

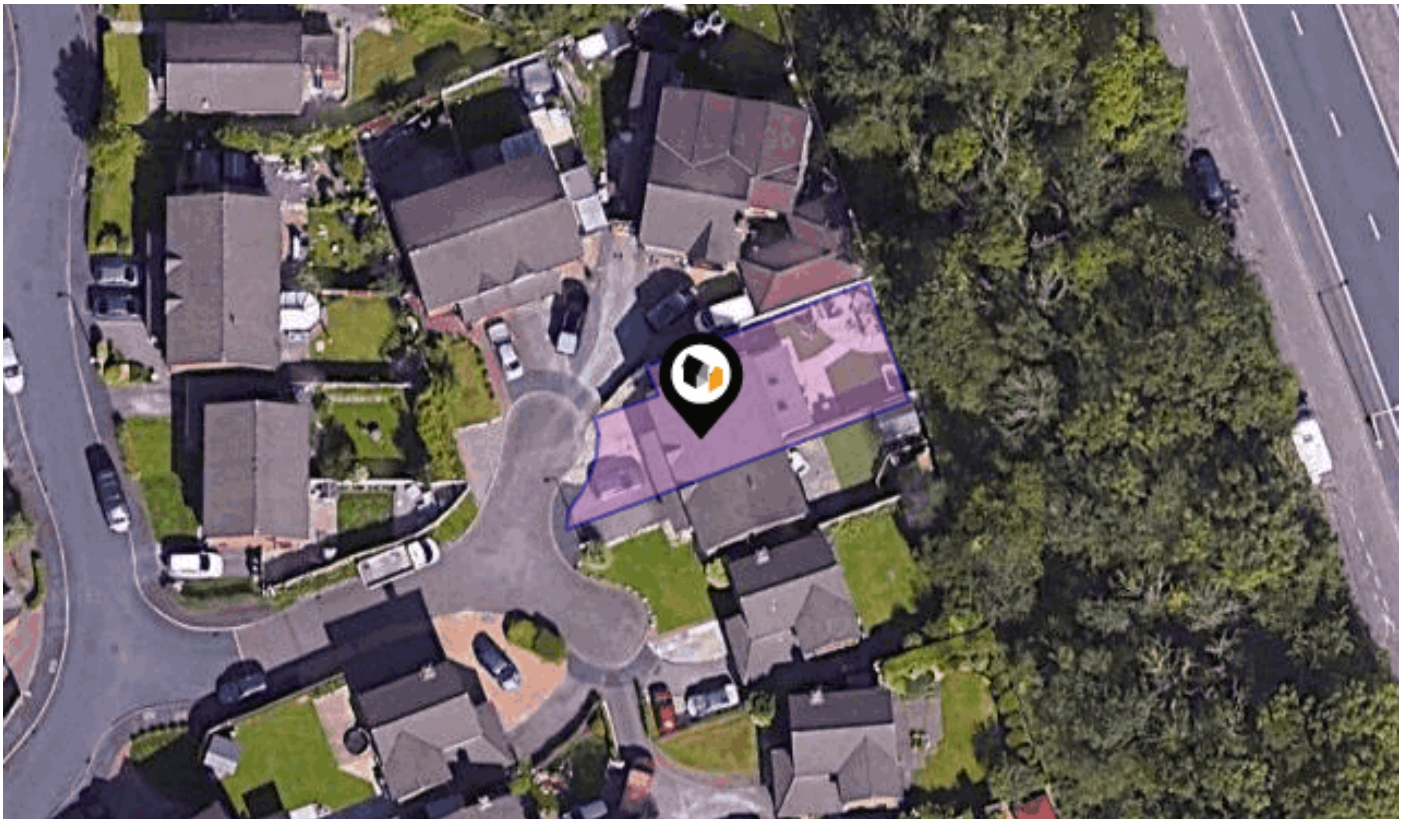


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



KILNGATE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



Property Overview

This charming and spacious three-bedroom semi-detached house offers an ideal blend of comfort and functionality, making it a perfect family home.

