Roberts&Co
ESTATE AGENTS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th October 2026



TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk

The Property Ombudsman

Powered by sprift
Know any property instantly

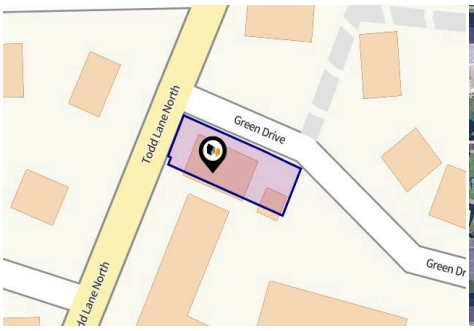
Introduction
Our Comments

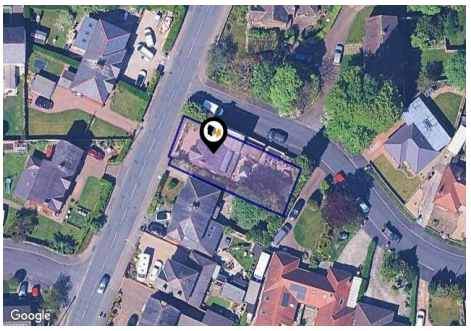
* A fantastic-sized four-bedroom period property * Occupying a generous corner plot, offering spacious and versatile accommodation * Offered with no chain
A wealth of original character and a number of recent improvements. Recently refurbished and rewired, with a brand-new kitchen and bathroom, this wonderful home is ready to move into while still retaining the charm and character expected of a period property.Stepping inside, the property begins with a welcoming porch leading into the entrance hallway, with access to the impressive and versatile living accommodation. There are four reception rooms in total, providing an exceptional amount of flexibility for modern family life. Two reception rooms are positioned to the front of the property, while a further room to the rear enjoys views over the garden. The fourth room would make an excellent home office, study, playroom or additional reception space, depending on the needs of the new owner.The brand-new kitchen has been finished with stylish white cabinetry and contrasting wooden worktops, with a double electric oven, hob and integrated dishwasher, together with space for a fridge freezer. A separate utility room provides additional practical space, with plumbing and provision for a washing machine, while a ground floor shower room adds further convenience.Throughout the home, a number of lovely original period features have been retained, including attractive picture rails, coving and feature fireplace surrounds in selected rooms. These character details sit beautifully alongside the property's more contemporary improvements, creating a home that offers both charm and modern-day practicality.To the first floor are four generously proportioned double bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from its own en-suite, while a separate three-piece family bathroom serves the remaining bedrooms.Externally, the property occupies a fantastic corner plot, with an enclosed rear garden providing a private outdoor space. There is also excellent off-road parking, with a driveway and garage accessed via Green Drive, together with gated access to the enclosed parking area and rear garden.The location is another real highlight, with Lostock Hall Community High School and Lostock Hall Primary School within walking distance, while the property is also situated on a bus route and benefits from excellent transport links for commuting further afield. Local shops, amenities and Lostock Hall village are also conveniently accessible.

Powered by sprift

Property
Overview







Property

Type:	Detached	**Tenure:**	Leasehold
Bedrooms:	4		
Floor Area:	1,754 ft^2 / 163 m^2		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LAN71911		

Local Area

Local Authority: South ribble

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s

80 mb/s

10000 mb/s

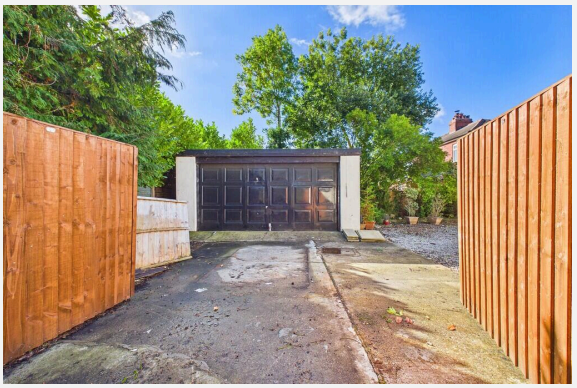
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Powered by sprift
Know any property instantly

