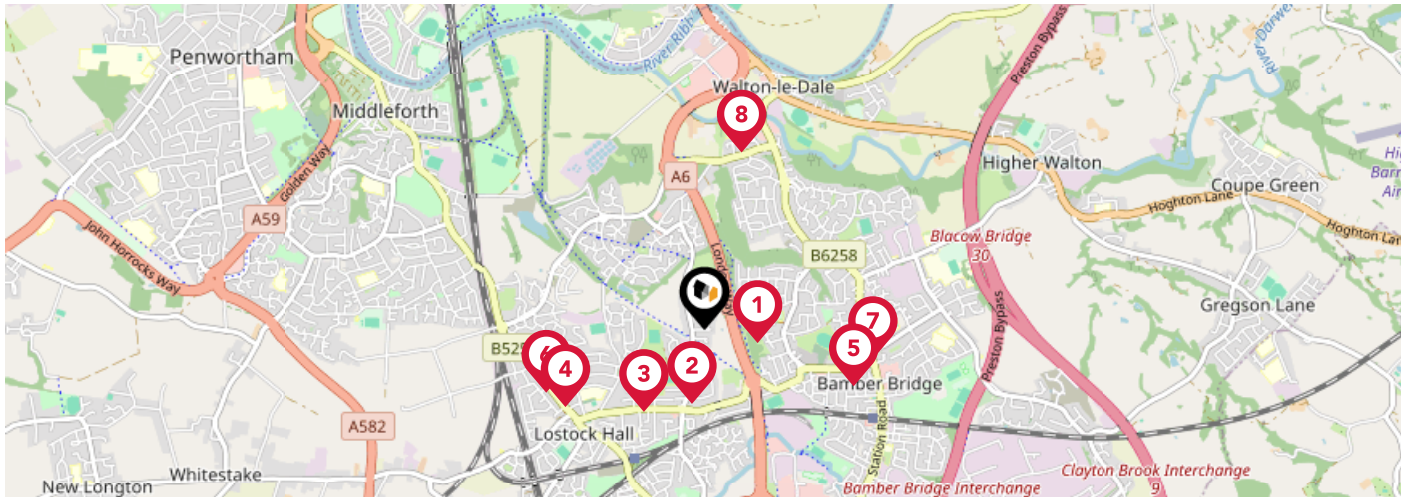
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