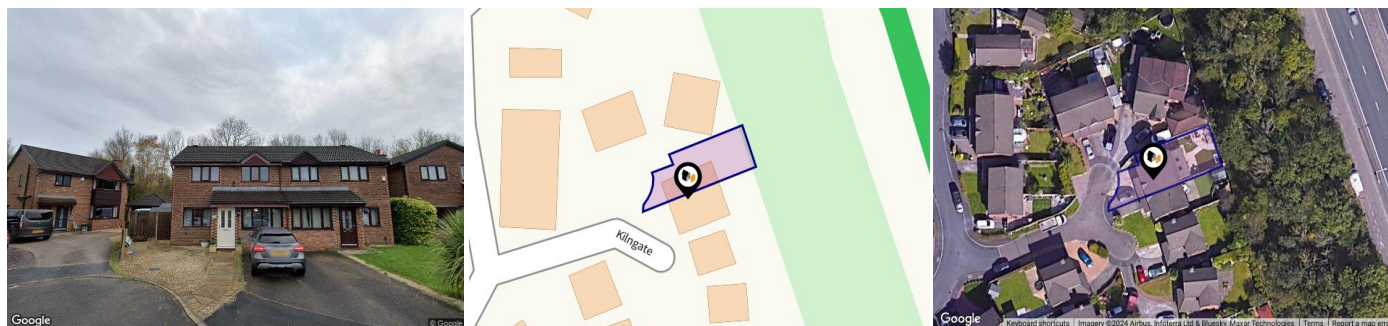
Upon entering, the hallway leads into a cosy living room, providing a relaxing space for everyday use. Adjacent to the living room, there is a versatile office or playroom, ideal for working from home or as a play area for children.

At the heart of the home, you'll find a stunning open-plan dining kitchen living space, perfect for entertaining and family gatherings. The kitchen is fully equipped with modern appliances, including an electric hob and oven, an integrated microwave, dishwasher, washing machine, a full-height fridge, and an under-counter freezer. French doors lead out to a generous rear garden, seamlessly extending the living space outdoors.

The rear garden is a private retreat, not overlooked, featuring low-maintenance artificial grass and a beautiful Indian stone patio, offering an ideal spot for outdoor dining and relaxation.

Upstairs, the property boasts three well-proportioned double bedrooms, with the first and second bedrooms featuring fitted wardrobes, providing ample storage. The family bathroom includes a shower over the bath, and there is a separate WC for added convenience.

Outside, the property benefits from driveway parking, ensuring off-road parking for multiple vehicles. This delightful home combines space, style, and practicality, making it an excellent choice for modern family living.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA591614		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	72 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