Gallery
Photos





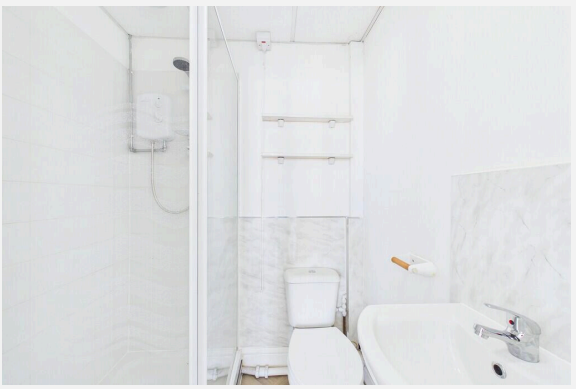








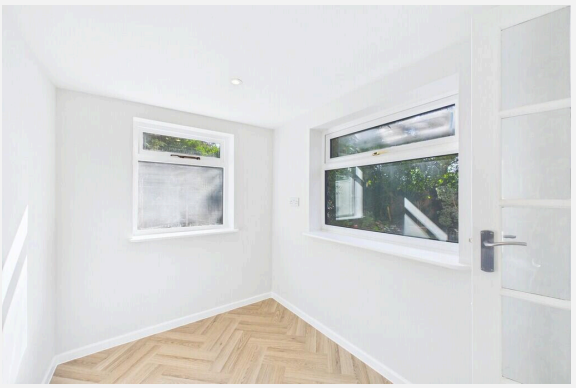




Powered by sprift
Know any property instantly

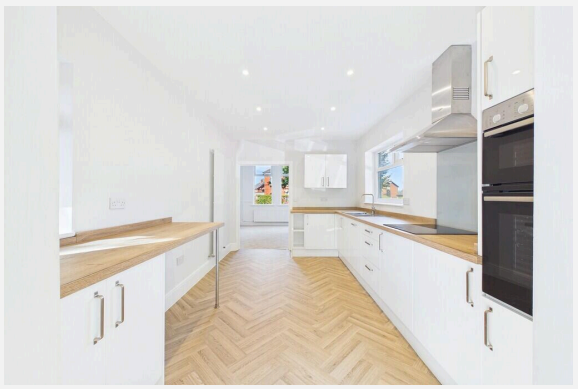
Gallery
Photos

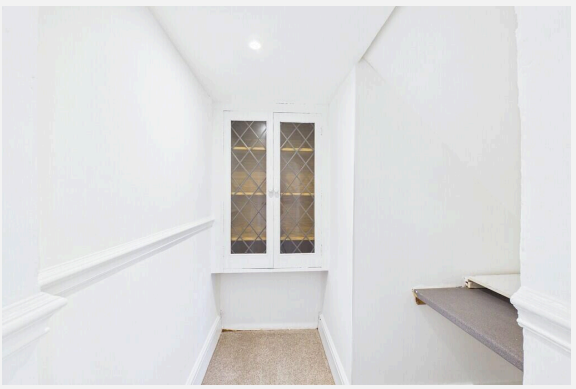
















Powered by sprift
Know any property instantly

Gallery
Photos





Gallery
Floorplan

TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



Powered by sprift
Know any property instantly

TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



Gallery
Floorplan

TODD LANE NORTH, LOSTOCK HALL, PRESTON, PR5



Ground Floor



Floor 1

Roberts&Co ESTATE AGENTS

Approximate total area(1)

150.7 m²

1625 ft²

Reduced headroom

0.4 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Powered by sprift
Know any property instantly