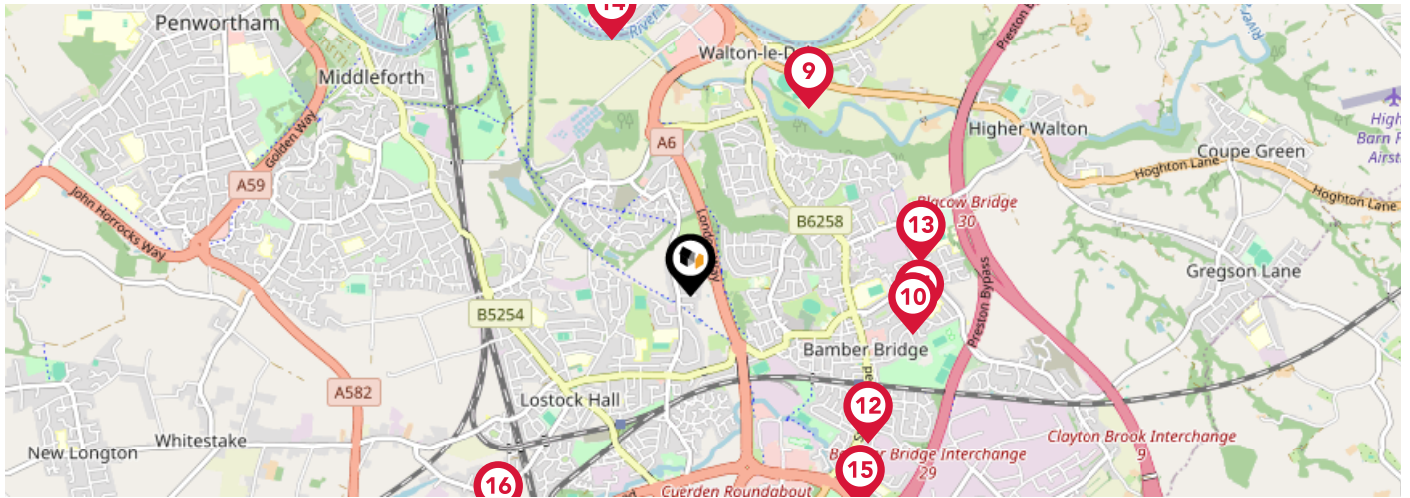


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

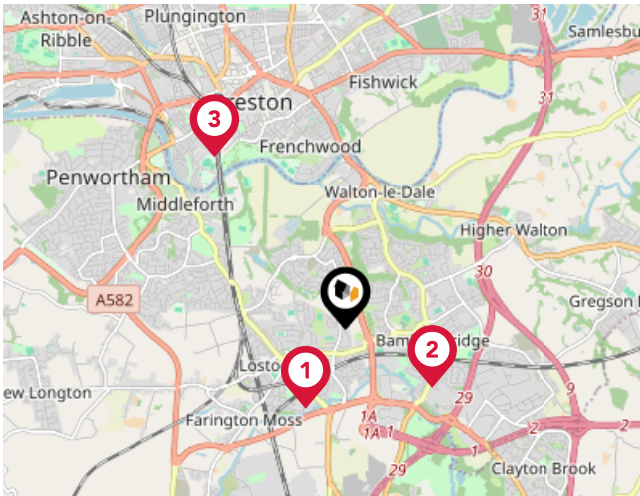
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

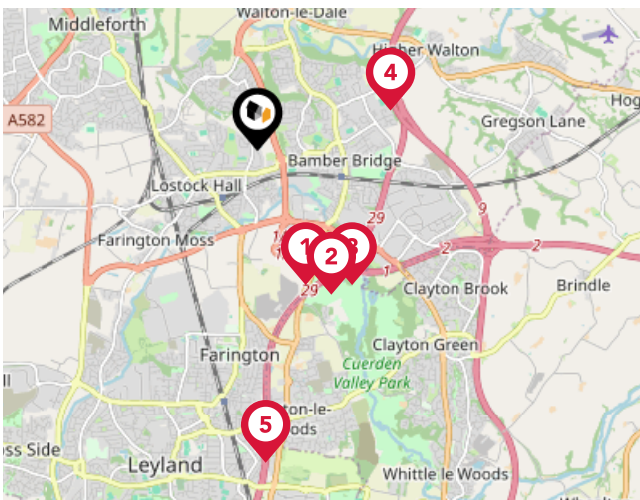
# Area

## Transport (National)



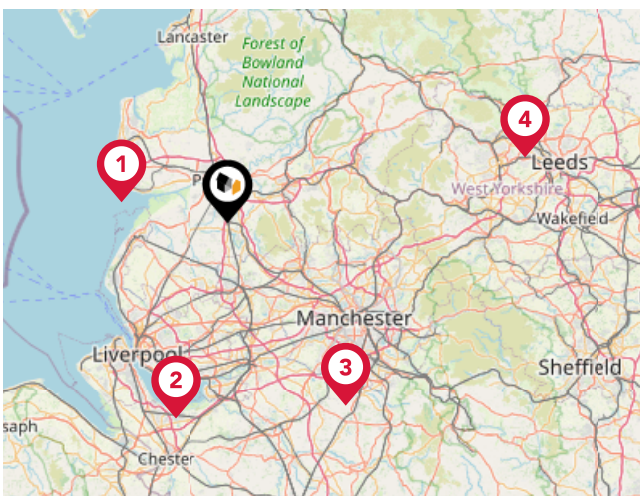
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.78 miles
2	Bamber Bridge Rail Station	0.93 miles
3	Preston Rail Station	1.9 miles



### Trunk Roads/Motorways

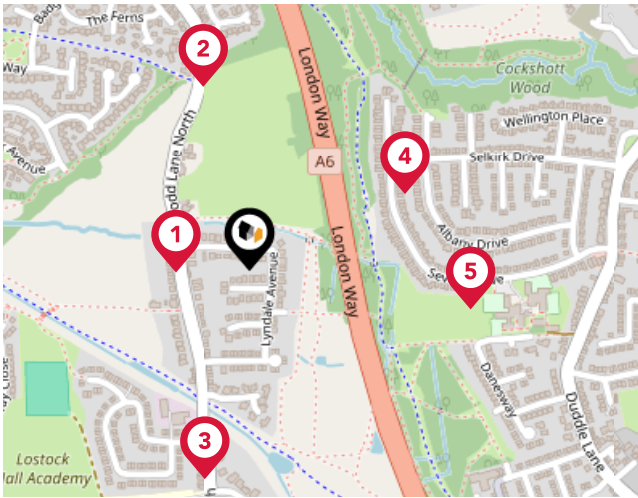
Pin	Name	Distance
1	M65 J1A	1.26 miles
2	M65 J1	1.42 miles
3	M6 J29	1.45 miles
4	M6 J30	1.23 miles
5	M6 J28	2.75 miles