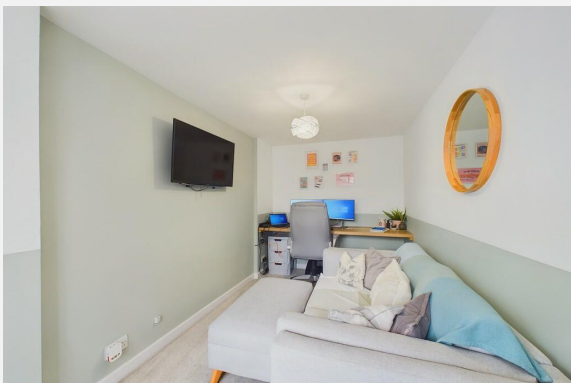


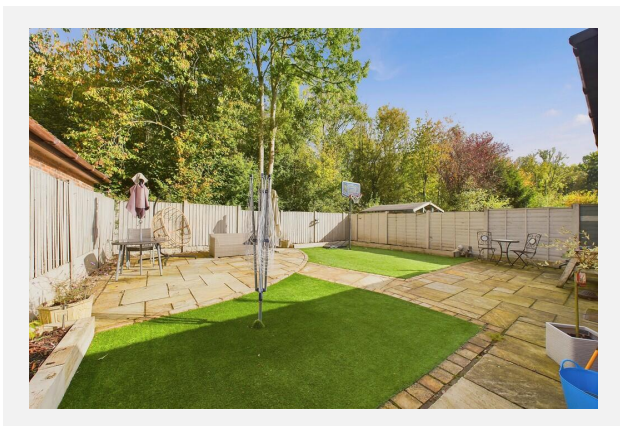
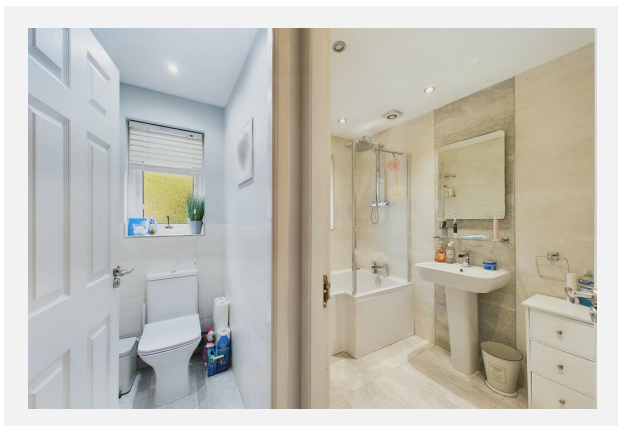
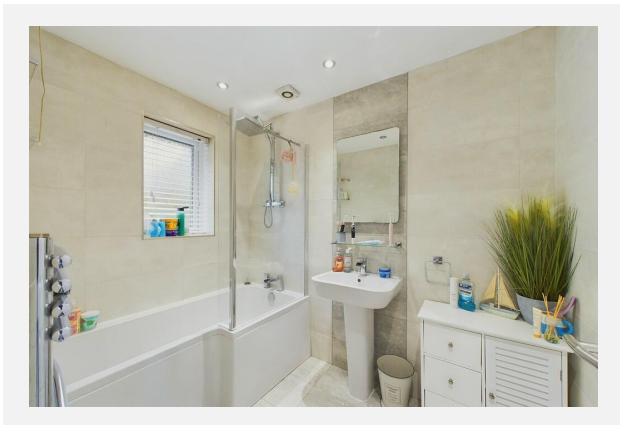
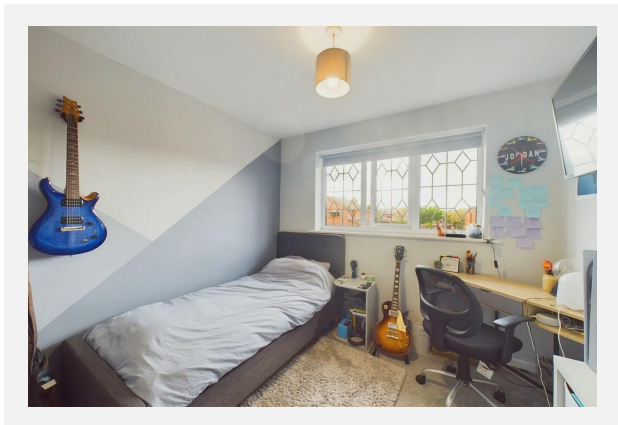
Planning History

This Address

Planning records for: *Kilngate, Lostock Hall, Preston, PR5*

Reference - SouthRibble/07/2018/7109/HOH	
Decision:	Decided
Date:	02nd October 2018
Description:	Single storey extension to rear following demolition of existing conservatory





KILNGATE, LOSTOCK HALL, PRESTON, PR5



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KILNGATE, LOSTOCK HALL, PRESTON, PR5



Kilngate, Lostock Hall, PR5

Energy rating

D

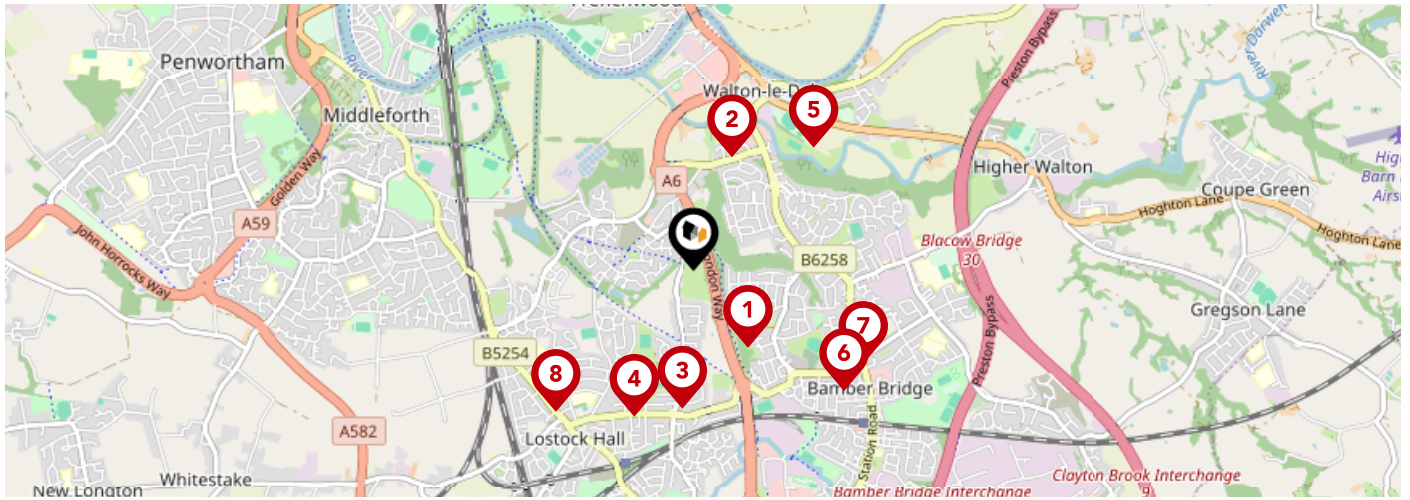
Valid until 09.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

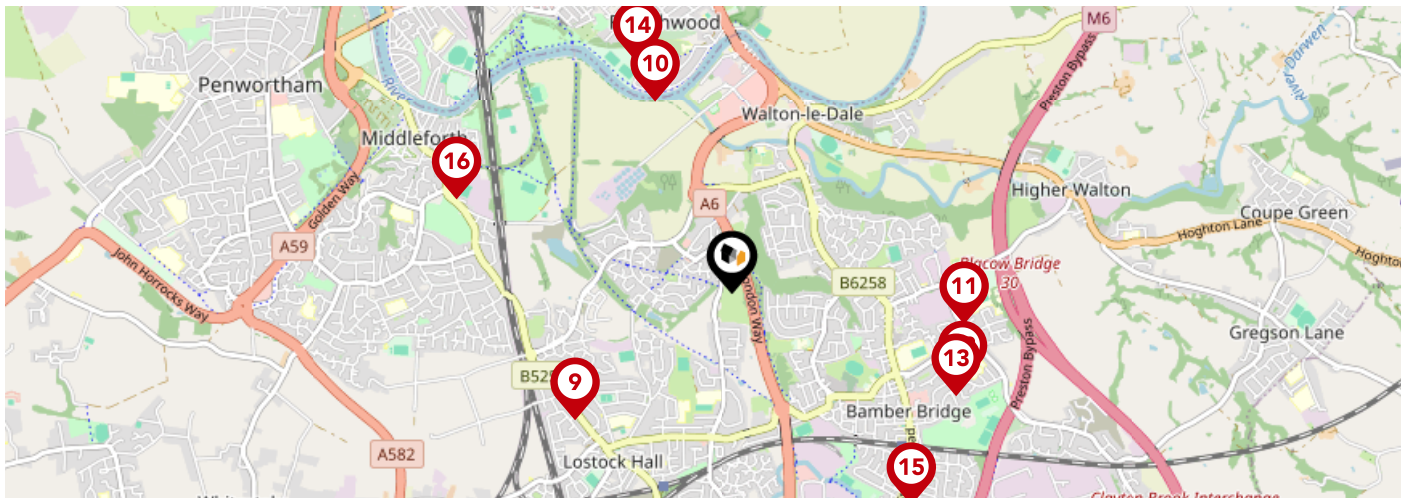
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.85	<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: 742 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

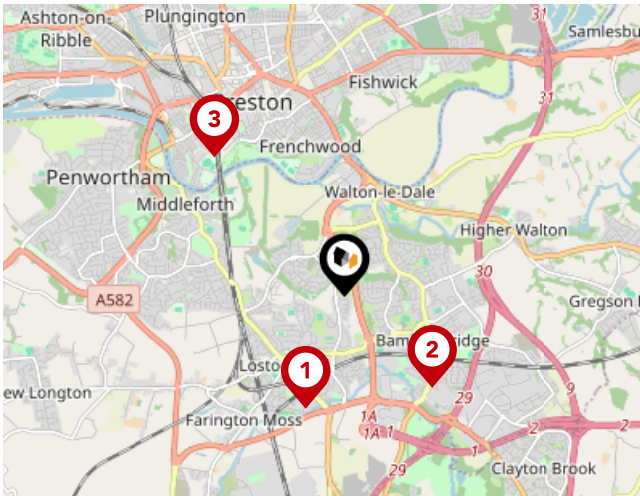
Area Schools



	Nursery	Primary	Secondary	College	Private
Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.08	<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: Requires improvement Pupils: 116 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.09	<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: 199 Distance:1.22	<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: Requires improvement Pupils: 190 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

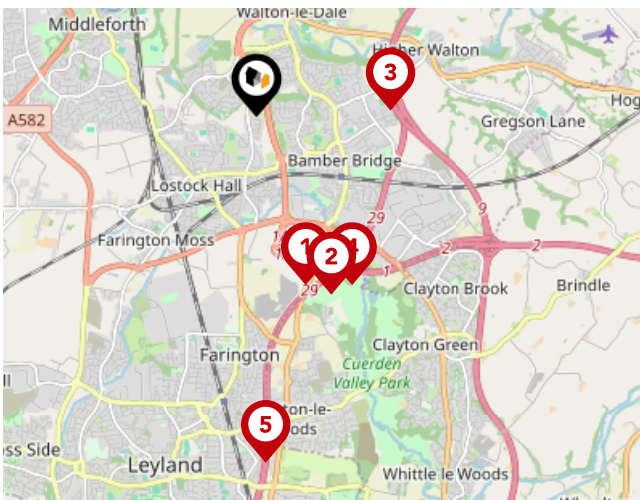
Area

Transport (National)



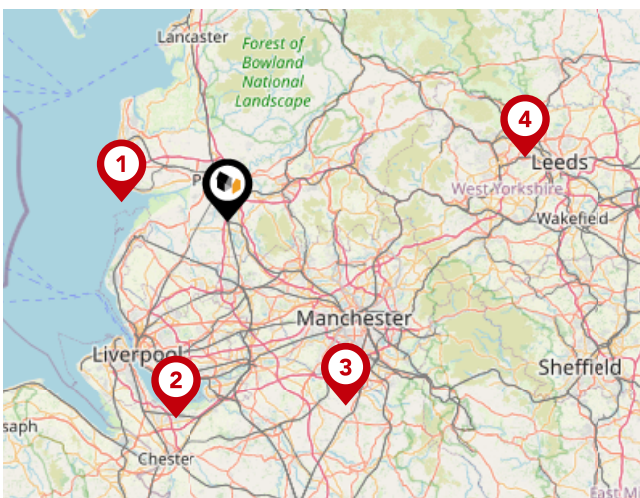
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.04 miles
2	Bamber Bridge Rail Station	1.12 miles
3	Preston Rail Station	1.67 miles



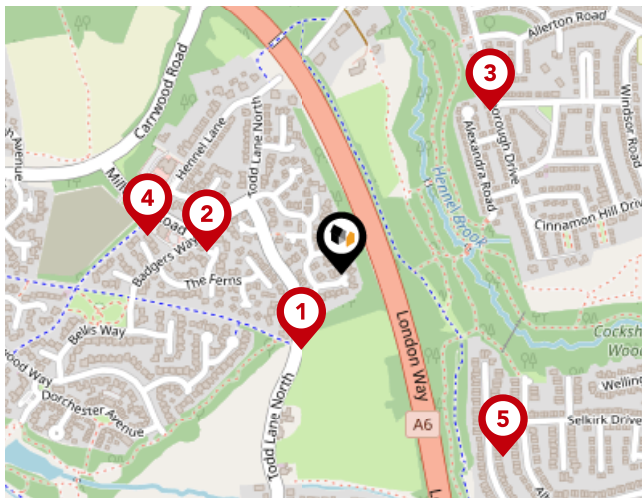
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.53 miles
2	M65 J1	1.69 miles
3	M6 J30	1.19 miles
4	M6 J29	1.69 miles
5	M6 J28	3.03 miles



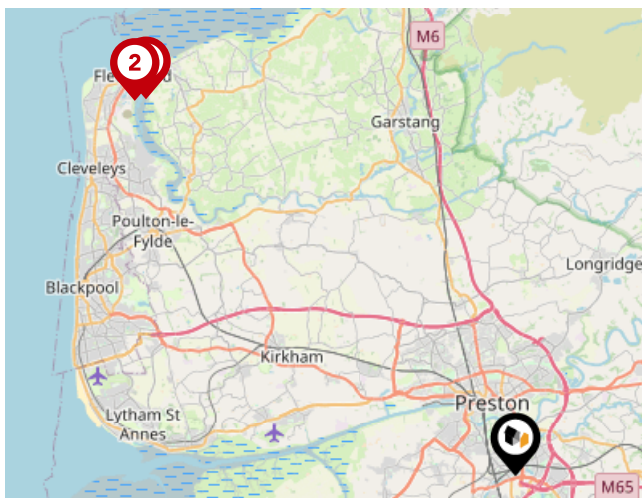
Airports/Helipads

Pin	Name	Distance
1	Highfield	15.06 miles
2	Speke	28.65 miles
3	Manchester Airport	30.91 miles
4	Leeds Bradford Airport	42.61 miles



Bus Stops/Stations

Pin	Name	Distance
1	Limekiln Cottage	0.09 miles
2	Millwood Road	0.15 miles
3	Marlborough Drive	0.24 miles
4	Hannel Lane	0.22 miles
5	Lulworth Place	0.27 miles



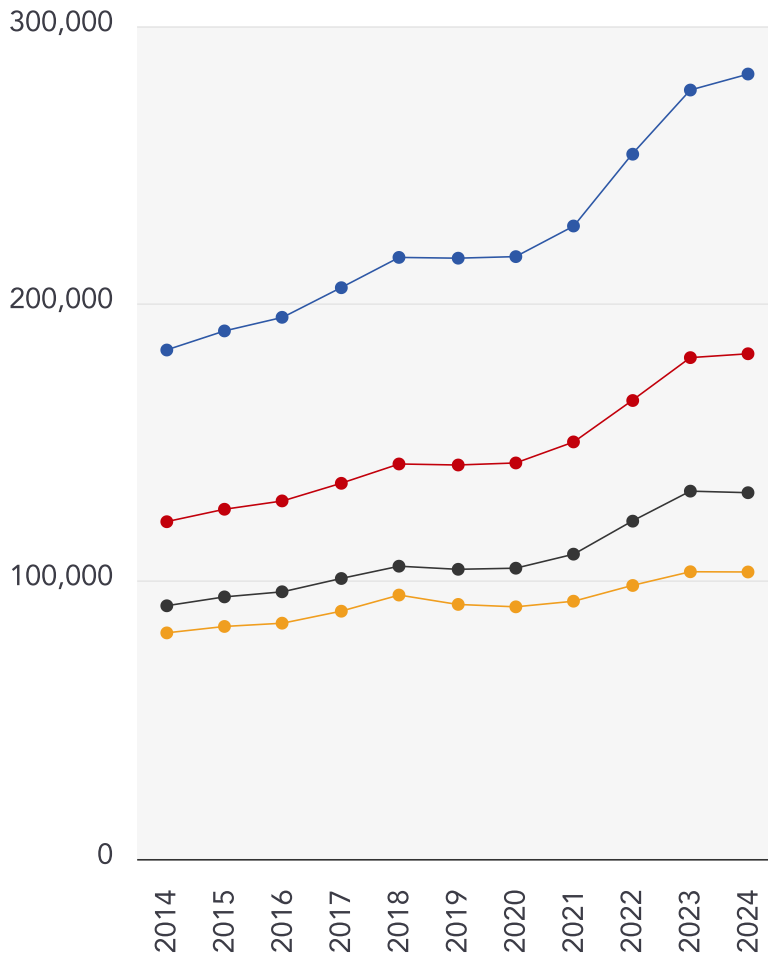
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.45 miles
2	Fleetwood for Knott End Ferry Landing	18.67 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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