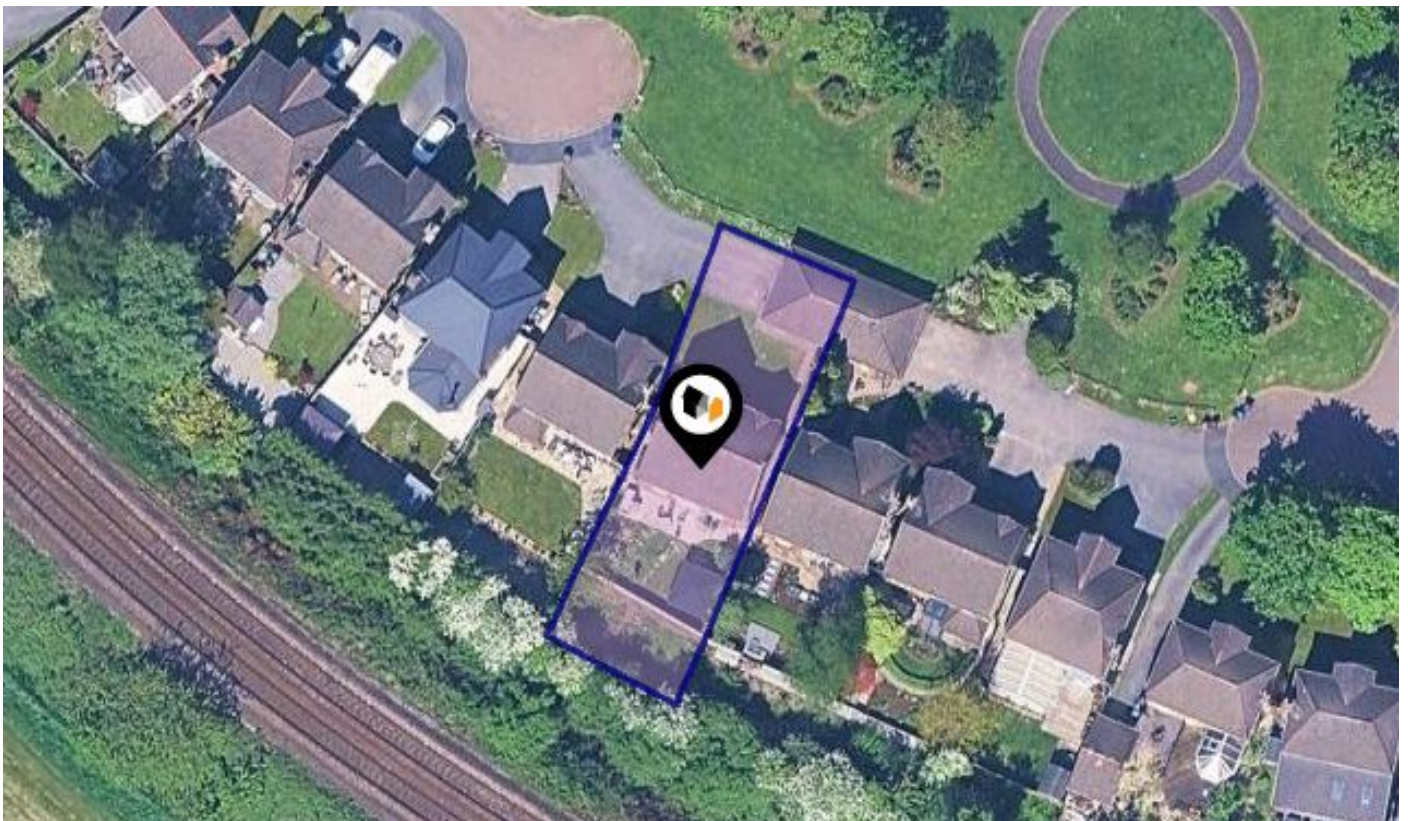




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 30th March 2026**



## **NORTH UNION VIEW, LOSTOCK HALL, PRESTON, PR5**

### **Roberts & Co**

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

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www.roberts-estates.co.uk



# Introduction

## Our Comments

\* 4 Bedroom Family Home \* High Standard of Finish Throughout \* Very Spacious Living

Situated in a peaceful cul-de-sac and overlooking an attractive green, this property enjoys a prime position within a highly desirable residential development in Lostock Hall, Preston. The property benefits from generous off-road parking for two vehicles, along with a substantial detached double garage, providing excellent storage and secure parking. A pathway leads to the front door, opening into a welcoming and spacious entrance hall that sets the tone for the high standard of finish throughout. To the front left of the property is a dedicated home office, ideal for remote working or study, along with a convenient downstairs WC. The dual-aspect living room, positioned to the left of the hallway, offers a bright and comfortable space with two windows that flood the room with natural light, and features a charming wood-burning stove, creating a warm and inviting atmosphere. To the rear of the property is an impressive open-plan family dining kitchen, thoughtfully designed for modern living and entertaining. The kitchen is fitted with high-quality Neff appliances and elegant quartz work surfaces, alongside an integrated fridge freezer, dishwasher, double electric oven and hob. A stylish breakfast bar provides additional seating, while the generous dining and living areas offer flexible family space. Patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A fully integrated utility room provides further practical storage and laundry space. Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from a beautifully appointed four-piece ensuite, featuring a freestanding bath, corner shower, wash basin and WC. Bedroom two is a spacious double with fitted wardrobes, while bedroom three is another comfortable double room. Bedroom four is also a double and includes a fitted storage cupboard. The family bathroom is finished to a high contemporary standard, comprising a modern three-piece suite with shower over the bath, vanity unit with sink, and WC. Externally, the rear garden is designed for both relaxation and entertaining, featuring a porcelain tiled patio area, garden lighting, and a pergola housing a hot tub (included in the sale). Beyond the rear fence lies additional land that forms part of the property's title, offering further potential for development into extended outdoor or entertaining space, similar to neighbouring properties. The overall standard of finish throughout the home is exceptionally high, with all bathrooms recently refurbished to a beautiful modern specification. The loft is partially boarded, providing useful additional storage. The location offers a perfect balance of tranquillity and convenience, making it ideal for families and professionals alike. Residents benefit from a wide range of excellent local amenities, including shops, schools, and leisure facilities, all within easy reach. The area is also well served by reliable public transport links, while nearby motorway networks provide straightforward access to surrounding towns, cities, and commuting routes.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,377 ft <sup>2</sup> / 128 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,875		
<b>Title Number:</b>	LA922224		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

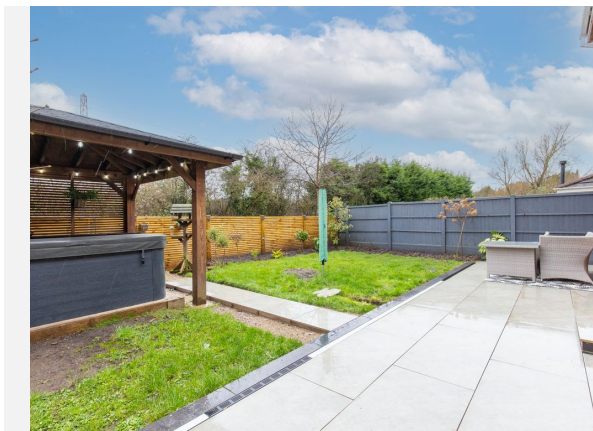
<b>6</b> mb/s	<b>61</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:









Lostock Hall, PRESTON, PR5

Energy rating

**C**

Valid until 24.03.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

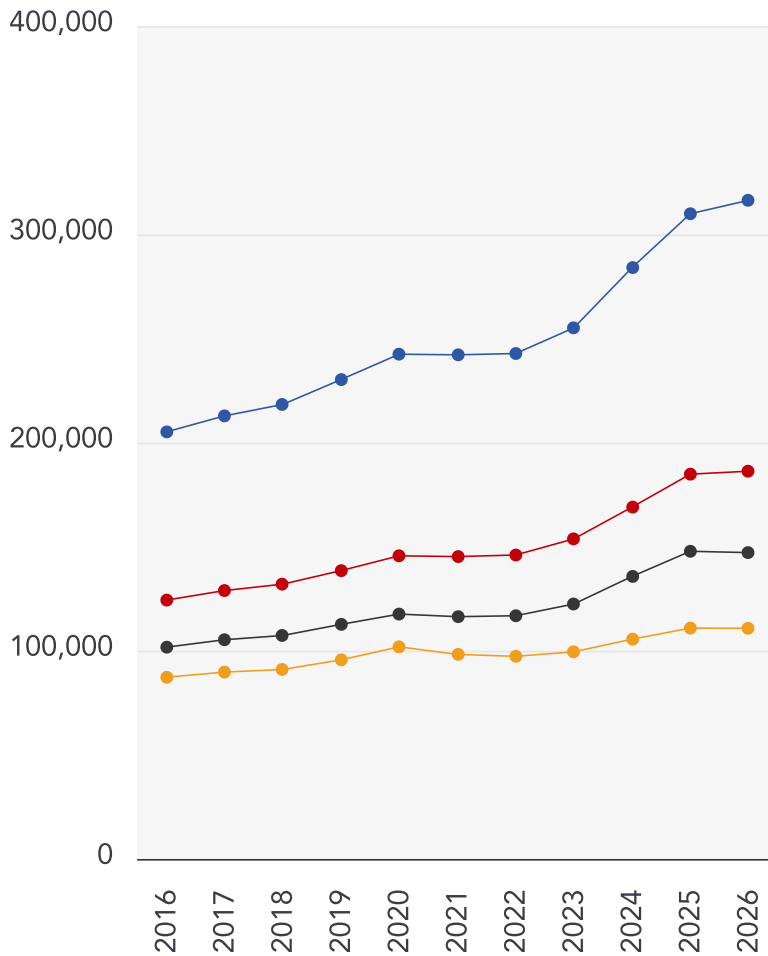
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	128 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