### Airports/Helipads

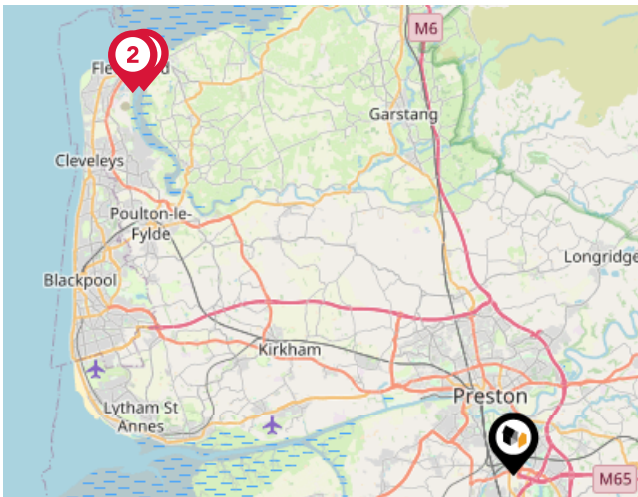
Pin	Name	Distance
1	Highfield	15.12 miles
2	Speke	28.37 miles
3	Manchester Airport	30.67 miles
4	Leeds Bradford Airport	42.67 miles





### Bus Stops/Stations

Pin	Name	Distance
1	Lyndale Avenue	0.08 miles
2	Limekiln Cottage	0.21 miles
3	Glendale Avenue	0.23 miles
4	Lulworth Place	0.19 miles
5	Severn Drive	0.25 miles



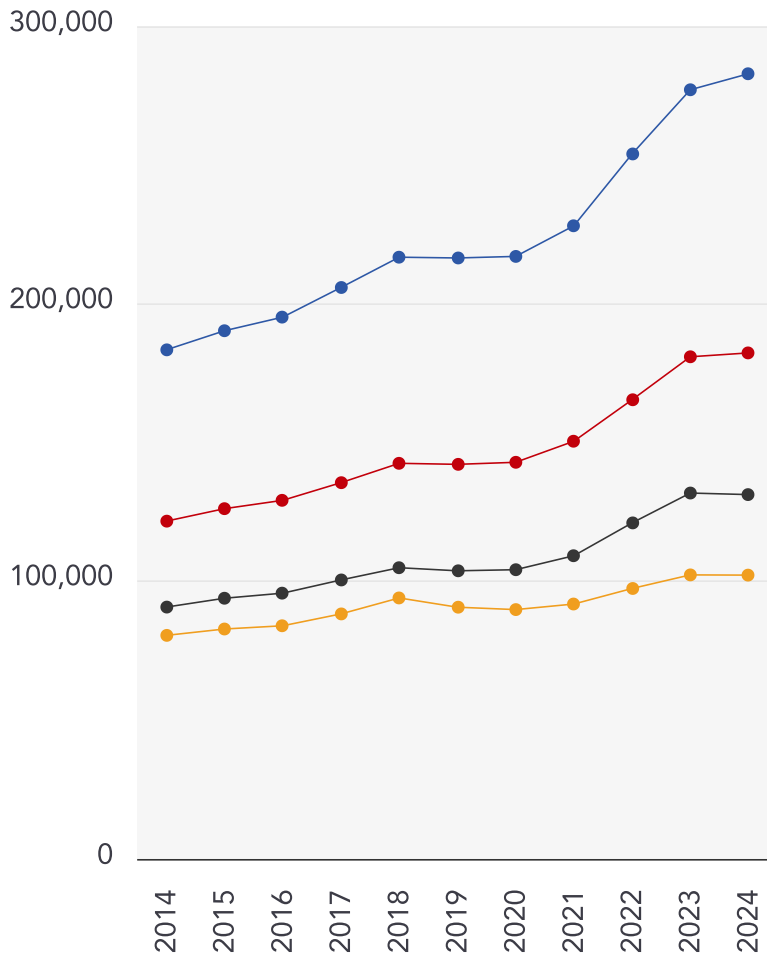
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.66 miles
2	Fleetwood for Knott End Ferry Landing	18.87 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



@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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Roberts & Co

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

