

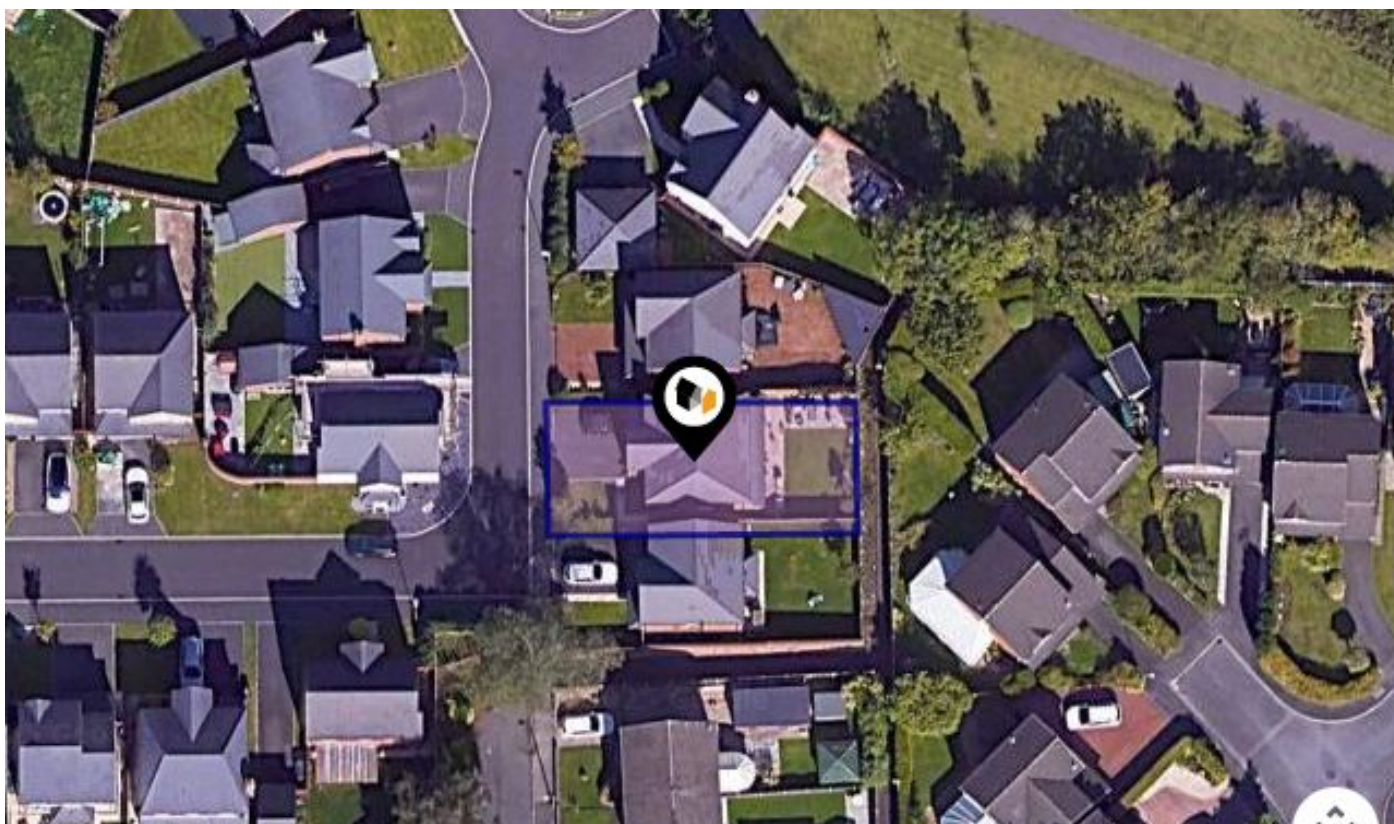


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th November 2025



CENTRAL PARK ROAD, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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

01772 746100

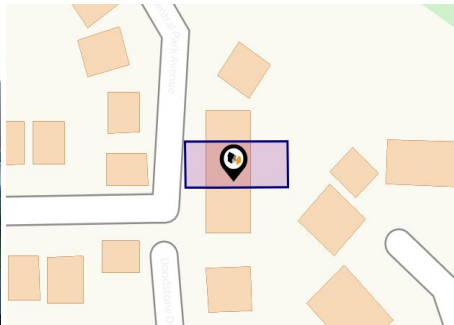
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* Modern Four-Bedroom Detached Home * Positioned in a Quiet Cul-de-Sac * Situated on a Popular Development in Lostock Hall

This beautifully presented four-bedroom detached property is located in a highly sought-after development in Lostock Hall, tucked away in a peaceful cul-de-sac setting. The home offers a perfect blend of modern family living and practical design, making it ideal for those seeking comfort, space, and convenience in a welcoming community. The ground floor features two well-proportioned reception rooms. To the rear of the property, the main living room enjoys lovely views of the garden and features patio doors that open directly onto the outdoor seating area, creating a bright and inviting space for relaxing or entertaining. A feature wood-burning stove provides a cosy focal point, perfect for cooler evenings. The front reception room offers fantastic flexibility and can be used as a formal dining room, home office, or playroom. The fitted kitchen is finished in a timeless white shaker style with complementary worktops and splashbacks. It comes complete with an integrated fridge, freezer, electric oven, gas hob, and integrated dishwasher. There is also a washing machine and tumble dryer, ensuring the kitchen remains both stylish and functional. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers four generous-sized bedrooms. The principal bedroom features fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms provide ample space for family members or guests. The contemporary family bathroom is fitted with a three-piece suite comprising a bath, WC, and washbasin. Externally, the home benefits from driveway parking for two cars and an integral garage providing additional storage or parking options. The enclosed rear garden has been thoughtfully designed for low maintenance, featuring artificial grass, raised planted borders, a wooden pergola, and a paved patio area-perfect for outdoor dining and entertaining throughout the year. This delightful home combines modern comfort, flexible living spaces, and a superb location within easy reach of local amenities, transport links, and well-regarded schools. It's an excellent choice for families looking to settle in a friendly and popular area of Lostock Hall.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,345 ft ² / 125 m ²
Plot Area:	0.07 acres
Year Built :	2019
Council Tax :	Band E
Annual Estimate:	£2,875
Title Number:	LAN220398

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)

2 mb/s	43 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



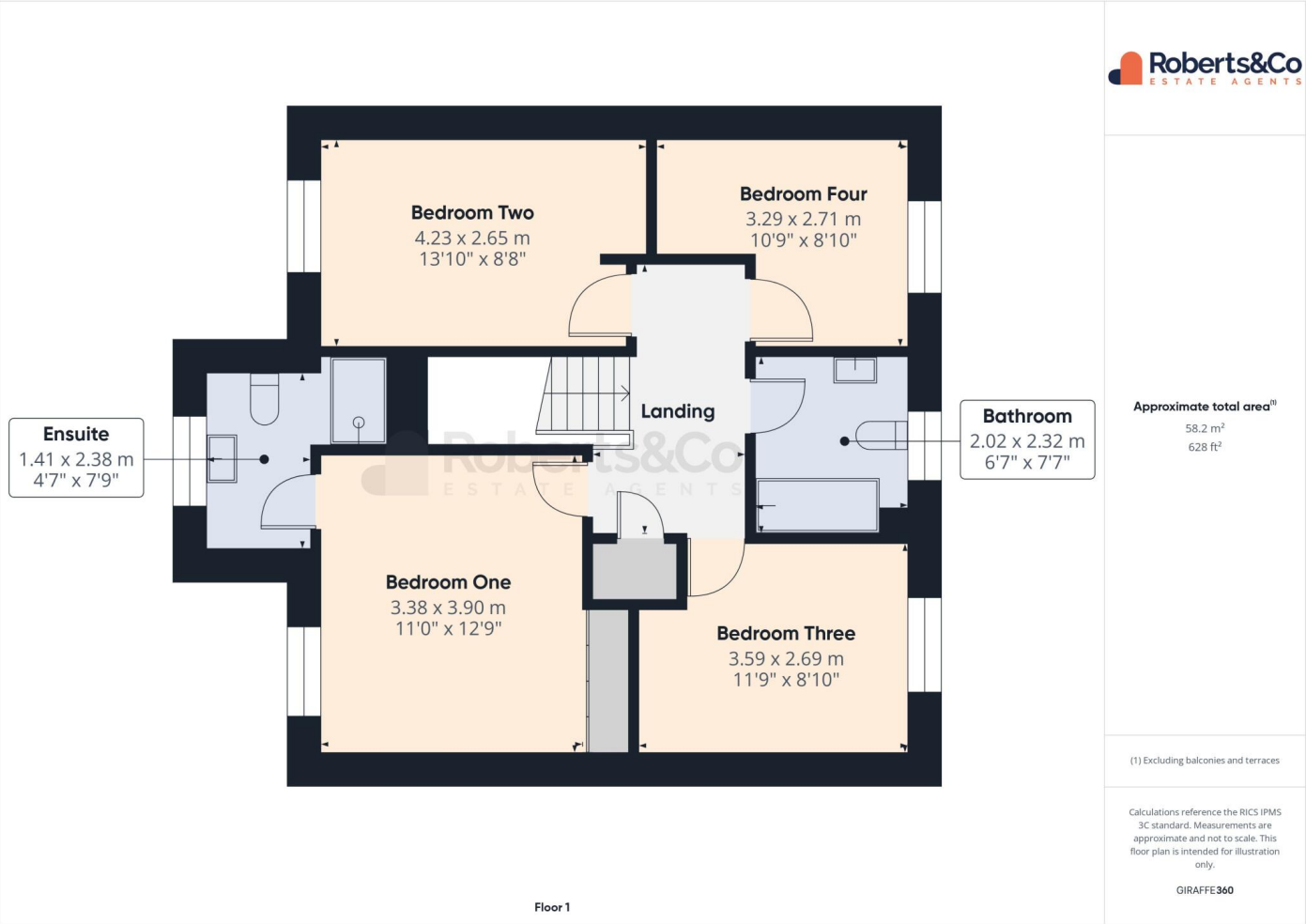
Satellite/Fibre TV Availability:



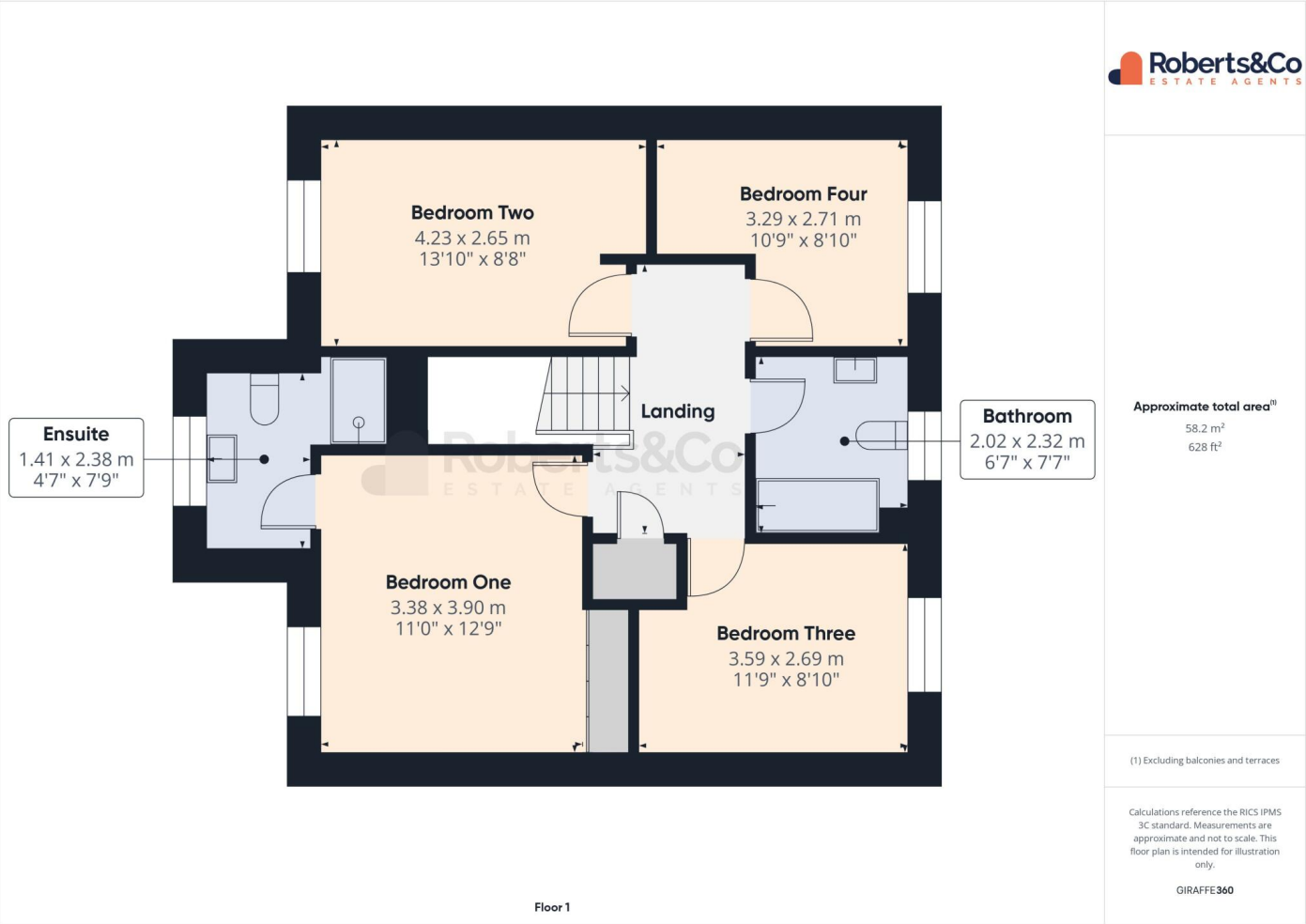




CENTRAL PARK ROAD, LOSTOCK HALL, PRESTON, PR5



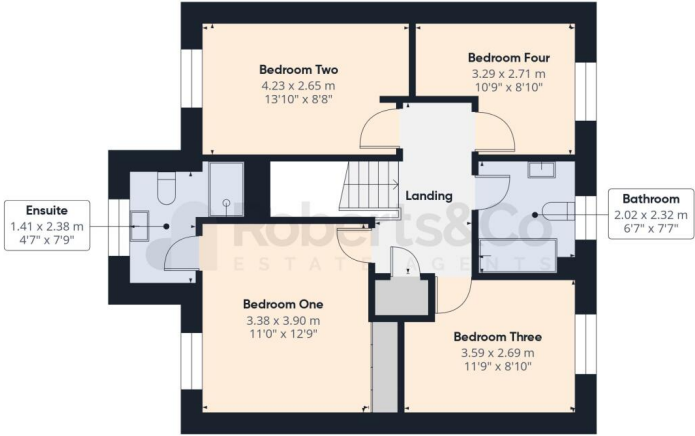
CENTRAL PARK ROAD, LOSTOCK HALL, PRESTON, PR5



CENTRAL PARK ROAD, LOSTOCK HALL, PRESTON, PR5



Ground Floor



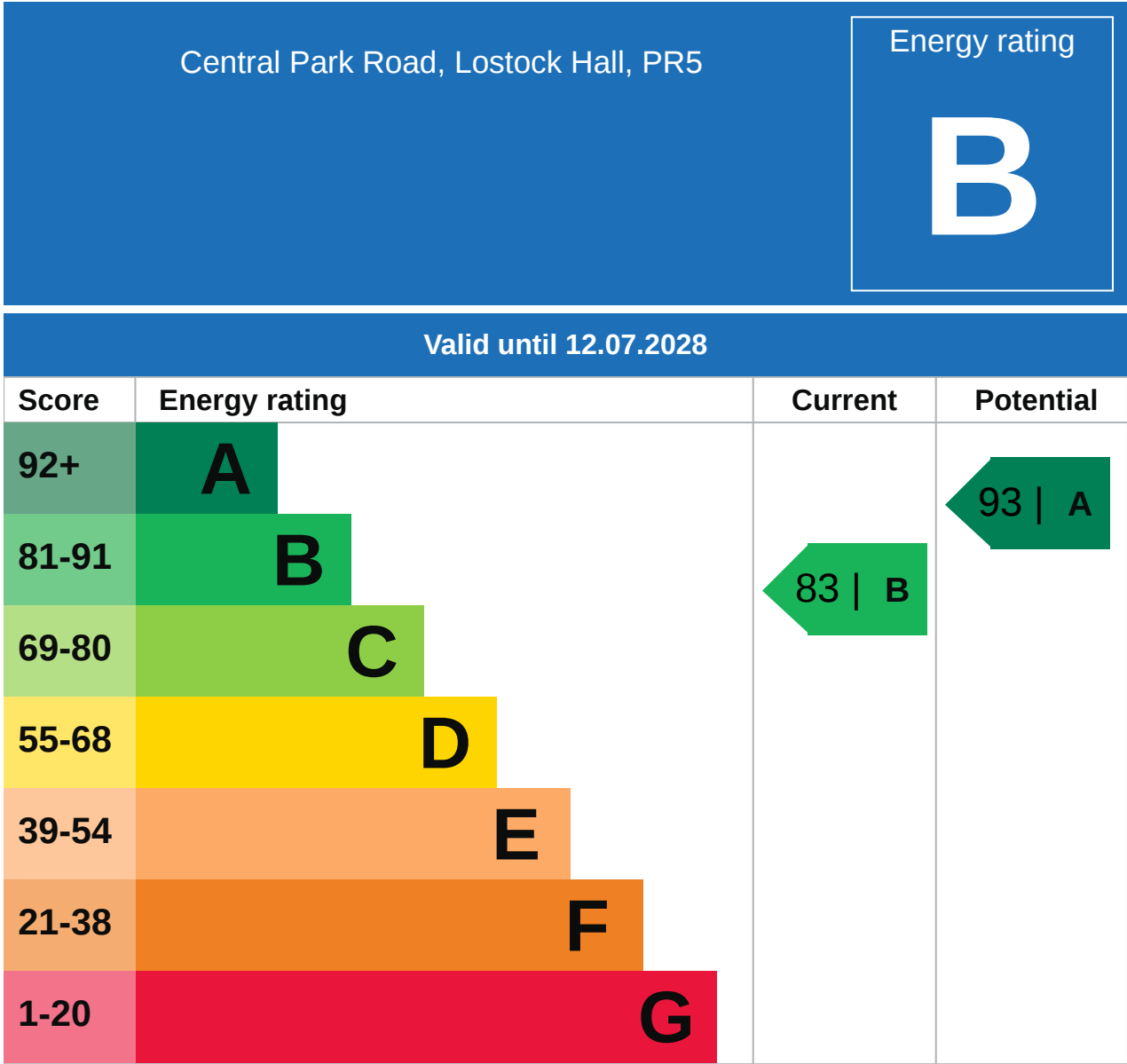
Floor 1

Approximate total area^m
114 m²
1228 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



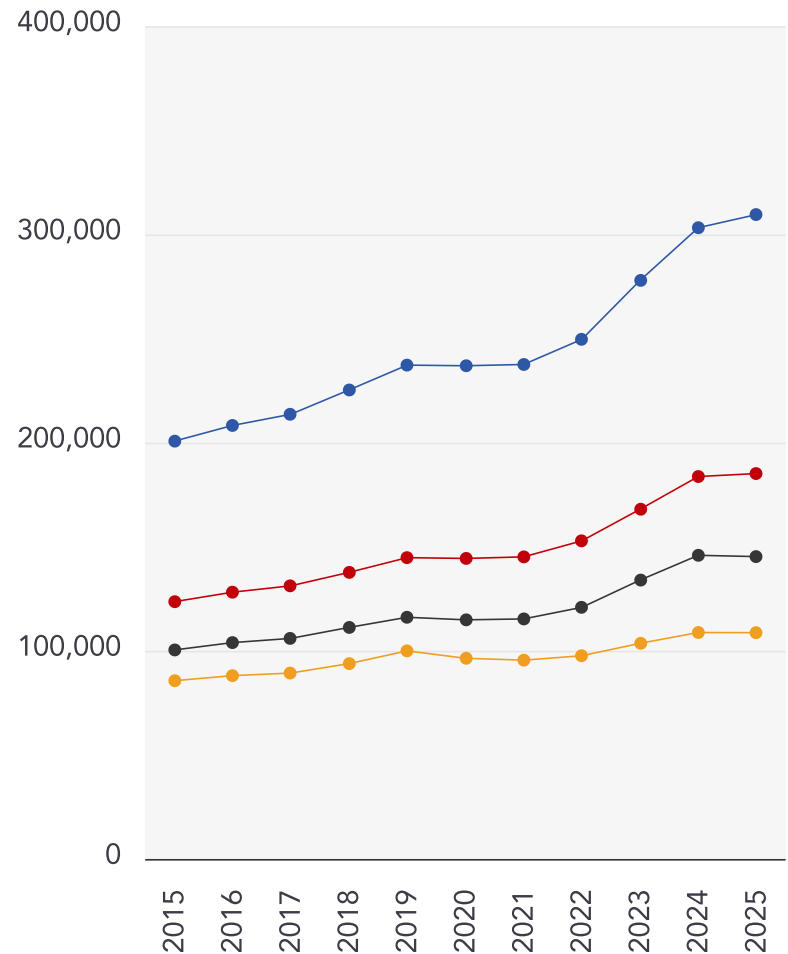
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	125 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

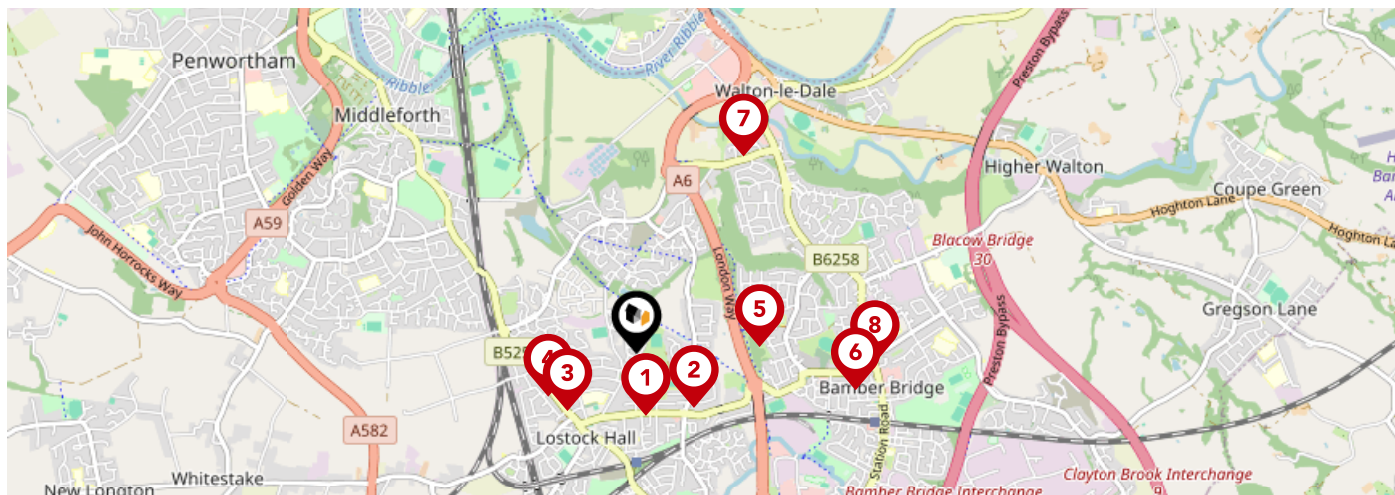
+49.8%

Terraced

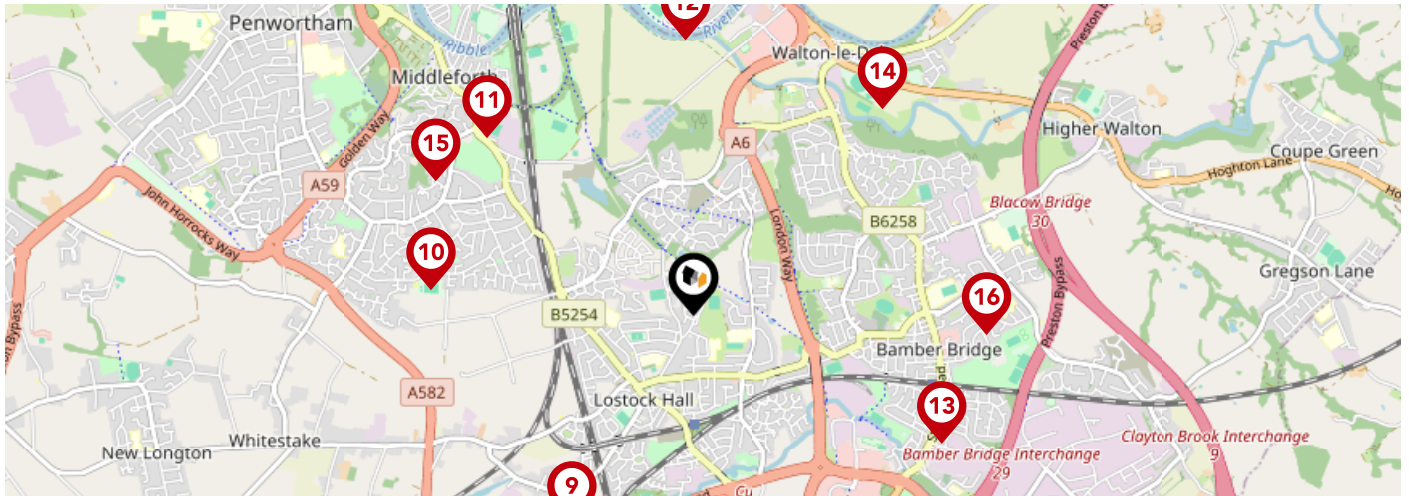
+44.66%









Flat

+26.94%



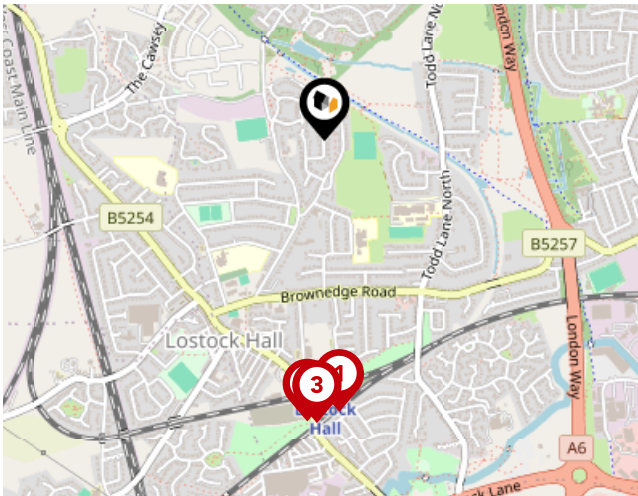
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.35	<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:0.39	<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:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.54	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance: 1.16	<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: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

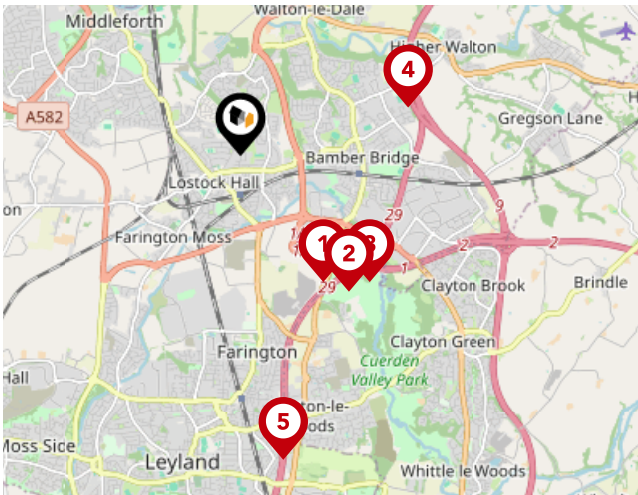
Area

Transport (National)



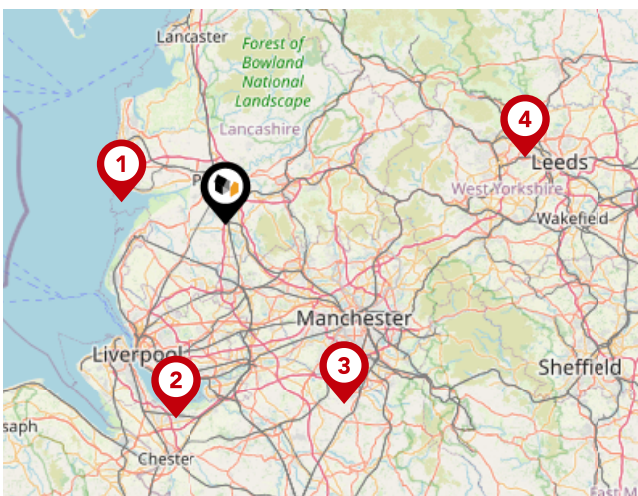
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.6 miles
2	Lostock Hall Rail Station	0.61 miles
3	Lostock Hall Rail Station	0.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.33 miles
2	M65 J1	1.52 miles
3	M6 J29	1.59 miles
4	M6 J30	1.55 miles
5	M6 J28	2.69 miles

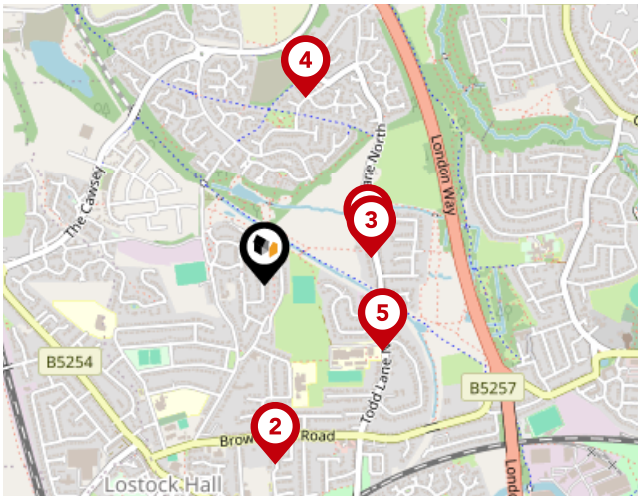


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.83 miles
2	Speke	28.22 miles
3	Manchester Airport	30.33 miles
4	Leeds Bradford Airport	42.99 miles

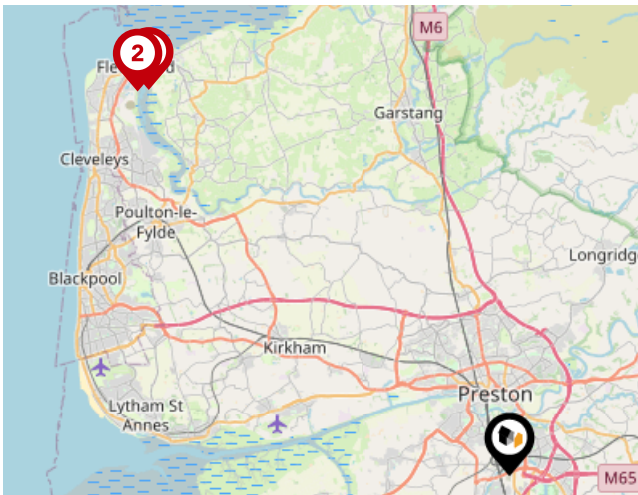
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lyndale Avenue	0.24 miles
2	Moss Street	0.39 miles
3	Lyndale Avenue	0.24 miles
4	Hennel Lane	0.42 miles
5	Glendale Avenue	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.51 miles
2	Fleetwood for Knott End Ferry Landing	18.72 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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