

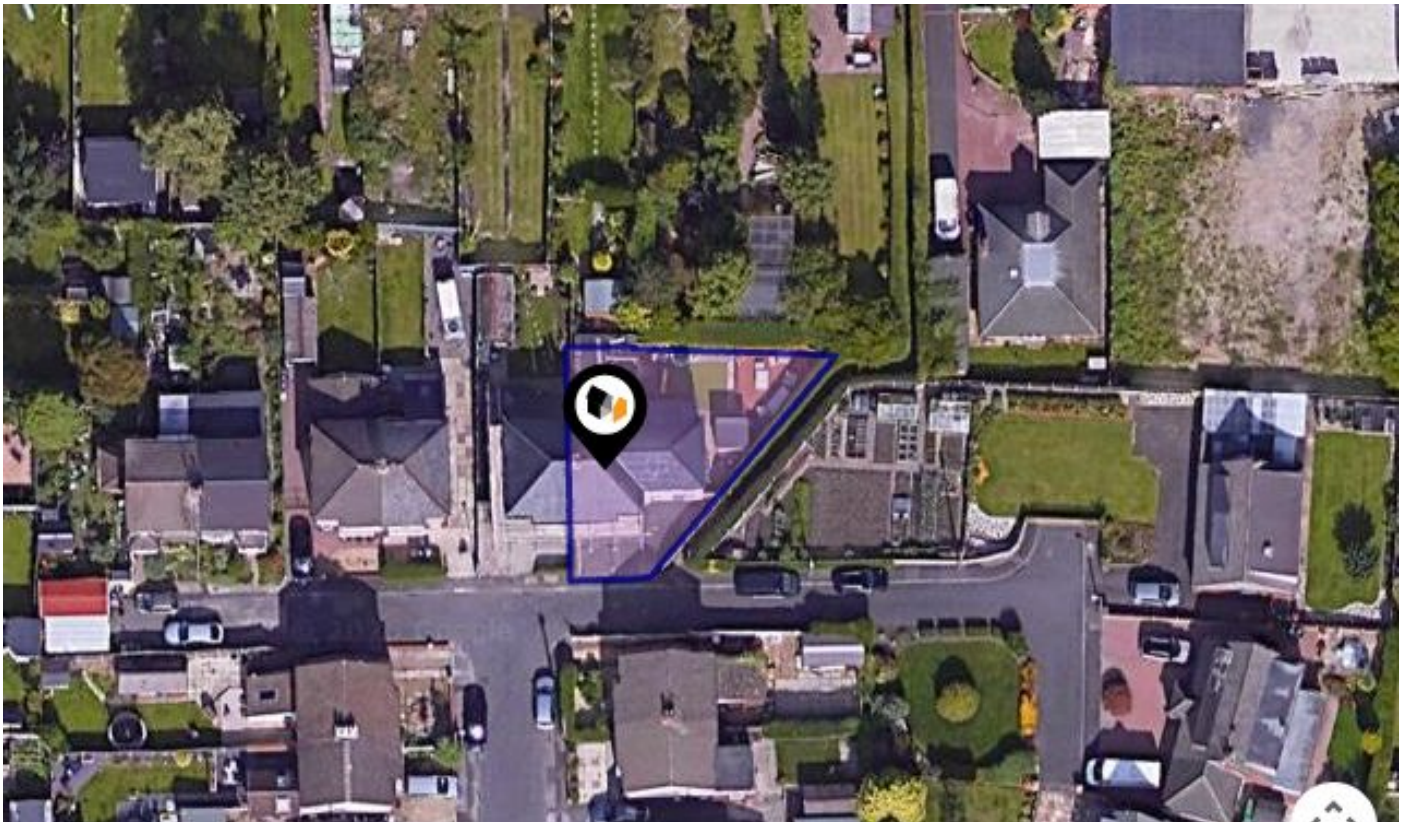


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th September 2025



ROSEMEADE AVENUE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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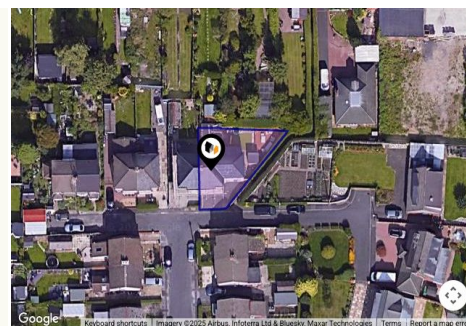
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www.roberts-estates.co.uk



* Extended 4-Bedroom Semi-Detached Home* In a Quiet Cul-De-Sac Setting* Separate Work-from-Home Area with Power and Running Water

Tucked away at the end of a peaceful avenue, this beautifully extended four-bedroom semi-detached home offers spacious, versatile living with a modern twist-perfect for family life and entertaining alike. Step into the welcoming front living room, featuring a charming bay window and a stylish feature fireplace, creating a cosy space to relax and unwind. The true heart of the home is the stunning open-plan family dining kitchen-a thoughtfully designed space that effortlessly blends function and style. The family area is ideal for cosy evenings, with ample room for a large dining table, making it a fantastic space for hosting. The contemporary fitted kitchen includes integrated appliances such as a dishwasher, fridge freezer, induction hob, electric oven, and combi microwave oven, plus a dedicated area for both a washing machine and tumble dryer. A flexible additional reception room-perfect as a playroom, office, or hobby space-benefits from direct access to the rear garden. There is also a separate home office/work-from-home studio, fully equipped with running water and power, offering a quiet, private space ideal for remote work or a small business setup. Upstairs, you'll find four well-proportioned bedrooms, including three spacious doubles and a single. The principal bedroom features a walk-in wardrobe and a modern en-suite shower room. A stylish three-piece family bathroom completes the first-floor accommodation. Outside, the property enjoys a driveway with parking for up to three vehicles at the front. To the rear, the enclosed garden is designed for low maintenance, featuring artificial grass, a raised patio area, and a covered pergola-perfect for outdoor dining or relaxing. A charming summer house offers yet another versatile space for play, work, or leisure.



Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,091
Title Number:	LA756864

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)

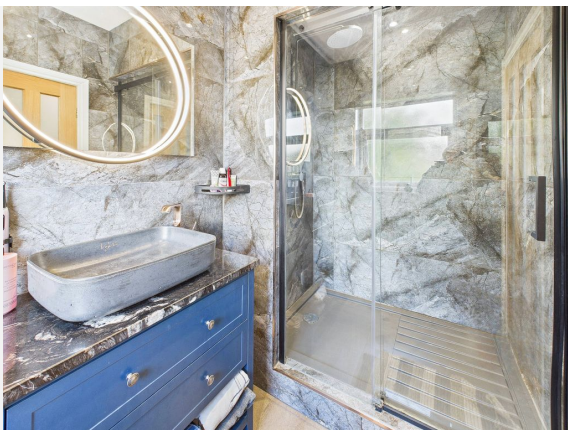
13 mb/s	71 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





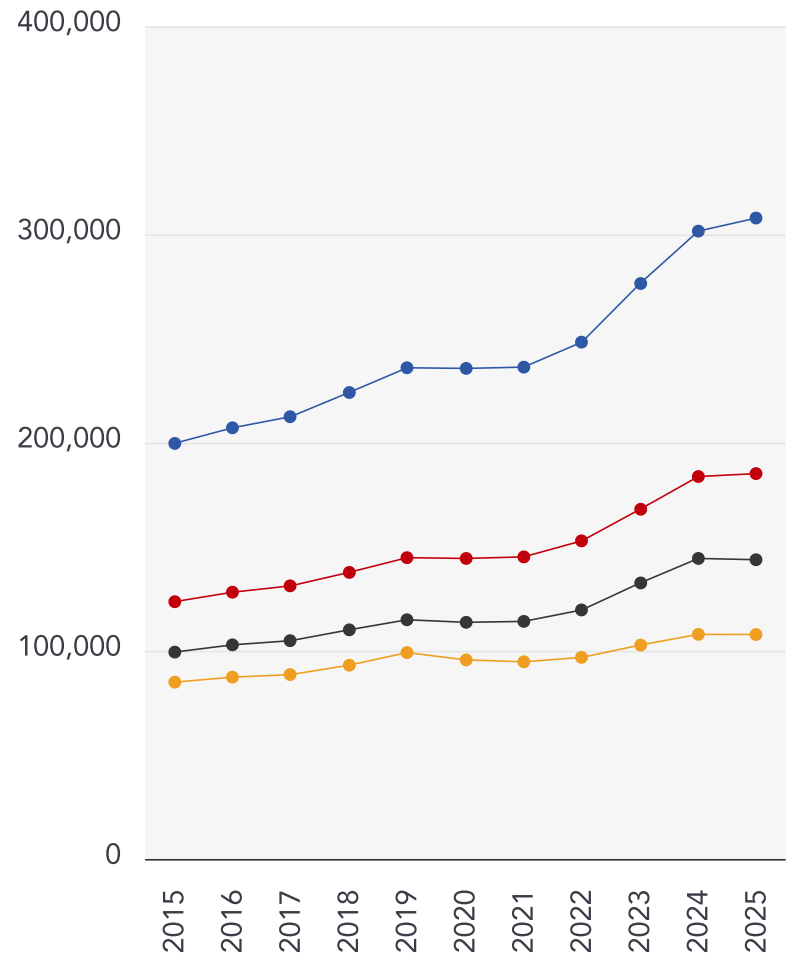




Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

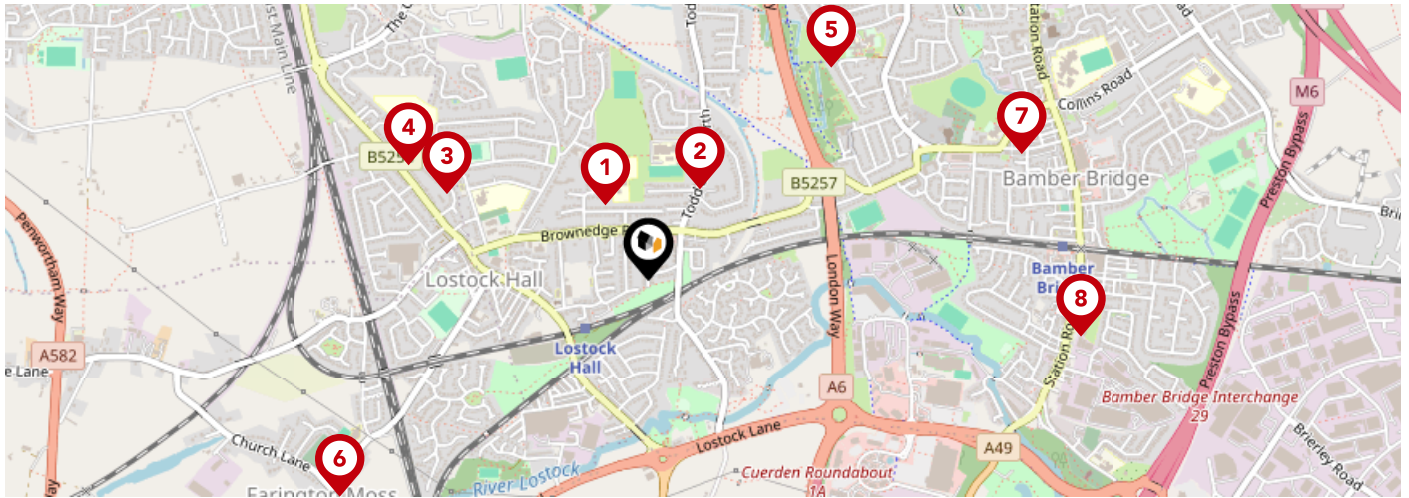
+49.8%

Terraced

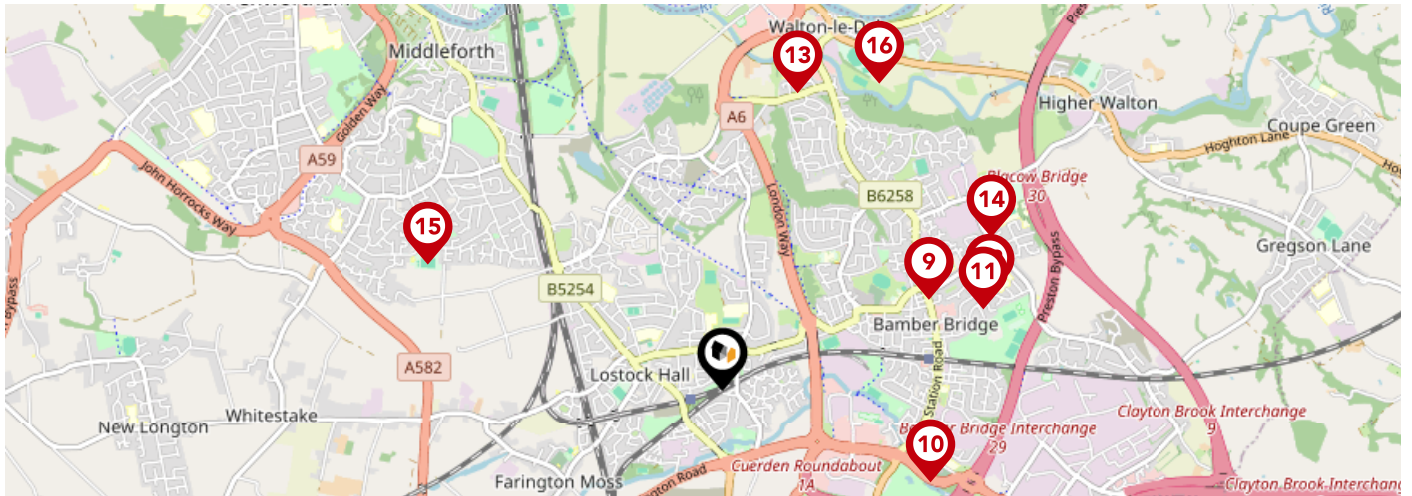
+44.66%

Flat

+26.94%



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.19	☐	☒	☐	☐	☐
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.23	☐	☐	☒	☐	☐
3	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.48	☐	☒	☐	☐	☐
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.59	☐	☐	☒	☐	☐
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.62	☐	☒	☐	☐	☐
6	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.83	☐	☒	☐	☐	☐
7	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.86	☐	☒	☐	☐	☐
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.95	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.99	☐	☐	☒	☐	☐
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1	☐	☐	☒	☐	☐
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:1.2	☐	☒	☐	☐	☐
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.24	☐	☐	☒	☐	☐
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.35	☐	☒	☐	☐	☐
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.36	☐	☐	☒	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.4	☐	☒	☐	☐	☐
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.51	☐	☒	☐	☐	☐

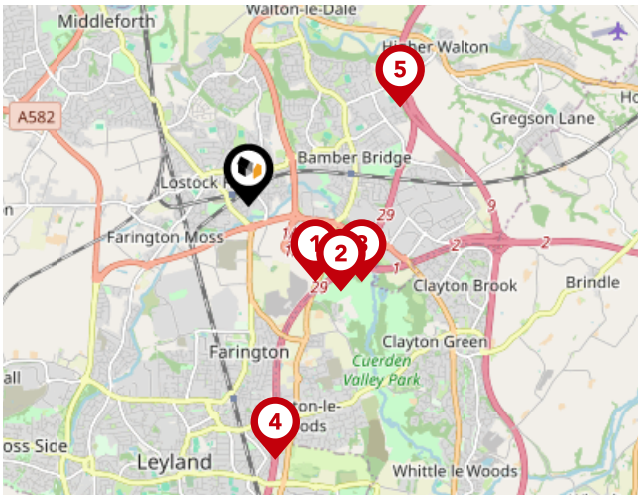
Area

Transport (National)



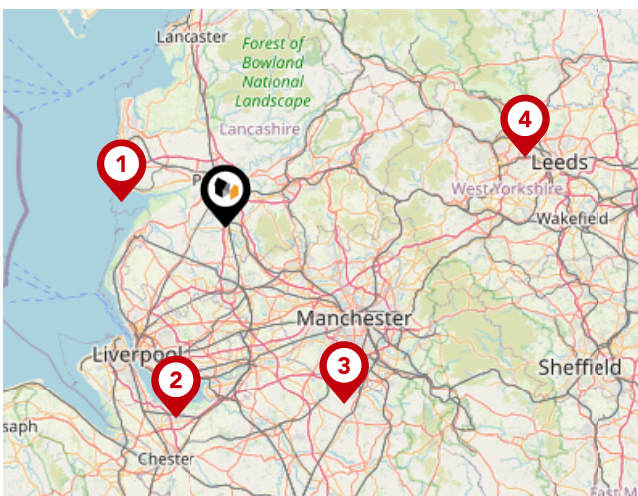
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.19 miles
2	Lostock Hall Rail Station	0.24 miles
3	Lostock Hall Rail Station	0.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.89 miles
2	M65 J1	1.11 miles
3	M6 J29	1.2 miles
4	M6 J28	2.23 miles
5	M6 J30	1.6 miles

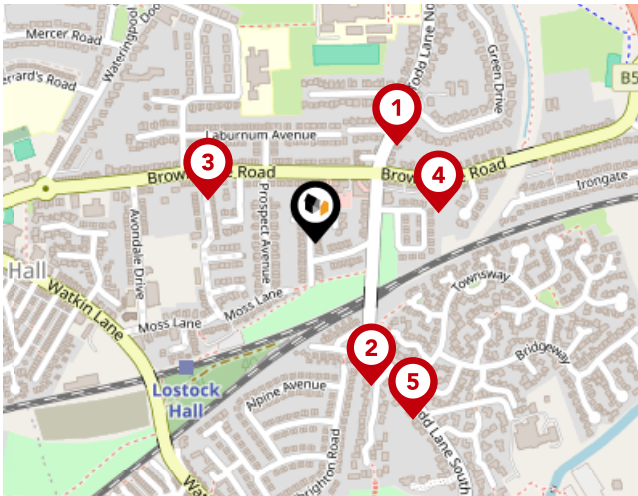


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.07 miles
2	Speke	27.82 miles
3	Manchester Airport	29.88 miles
4	Leeds Bradford Airport	42.95 miles

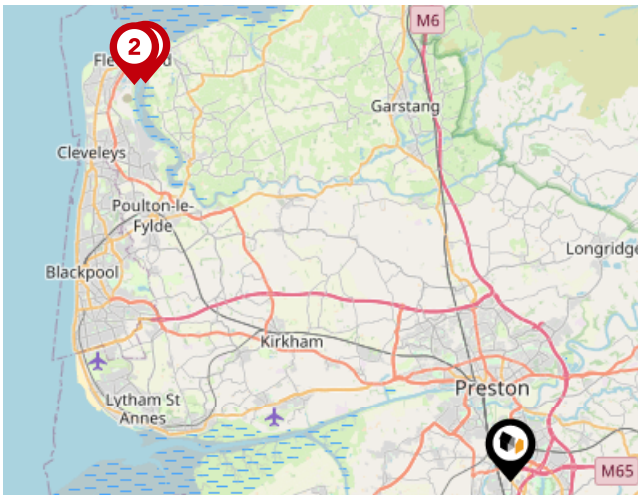
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green Drive	0.14 miles
2	Moss Bridge Park	0.17 miles
3	Moss Street	0.13 miles
4	Browndedge Road	0.14 miles
5	Townsway	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.93 miles
2	Fleetwood for Knott End Ferry Landing	19.13 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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