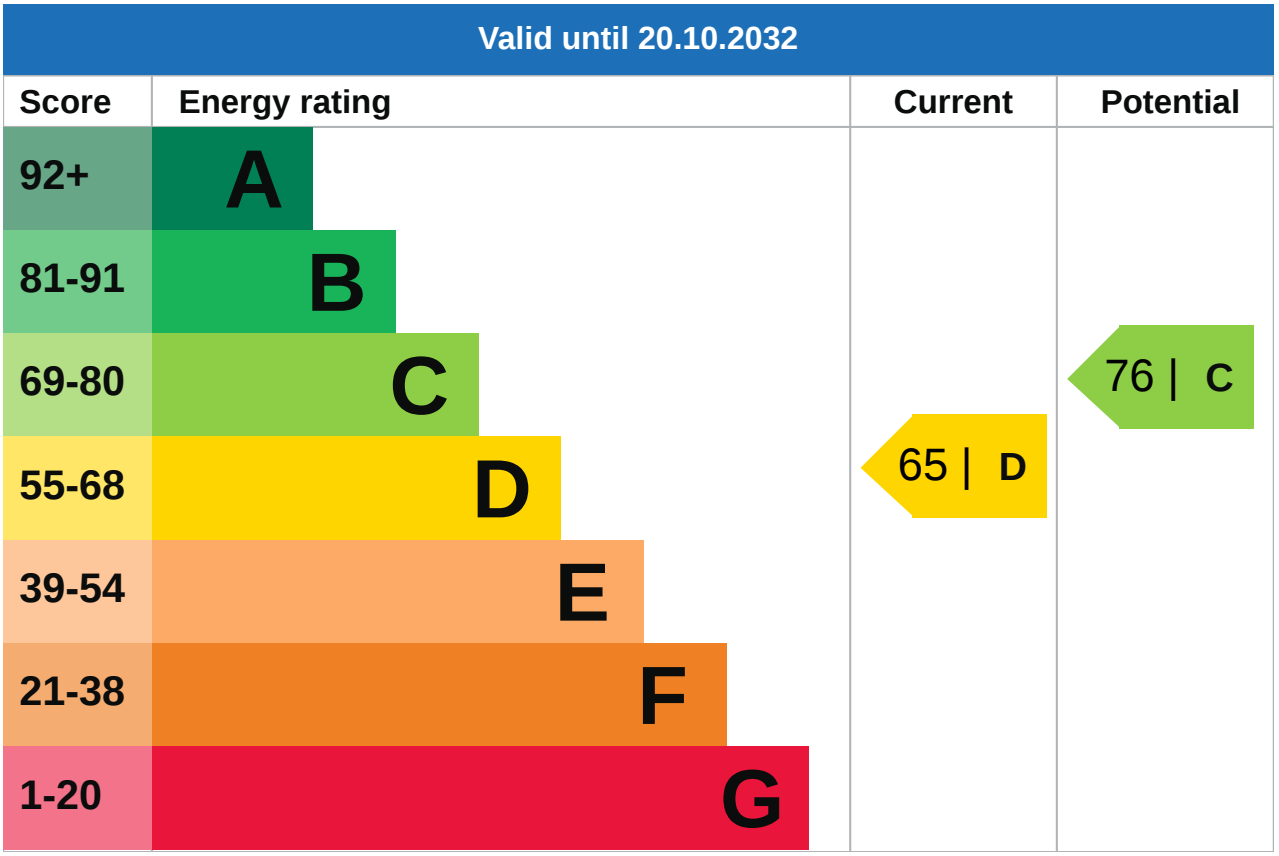
Roberts&Co ESTATE AGENTS

Lostock Hall, PR5

Energy rating

D

Valid until 20.10.2032



Powered by sprift
Know any property instantly

EPC - Additional Data

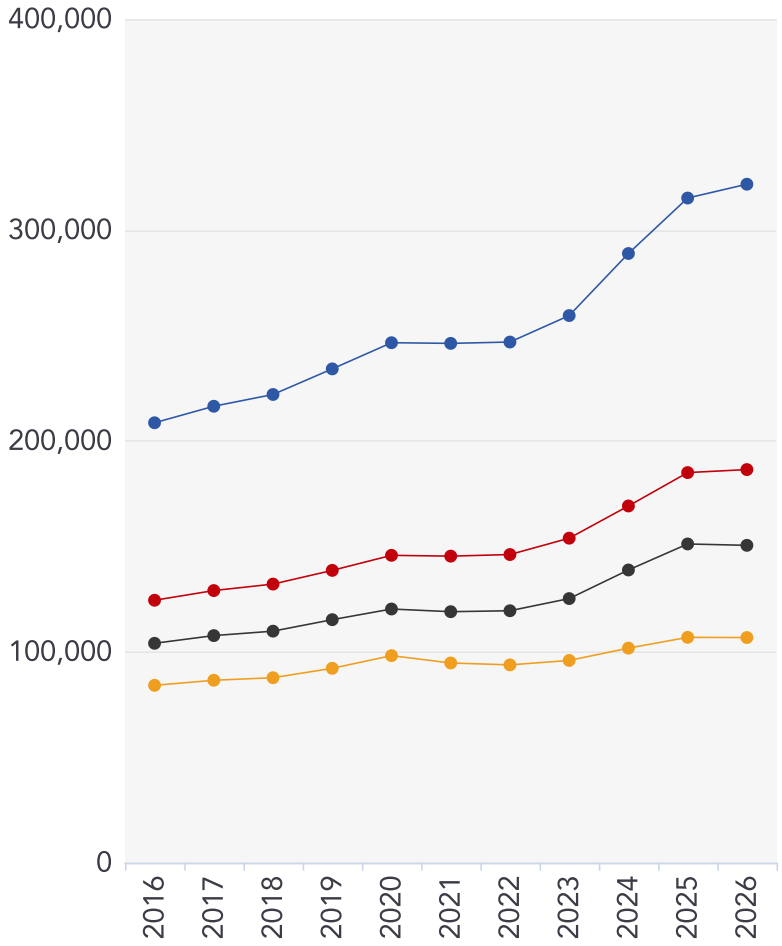
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	163 m^2

Powered by sprift

Market
House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

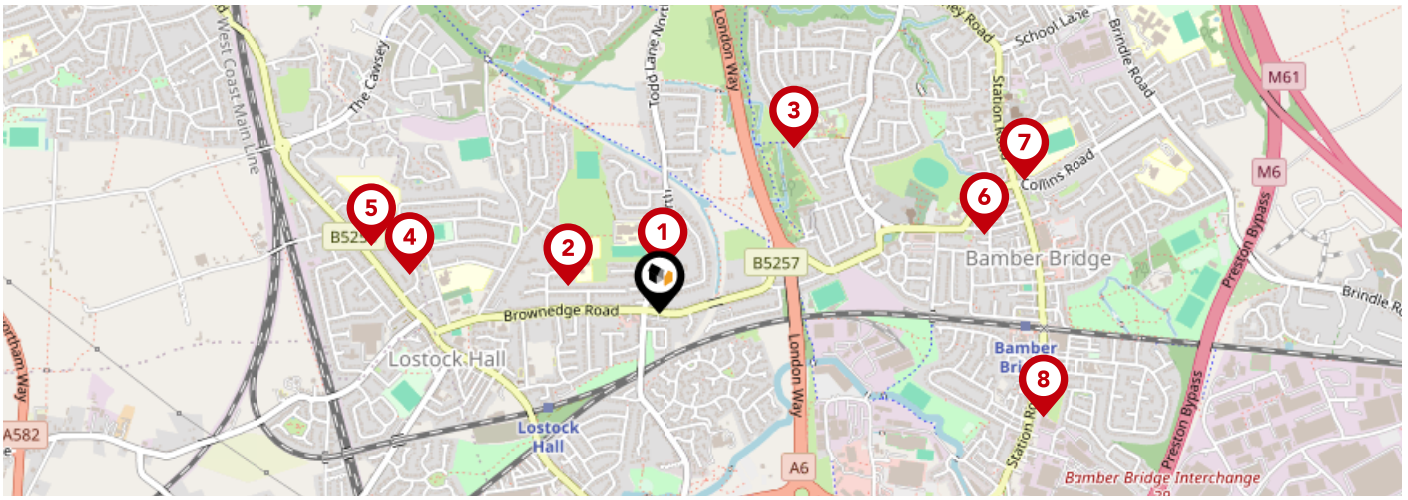
+44.66%

Flat

+26.94%

Powered by sprift

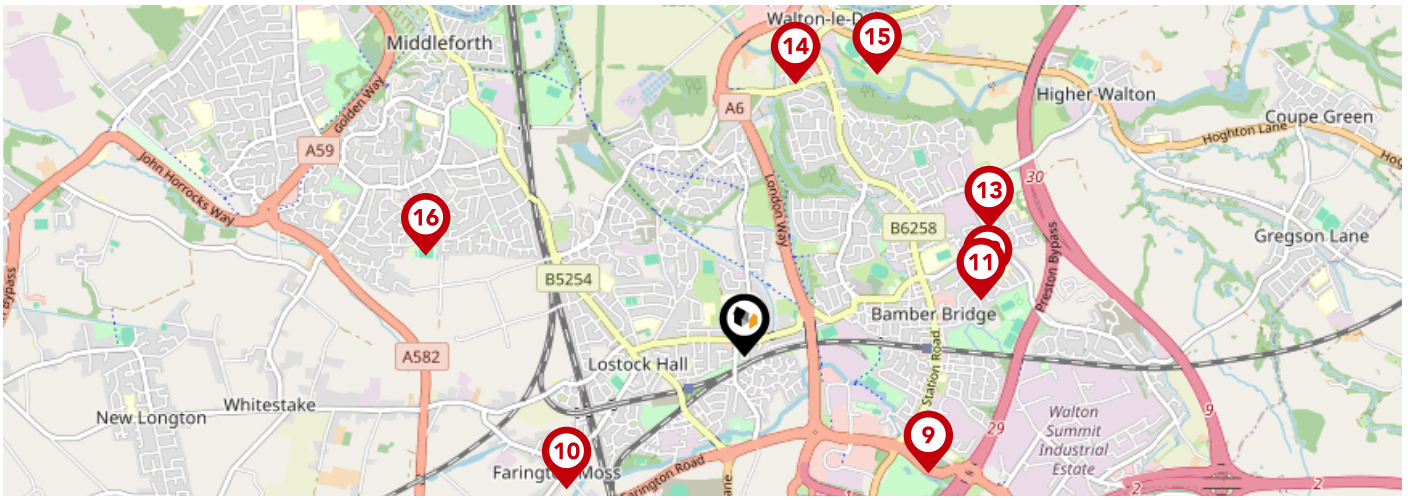
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.09	☐	☐	☑	☐	☐
2	Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.21	☐	☑	☐	☐	☐
3	Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.47	☐	☑	☐	☐	☐
4	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.55	☐	☑	☐	☐	☐
5	Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.65	☐	☐	☑	☐	☐
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:0.74	☐	☑	☐	☐	☐
7	Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:0.85	☐	☐	☑	☐	☐
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:0.87	☐	☑	☐	☐	☐

Powered by sprift

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Bridgeway School** Ofsted Rating: Good | Pupils: 56 | Distance:0.96	☐	☐	☑	☐	☐
10	**Farington Moss St. Paul's C.E. Primary School** Ofsted Rating: Good | Pupils: 191 | Distance:0.97	☐	☑	☐	☐	☐
11	**Bamber Bridge St Aidan's Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 116 | Distance:1.07	☐	☑	☐	☐	☐
12	**The Coppice School** Ofsted Rating: Good | Pupils: 66 | Distance:1.11	☐	☐	☑	☐	☐
13	**Walton-Le-Dale High School** Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.21	☐	☐	☑	☐	☐
14	**Walton-le-Dale, St Leonard's Church of England Primary School** Ofsted Rating: Good | Pupils: 258 | Distance:1.22	☐	☑	☐	☐	☐
15	**St Patrick's Roman Catholic Primary School, Walton-le-Dale** Ofsted Rating: Good | Pupils: 177 | Distance:1.37	☐	☑	☐	☐	☐
16	**Kingsfold Primary School** Ofsted Rating: Good | Pupils: 112 | Distance:1.46	☐	☑	☐	☐	☐

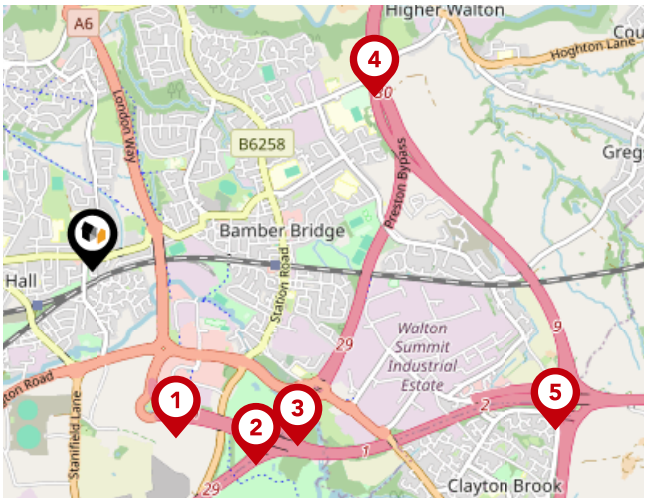
Powered by sprift

Area
Transport (National)



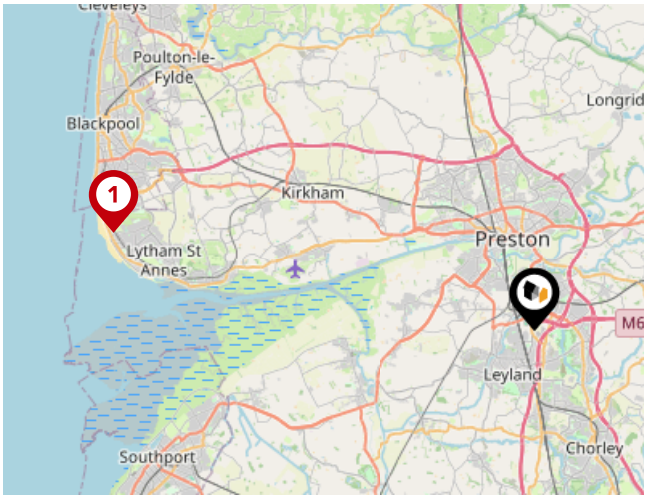
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.38 miles
2	Bamber Bridge Rail Station	0.83 miles
3	Leyland Rail Station	2.05 miles
4	Preston Rail Station	2.25 miles
5	Buckshaw Parkway Rail Station	3.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.8 miles
2	M65 J1	1.11 miles
3	M6 J29	1.18 miles
4	M6 J30	1.45 miles
5	M65 J2	2.14 miles

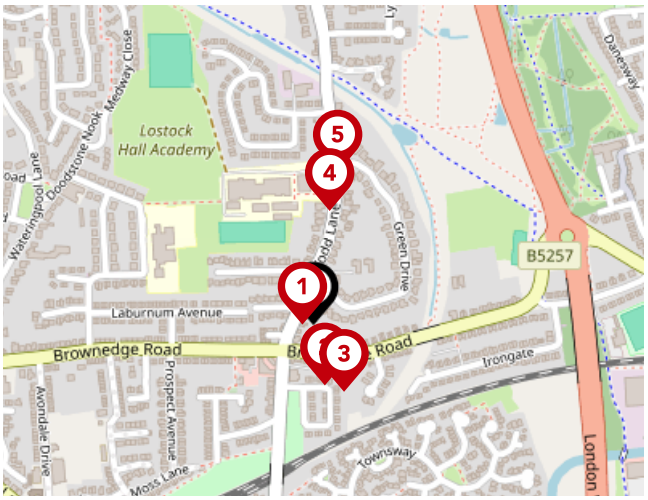


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.12 miles

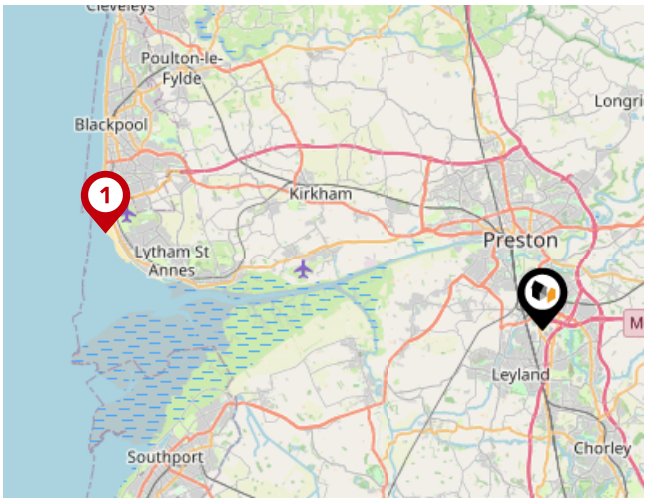
Powered by sprift

Area
Transport (Local)



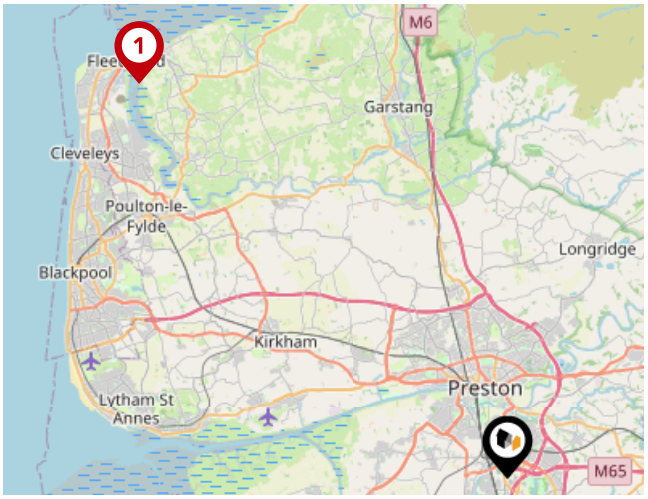
Bus Stops/Stations

Pin	Name	Distance
1	Green Drive	0.01 miles
2	Four Lane Ends	0.06 miles
3	Brownedge Road	0.08 miles
4	High School Stop	0.12 miles
5	High School	0.16 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.69 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.89 miles

Powered by sprift

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

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Roberts&Co ESTATE AGENTS

Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail