

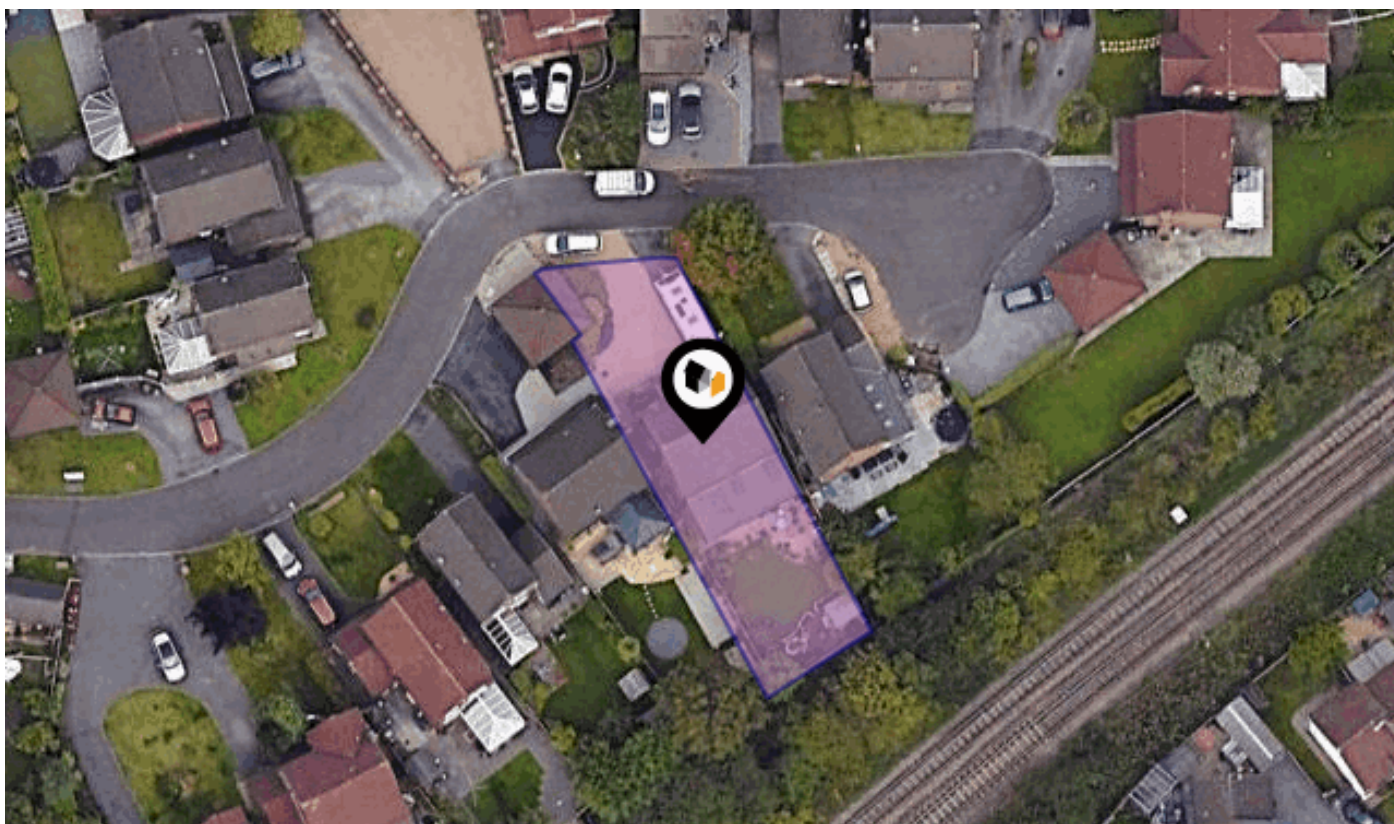


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd April 2025



BRACKENBURY CLOSE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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Property Overview

Beautifully presented and thoughtfully extended, this four-bedroom detached family home is nestled in a quiet cul-de-sac, offering a peaceful setting with the convenience of nearby amenities. With four versatile reception rooms, a sunny and private rear garden, a garage, and ample driveway parking, this property is ideal for modern family living.

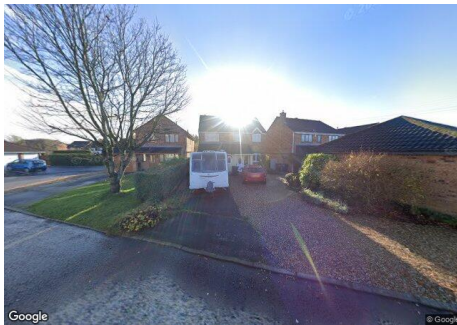
Step inside to a welcoming entrance hall, complete with a convenient downstairs WC. The well-appointed kitchen is fitted with an integrated dishwasher, electric double oven, and integrated fridge freezer-perfect for home cooks and busy households alike.

The dining room flows seamlessly into the main living area, creating a bright and sociable space for entertaining or relaxing. To the rear, a second reception room offers garden views and direct access outside-an ideal setting for a family room or casual lounge. Just off this space is a dedicated study, perfect for working from home or quiet reading time.

The garage includes a practical utility area with plumbing for a washing machine, adding further functionality to the home.

Upstairs, the property features four bedrooms-three generous doubles and a well-sized single. The primary bedroom benefits from a stylish en-suite shower room and fitted wardrobes. Bedroom two also includes built-in wardrobes, offering excellent storage. A modern three-piece family bathroom serves the remaining bedrooms.

Outside, the rear garden is predominantly laid to lawn and enjoys plenty of sunshine throughout the day, providing a safe and private space for children to play or for summer gatherings. The front of the property offers a good-sized driveway with parking for multiple vehicles, along with access to the garage.



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA586714

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6
mb/s



71
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



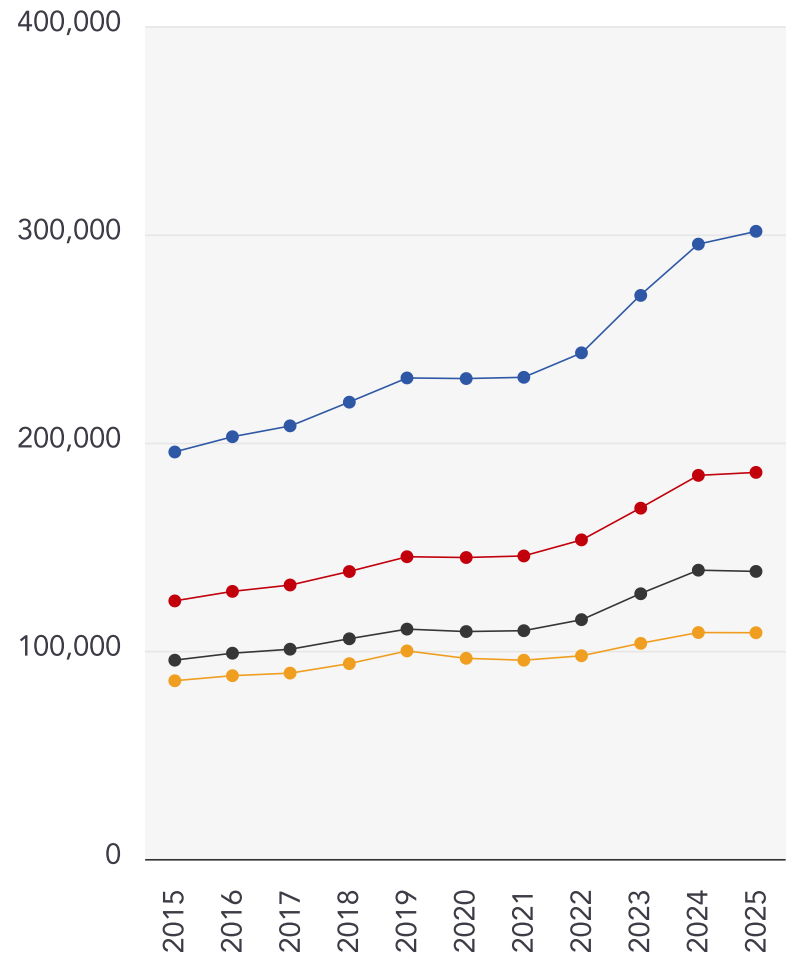




Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+54.23%

Semi-Detached

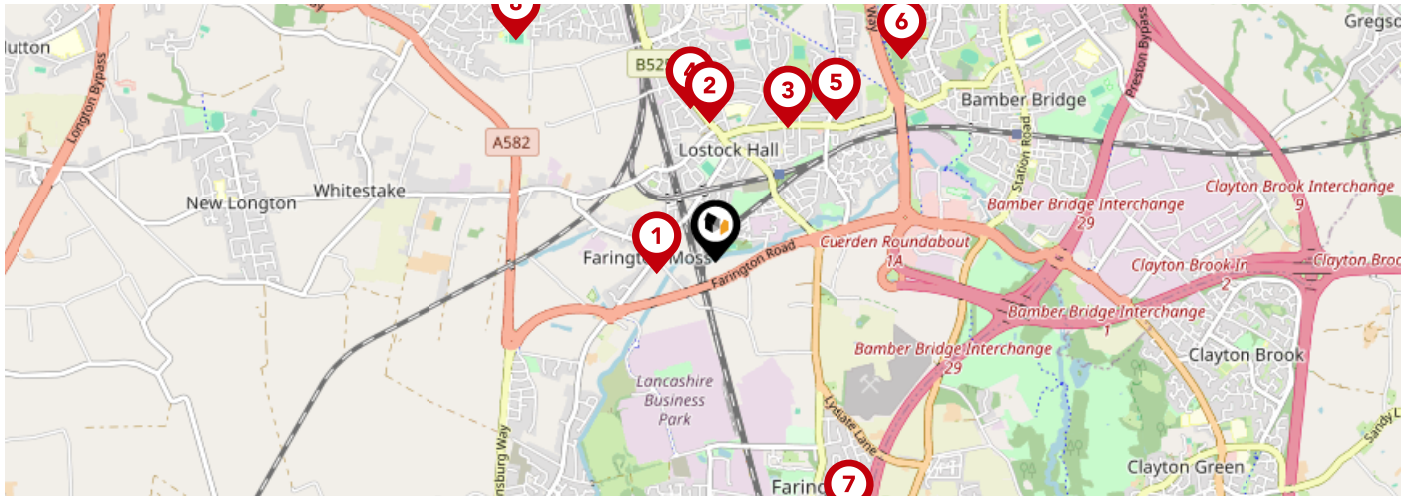
+49.8%

Terraced

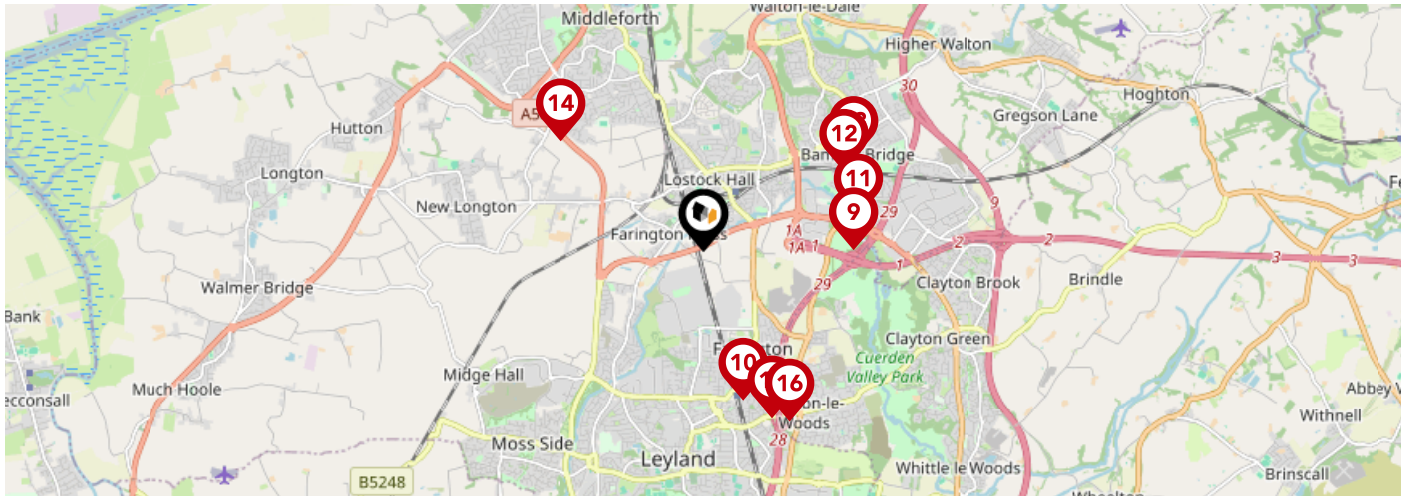
+44.66%

Flat

+26.94%



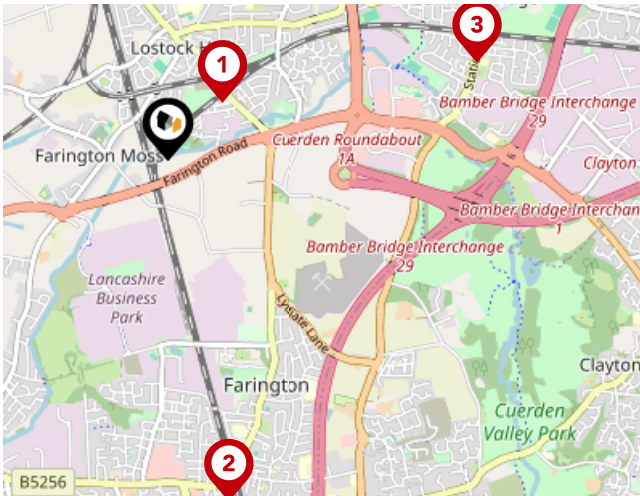
		Nursery	Primary	Secondary	College	Private
1	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman 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"/>
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.67	<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:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:1.35	<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:1.39	<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: Requires improvement Pupils: 276 Distance:1.42	<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: 742 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roselyn House School Ofsted Rating: Good Pupils: 77 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

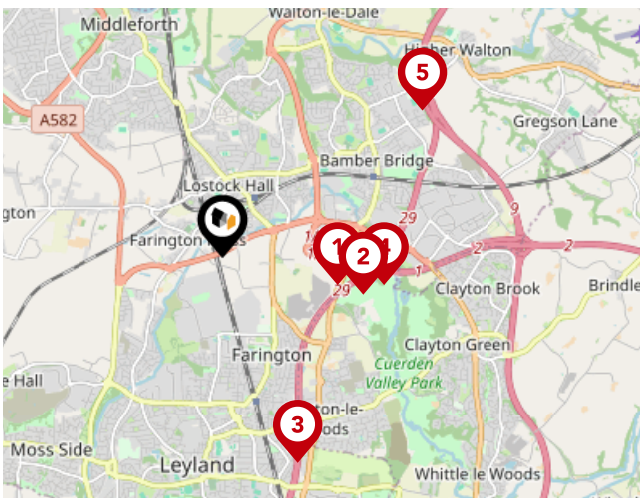
Area

Transport (National)



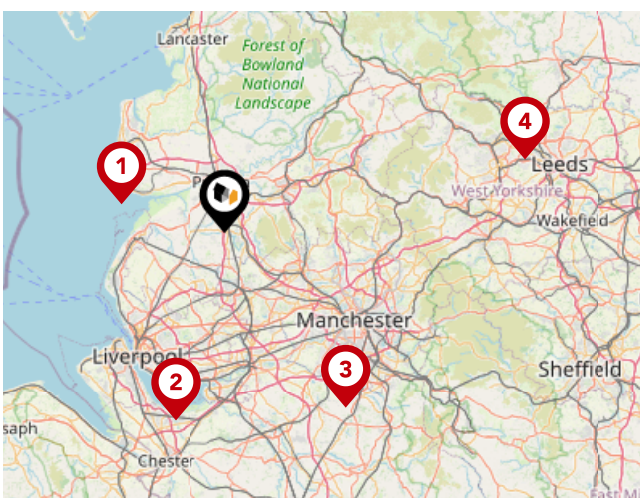
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.35 miles
2	Leyland Rail Station	1.52 miles
3	Bamber Bridge Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.04 miles
2	M65 J1	1.28 miles
3	M6 J28	1.91 miles
4	M6 J29	1.44 miles
5	M6 J30	2.19 miles

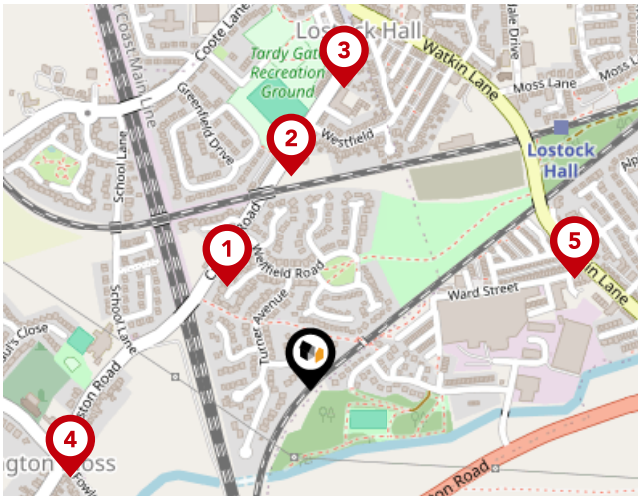


Airports/Helipads






Pin	Name	Distance
1	Highfield	14.78 miles
2	Speke	27.31 miles
3	Manchester Airport	30.21 miles
4	Leeds Bradford Airport	43.46 miles

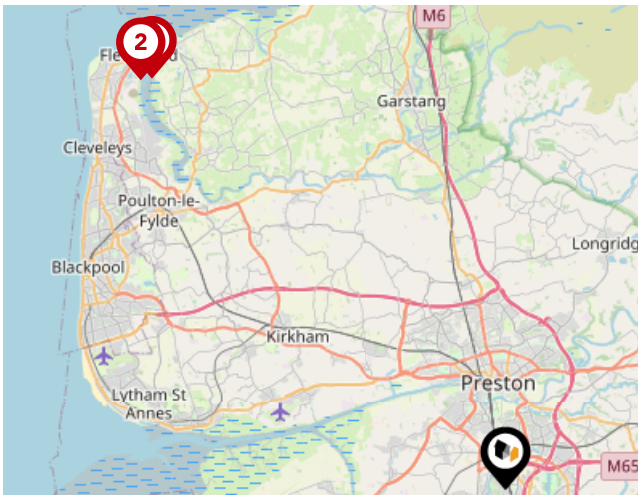
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Wellfield Road	0.15 miles
	Anchor Inn	0.24 miles
	Berry Street	0.33 miles
	Fowler Lane	0.28 miles
	Methodist Church	0.31 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.97 miles
	Fleetwood for Knott End Ferry Landing	19.17 miles



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.



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