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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th October 2026



BROWNEDGE ROAD, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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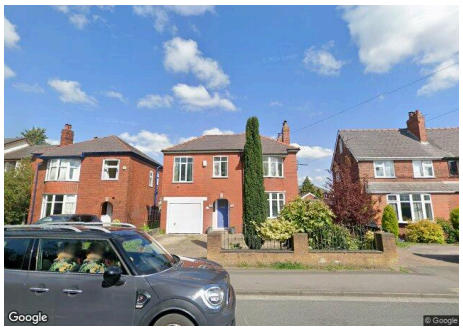
The Property Ombudsman

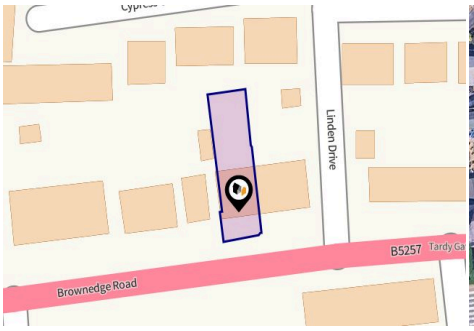
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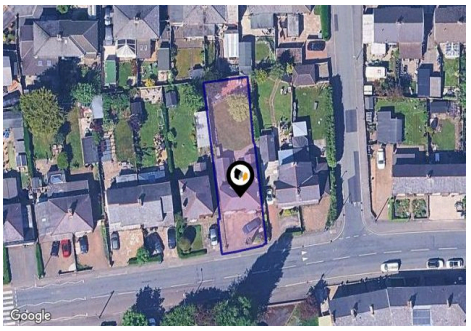
Introduction
Our Comments

* Well-presented four-bedroom detached family home * Offering generous accommodation, a large enclosed rear garden and driveway parking for up to three cars.* Ideally suited to modern family living Approached via a driveway providing off-road parking for up to three vehicles, the property opens into a welcoming entrance hall with a useful understairs storage cupboard, providing an ideal place for coats, shoes and everyday essentials.The front-facing living room is a comfortable and inviting space, featuring a bay window which allows plenty of natural light to flow into the room, together with a feature gas fireplace creating an attractive focal point.To the rear is a further reception room, offering excellent versatility as a second sitting room, family room or snug. This room features a wood-burning stove and patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.The heart of the home is the impressive open-plan dining kitchen, fitted with attractive light grey shaker-style cabinetry and complementary worktops. There is space for a dining table and chairs, making this a sociable space for everyday family meals and entertaining, together with a gas cooker, integrated dishwasher and space for a freestanding fridge freezer. A separate utility room provides useful additional storage and workspace, while an outdoor store offers further practical storage.To the first floor are four bedrooms, providing excellent flexibility for family living, guests or working from home. The principal bedroom is a generous double with a bay window overlooking the front, while the second bedroom is another double and benefits from fitted bedroom furniture. Bedroom three is also a comfortable double, while bedroom four is a smaller single room, ideal as a child's bedroom, nursery or home office.The accommodation is completed by a modern three-piece family bathroom, fitted with a P-shaped bath with shower over, WC and wash hand basin set within a useful vanity unit.Outside, the property benefits from a large enclosed rear garden, predominantly laid to lawn with patio areas providing excellent space for outdoor seating, relaxing and entertaining during the warmer months. The generous garden is particularly well suited to families and offers plenty of scope for outdoor activities.A fantastic opportunity to purchase a spacious four-bedroom detached family home with three-car driveway parking, a large enclosed garden, modern dining kitchen and versatile reception accommodation.

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,237 ft^2 / 115 m^2		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LA731915		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	40 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

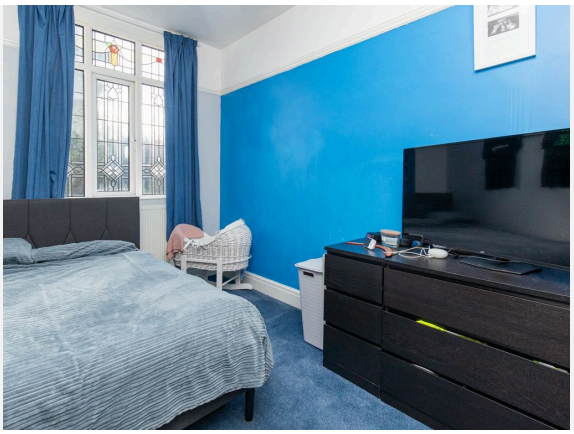
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Gallery
Photos

















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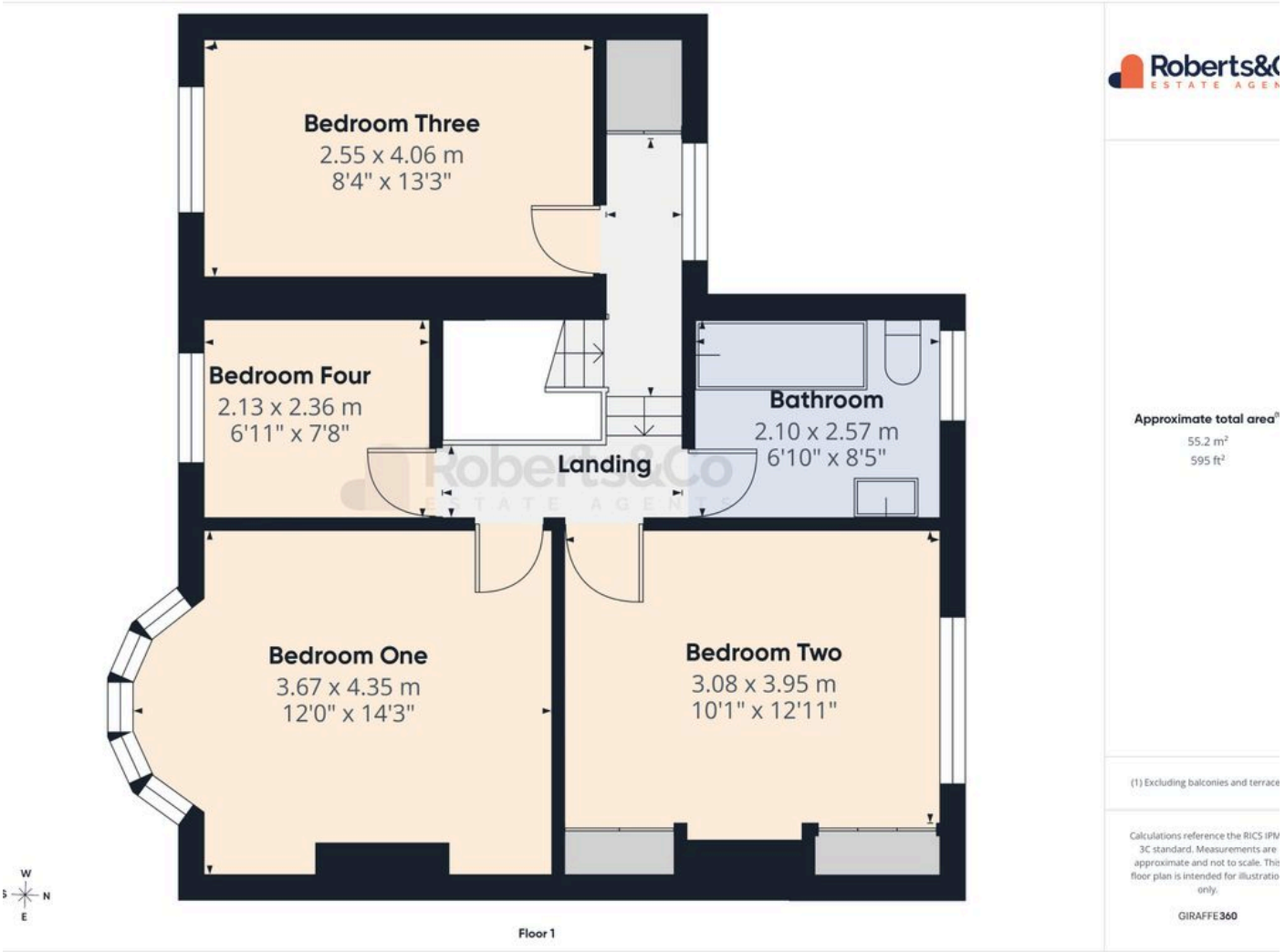






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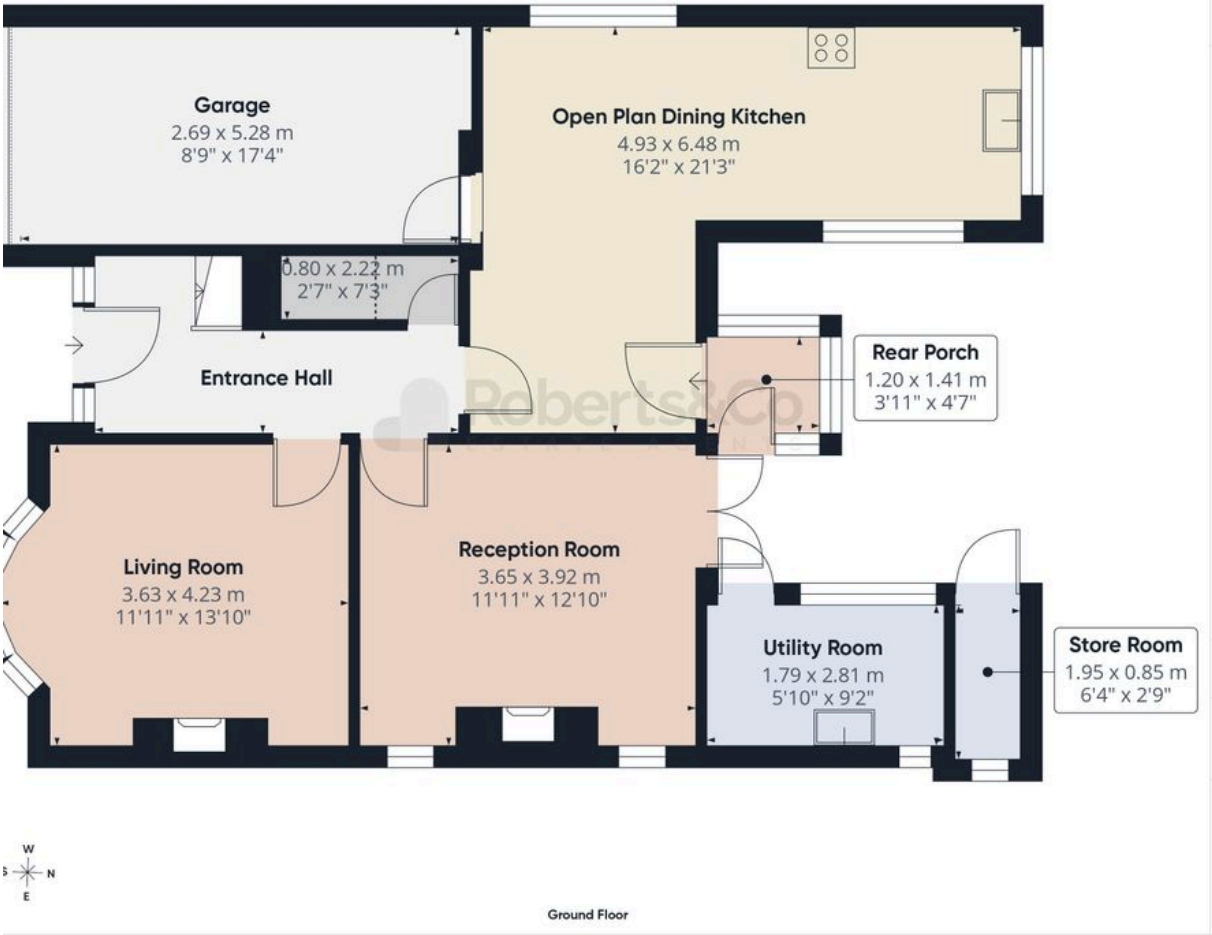
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Gallery
Floorplan

BROWNEDGE ROAD, LOSTOCK HALL, PRESTON, PR5



Approximate total area(1)
82.6 m²
890 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terrace

Reduced headroom
Below 1.5 m/5 ft

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

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Gallery
Floorplan

BROWNEDGE ROAD, LOSTOCK HALL, PRESTON, PR5



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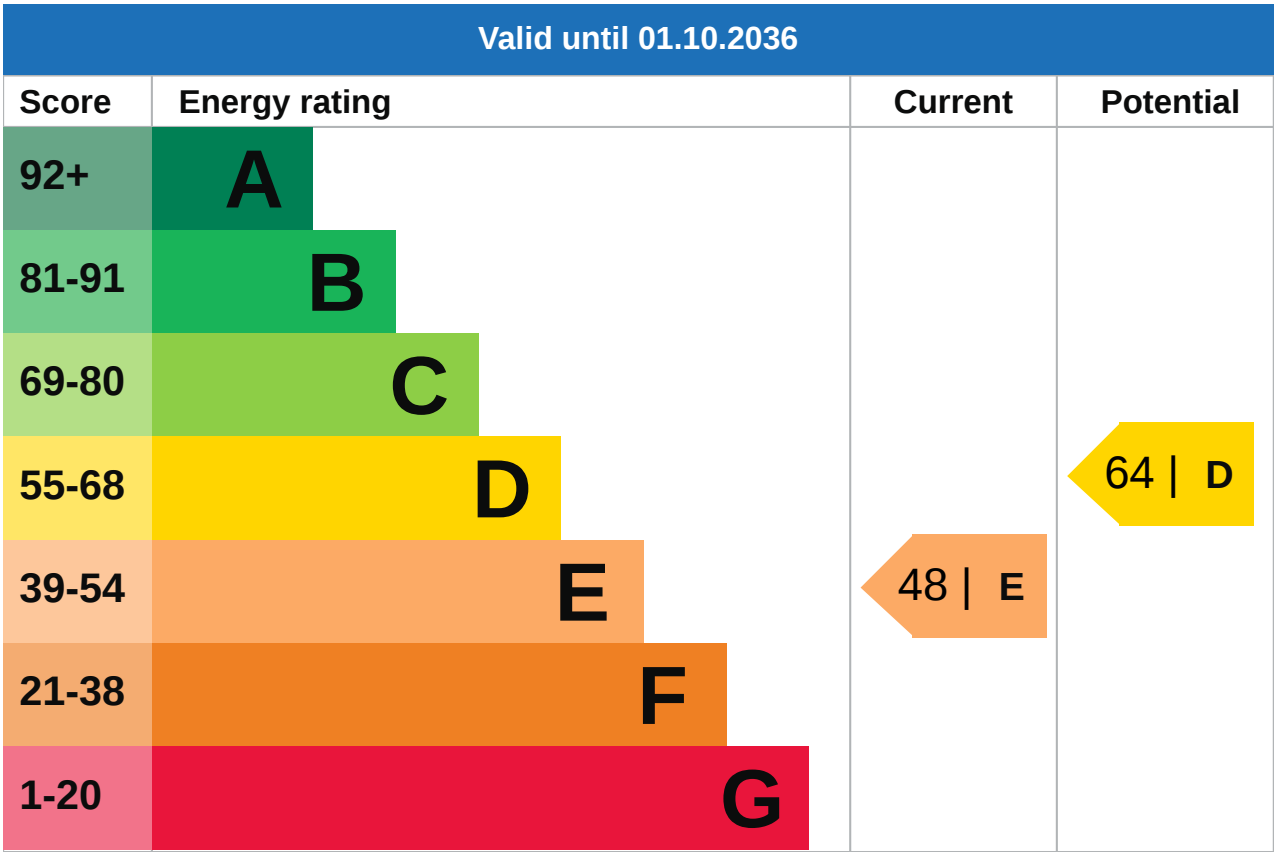
Roberts&Co ESTATE AGENTS