**+49.8%**

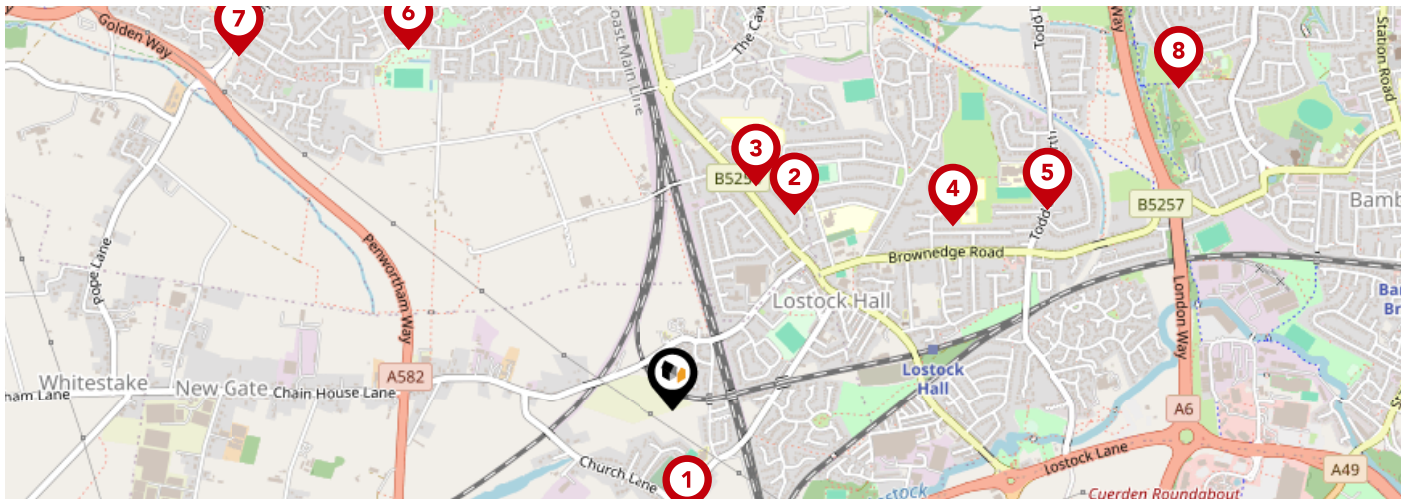
Terraced








**+44.66%**

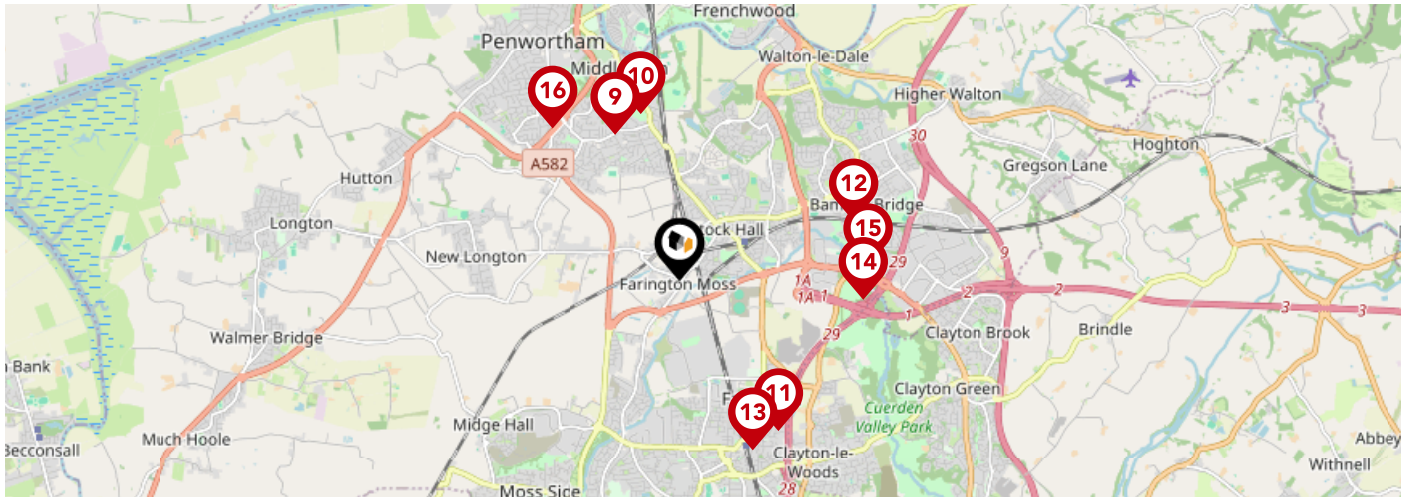
Flat

**+26.94%**

# Area Schools



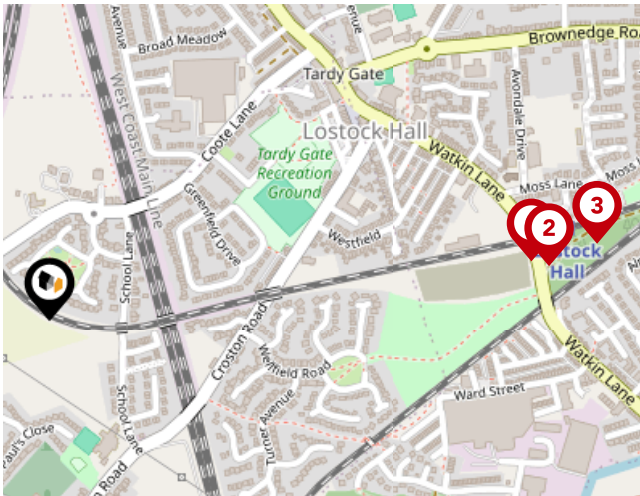
	Nursery	Primary	Secondary	College	Private
 <b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

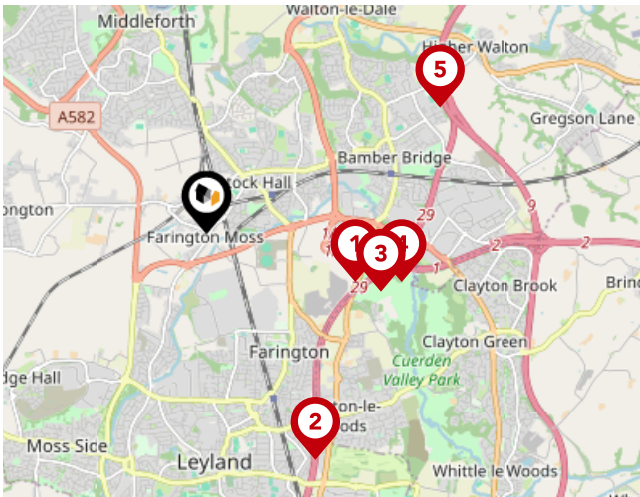
# Area

## Transport (National)



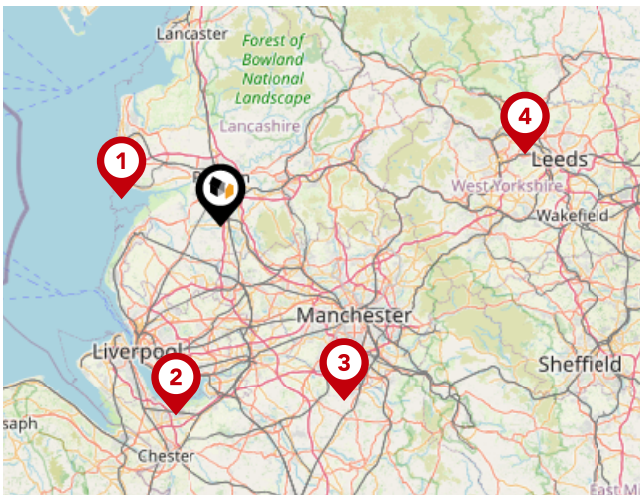
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.53 miles
2	Lostock Hall Rail Station	0.55 miles
3	Lostock Hall Rail Station	0.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.38 miles
2	M6 J28	2.2 miles
3	M65 J1	1.61 miles
4	M6 J29	1.77 miles
5	M6 J30	2.34 miles

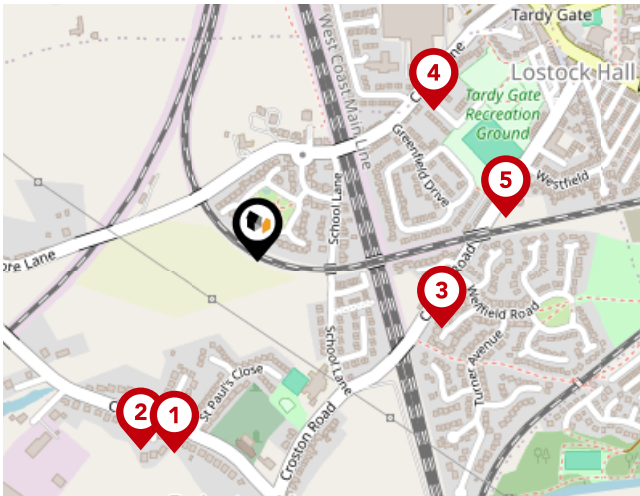


### Airports/Helipads

Pin	Name	Distance
1	Highfield	14.44 miles
2	Speke	27.42 miles
3	Manchester Airport	30.09 miles
4	Leeds Bradford Airport	43.7 miles

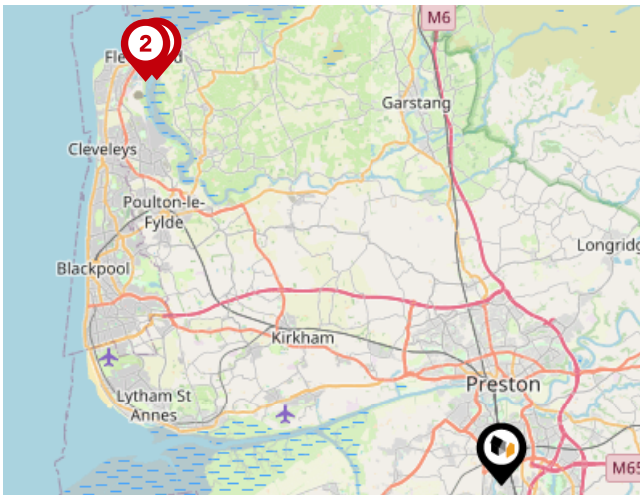
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hillside Avenue	0.23 miles
2	Hillside Avenue	0.24 miles
3	Wellfield Road	0.21 miles
4	Hern Avenue	0.25 miles
5	Anchor Inn	0.28 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.64 miles
2	Fleetwood for Knott End Ferry Landing	18.83 miles



### Roberts & Co

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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

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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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