

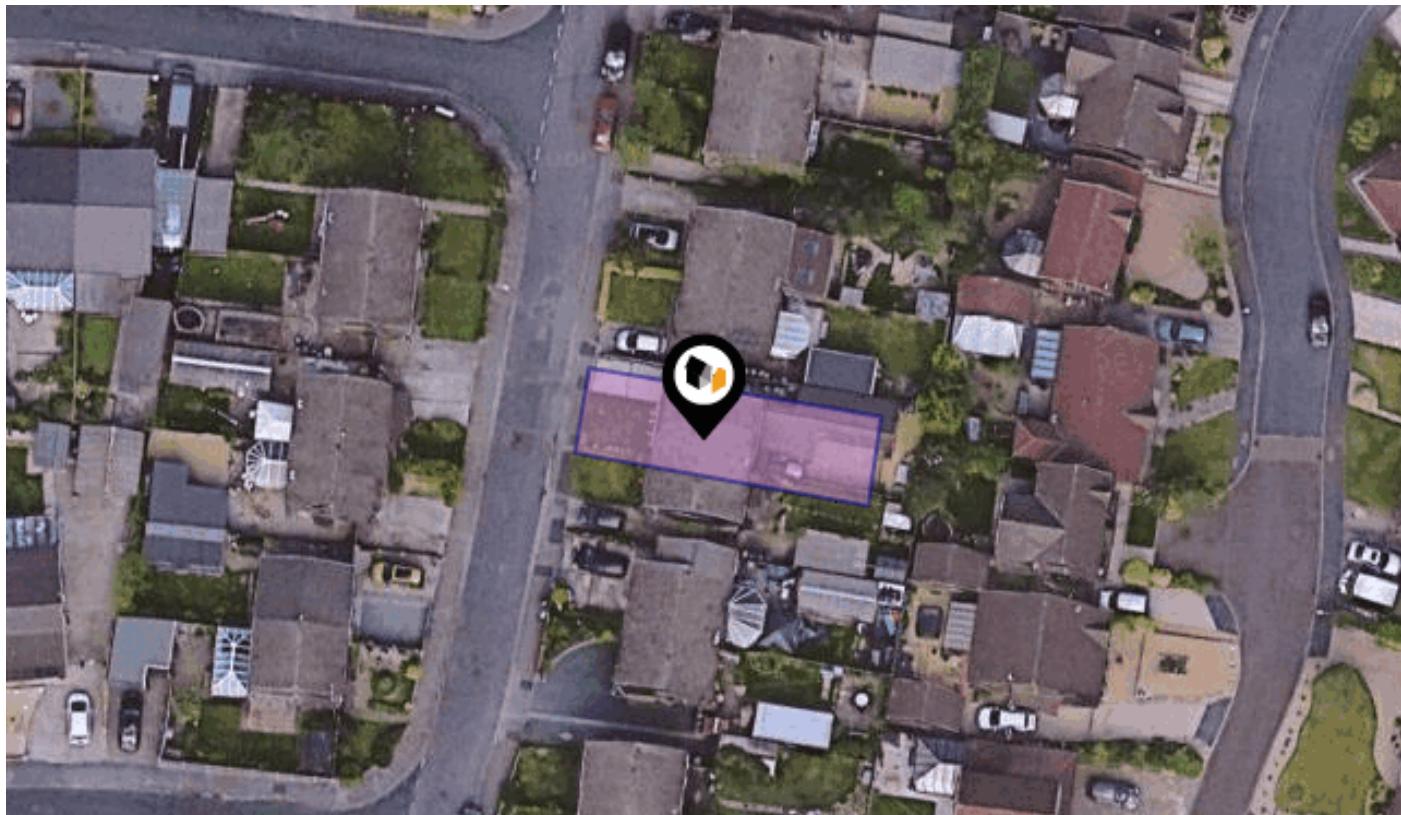


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25th November 2024



ALBRIGHTON ROAD, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

Charming 3-Bedroom Semi-Detached Home in a Sought-After Location

This well-presented 3-bedroom semi-detached property is a fantastic opportunity for first-time buyers or growing families. Situated in a convenient location with excellent access to the train station and motorway links, this home effortlessly combines comfort, practicality, and style.

Step inside to discover a bright and welcoming living room, perfect for relaxing or entertaining. The heart of the home is the beautifully extended dining kitchen, featuring modern fittings, ample space for dining, and patio doors that seamlessly connect the indoor space to the garden, making it ideal for gatherings and summer evenings.

Upstairs, you'll find three generously sized bedrooms, offering plenty of space for rest and relaxation. A stylish three-piece family bathroom completes the upper floor, providing both functionality and comfort.

Outside, the property boasts a driveway providing off-road parking, as well as well-maintained front and rear gardens. The rear garden features a versatile detached outbuilding, currently set up as a bar – perfect for social occasions – but offering excellent potential as a home gym, office, or hobby space.

This home offers a perfect balance of modern living in a convenient location, making it a must-see property.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.04 acres
Council Tax :	Band B
Annual Estimate:	£1,744
Title Number:	LA536448

Tenure:

Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

27
mb/s **9000**
mb/s



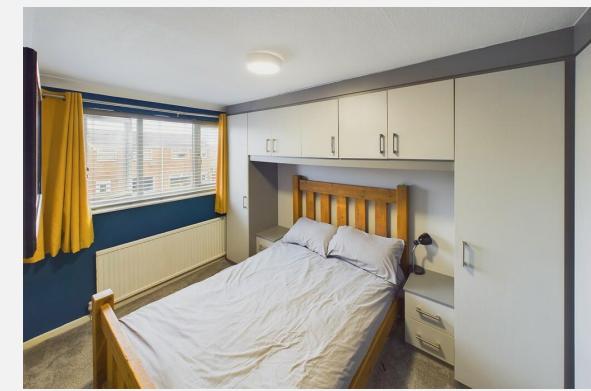
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Floorplan

ALBRIGHTON ROAD, LOSTOCK HALL, PRESTON, PR5



ALBRIGHTON ROAD, LOSTOCK HALL, PRESTON, PR5



Gallery Floorplan

ALBRIGHTON ROAD, LOSTOCK HALL, PRESTON, PR5



Property EPC - Certificate

Lostock Hall, PRESTON, PR5

Energy rating

C

Valid until 14.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

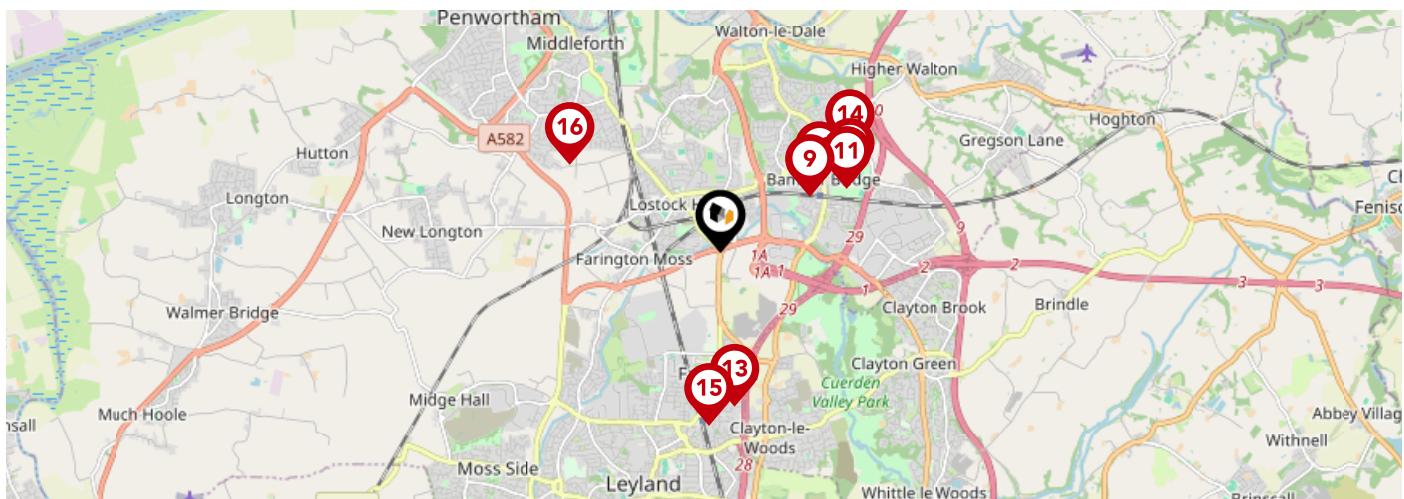
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	74 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.9	<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: 199 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private



St Mary's and St Benedict's Roman Catholic Primary School

Ofsted Rating: Requires improvement | Pupils: 276 | Distance: 0.92



Browndge St Mary's Catholic High School

Ofsted Rating: Good | Pupils: 742 | Distance: 1.06



Bamber Bridge St Aidan's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 116 | Distance: 1.25



The Coppice School

Ofsted Rating: Good | Pupils: 66 | Distance: 1.29



Lever House Primary School

Ofsted Rating: Good | Pupils: 307 | Distance: 1.36



Walton-Le-Dale High School

Ofsted Rating: Requires improvement | Pupils: 0 | Distance: 1.44



Farington Primary School

Ofsted Rating: Good | Pupils: 186 | Distance: 1.52

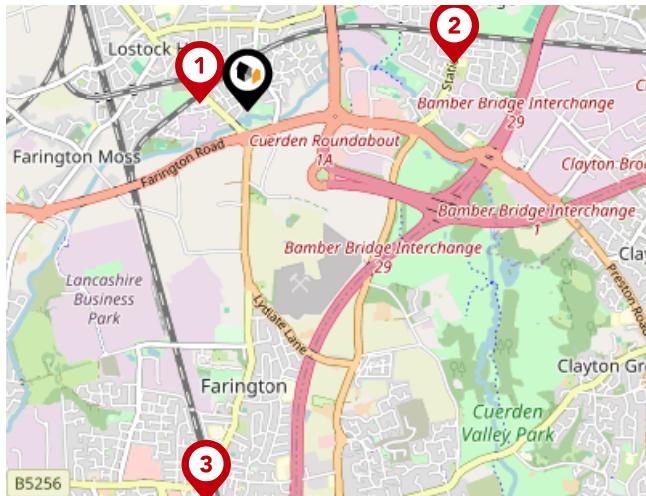


Kingsfold Primary School

Ofsted Rating: Good | Pupils: 112 | Distance: 1.53

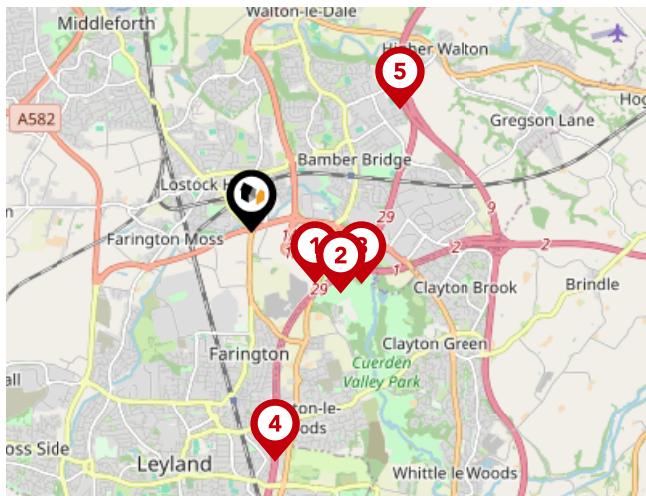


Area Transport (National)



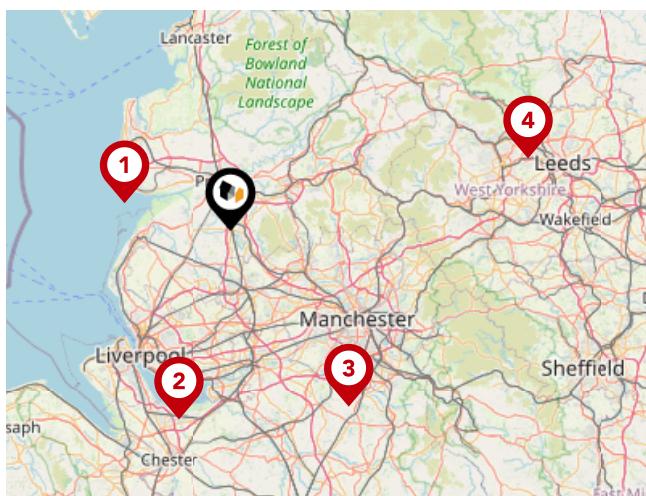
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.22 miles
2	Bamber Bridge Rail Station	0.93 miles
3	Leyland Rail Station	1.72 miles



Trunk Roads/Motorways

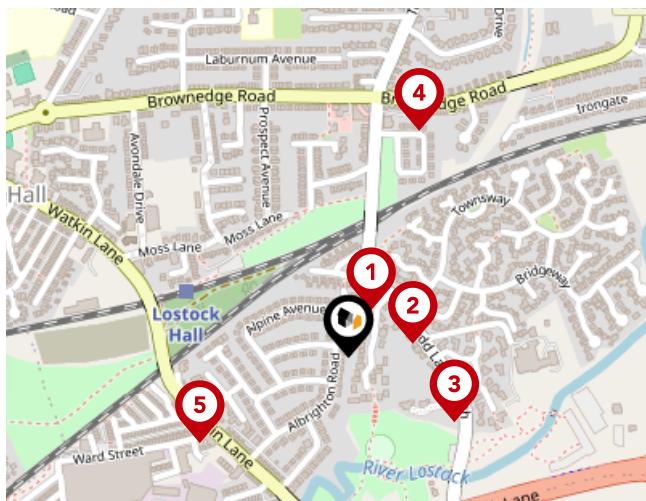
Pin	Name	Distance
1	M65 J1A	0.72 miles
2	M65 J1	0.95 miles
3	M6 J29	1.07 miles
4	M6 J28	2.02 miles
5	M6 J30	1.7 miles



Airports/Helipads

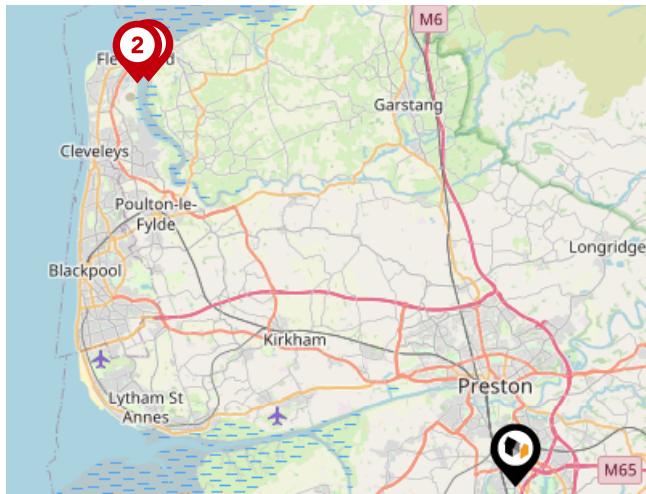
Pin	Name	Distance
1	Highfield	15.16 miles
2	Speke	27.63 miles
3	Manchester Airport	30.13 miles
4	Leeds Bradford Airport	42.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moss Bridge Park	0.06 miles
2	Townsway	0.07 miles
3	Stone Bridge Wood	0.14 miles
4	Four Lane Ends	0.26 miles
5	Methodist Church	0.19 miles

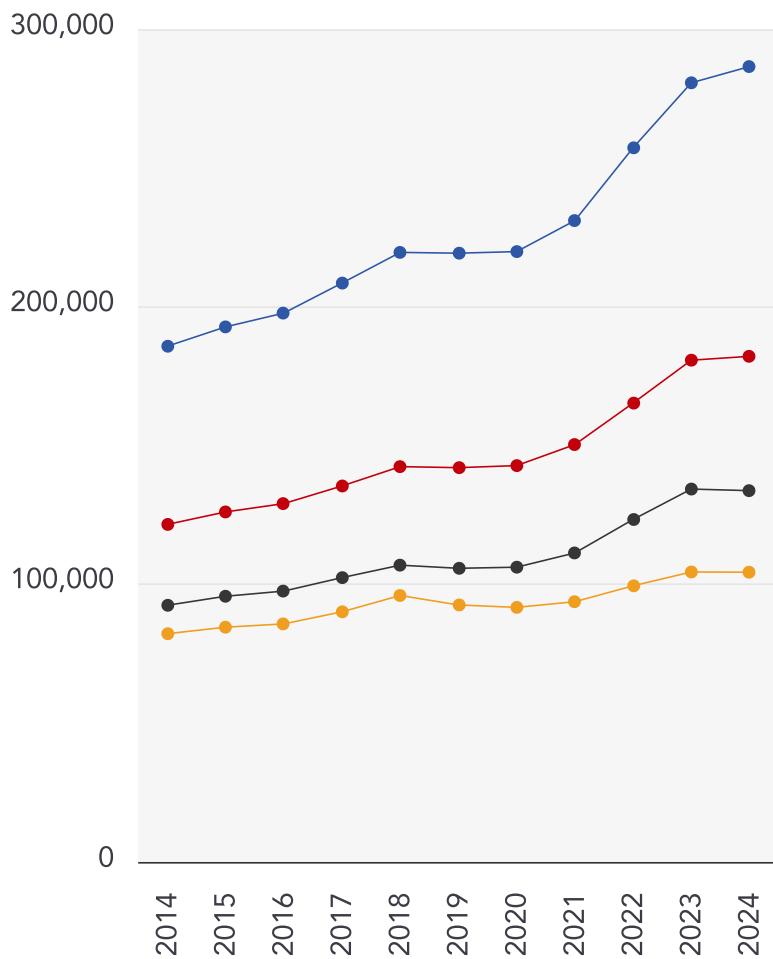


Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.11 miles
2	Fleetwood for Knott End Ferry Landing	19.31 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.

Roberts & Co

Testimonials



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_sales_lettings/



@Roberts_and_Co

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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Land Registry