Lostock Hall, PRESTON,

Energy rating

E

Valid until 01.10.2036



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EPC - Additional Data

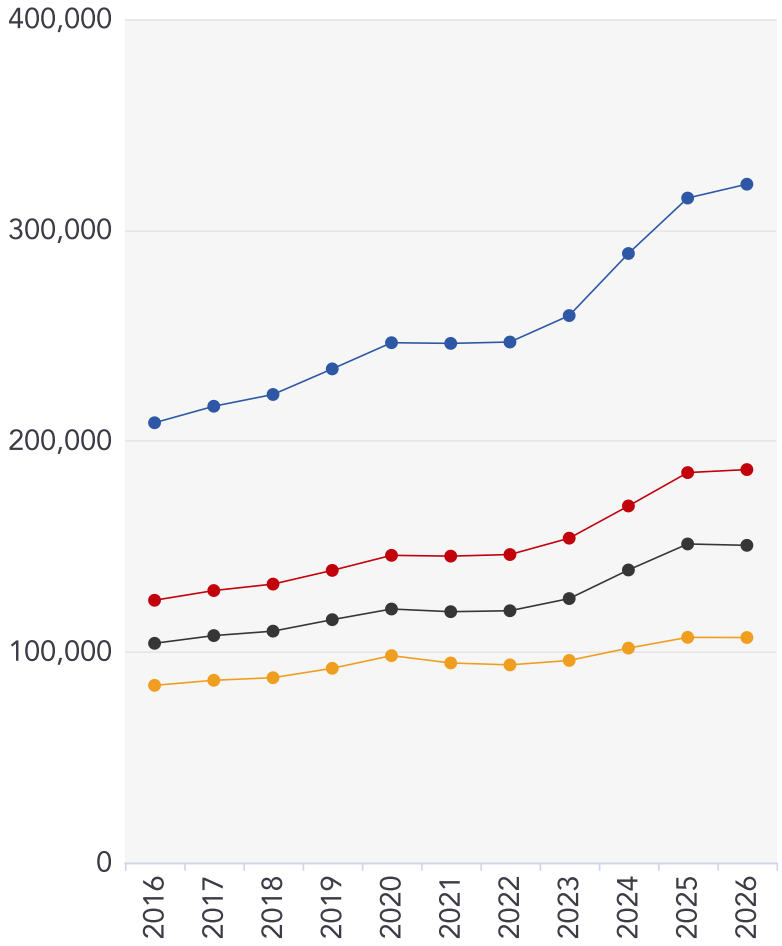
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	115 m^2

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Market
House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

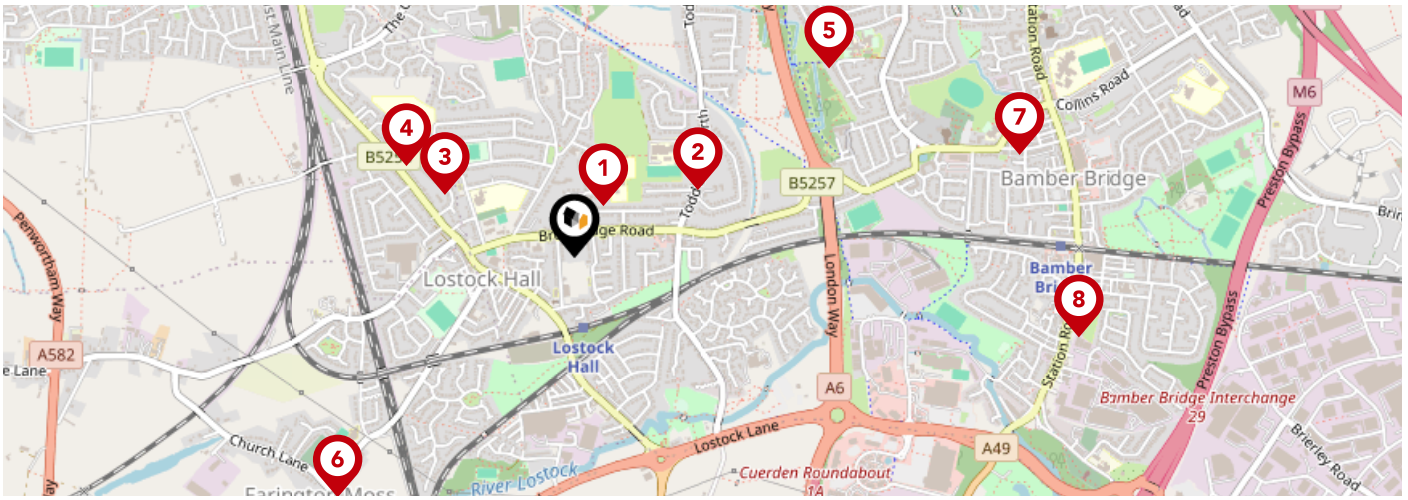
+44.66%

Flat

+26.94%

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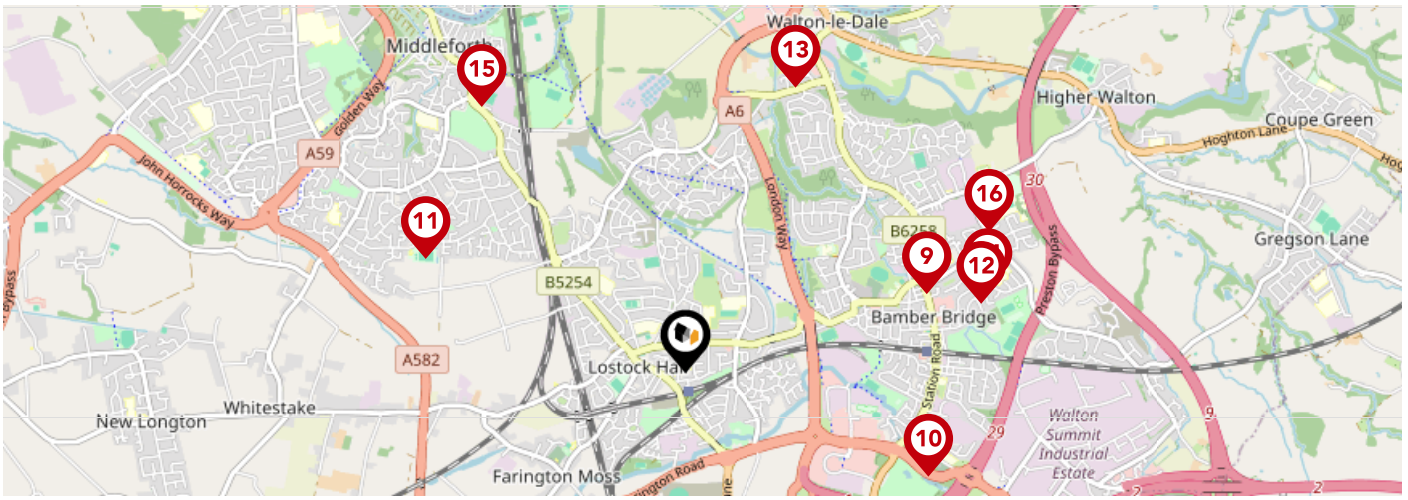
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.13	☐	☑	☐	☐	☐
2 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.31	☐	☐	☑	☐	☐
3 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.32	☐	☑	☐	☐	☐
4 Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.42	☐	☐	☑	☐	☐
5 Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.7	☐	☑	☐	☐	☐
6 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:0.74	☐	☑	☐	☐	☐
7 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:1	☐	☑	☐	☐	☐
8 Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:1.12	☐	☑	☐	☐	☐

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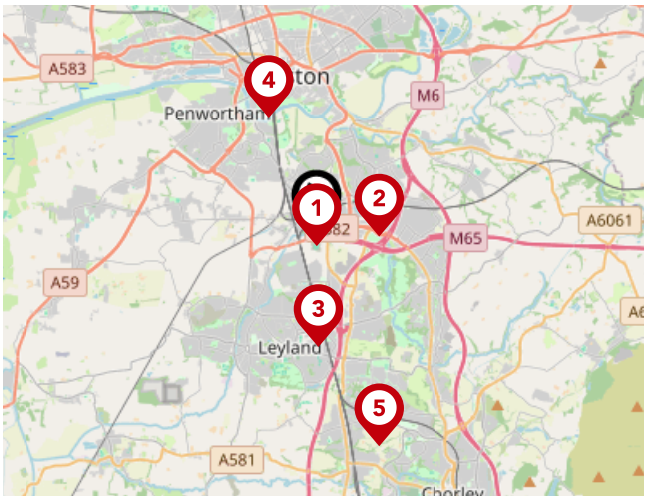
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:1.12	☐	☐	☑	☐	☐
10	Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:1.16	☐	☐	☑	☐	☐
11	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.24	☐	☑	☐	☐	☐
12	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 116 | Distance:1.34	☐	☑	☐	☐	☐
13	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good | Pupils: 258 | Distance:1.35	☐	☑	☐	☐	☐
14	The Coppice School Ofsted Rating: Good | Pupils: 66 | Distance:1.38	☐	☐	☑	☐	☐
15	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.47	☐	☑	☐	☐	☐
16	Walton-Le-Dale High School Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.47	☐	☐	☑	☐	☐

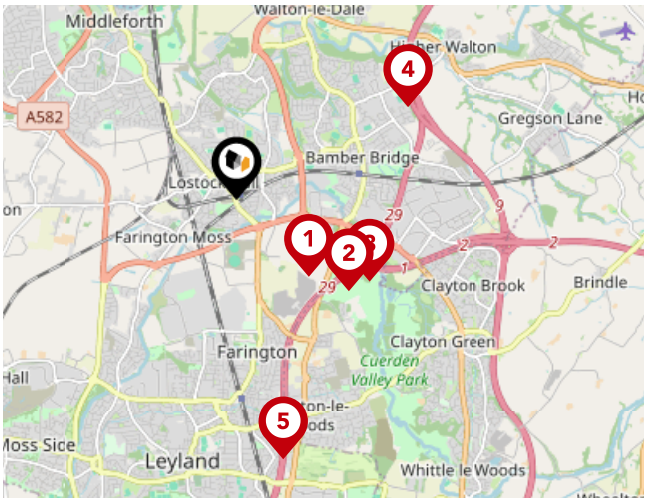
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Area
Transport (National)



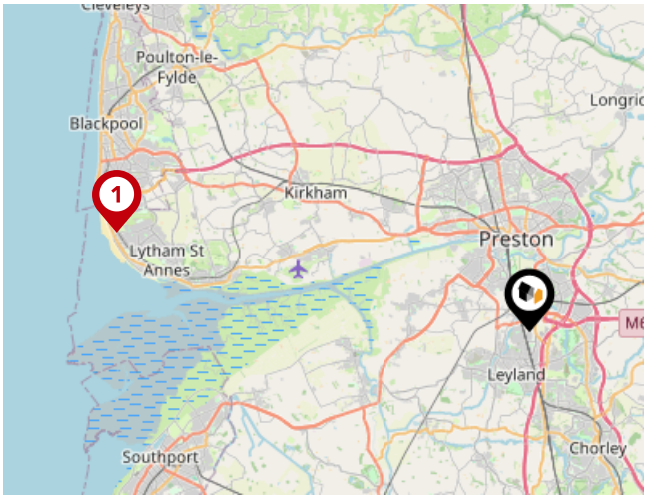
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.22 miles
2	Bamber Bridge Rail Station	1.09 miles
3	Leyland Rail Station	1.98 miles
4	Preston Rail Station	2.19 miles
5	Buckshaw Parkway Rail Station	3.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.91 miles
2	M65 J1	1.26 miles
3	M6 J29	1.36 miles
4	M6 J30	1.71 miles
5	M6 J28	2.3 miles

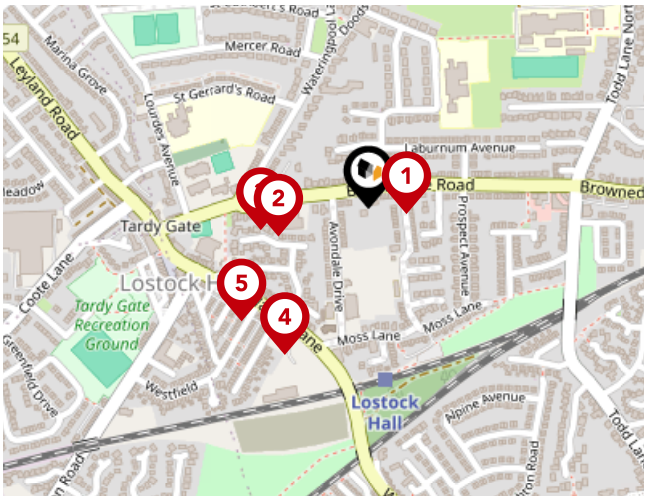


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.88 miles

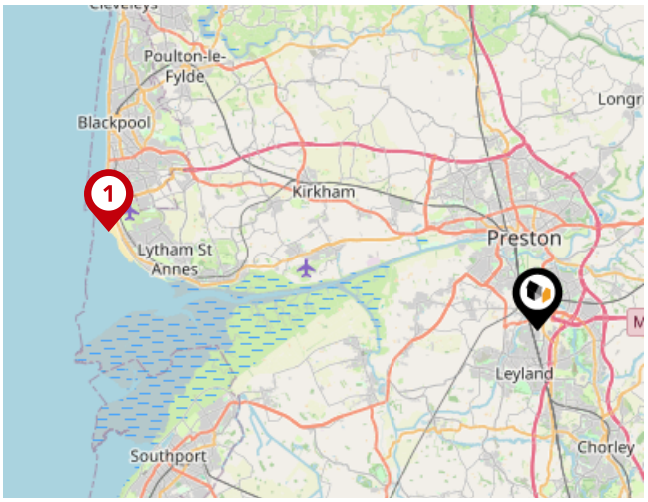
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Area
Transport (Local)



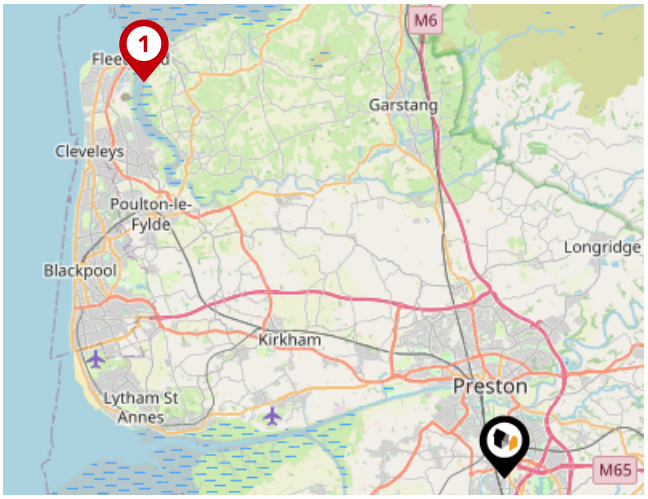
Bus Stops/Stations

Pin	Name	Distance
1	Moss Street	0.04 miles
2	British Legion	0.1 miles
3	Wateringpool Lane	0.11 miles
4	Victoria Inn	0.18 miles
5	Library	0.18 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.45 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.76 miles

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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.

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

/roberts_and_co_sales_lettings/

Roberts & Co
Data Quality

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail