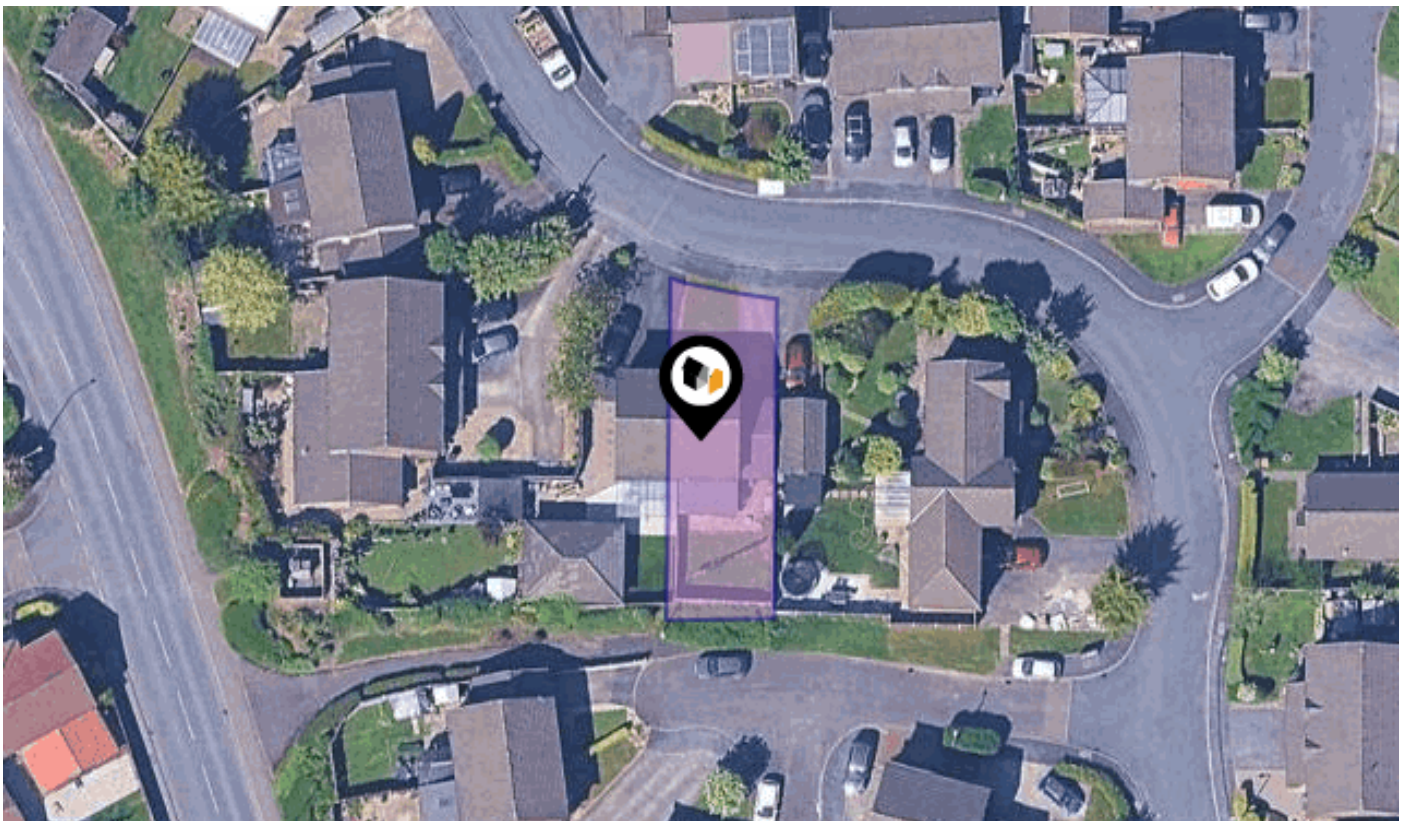




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 19th May 2026



KILNGATE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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

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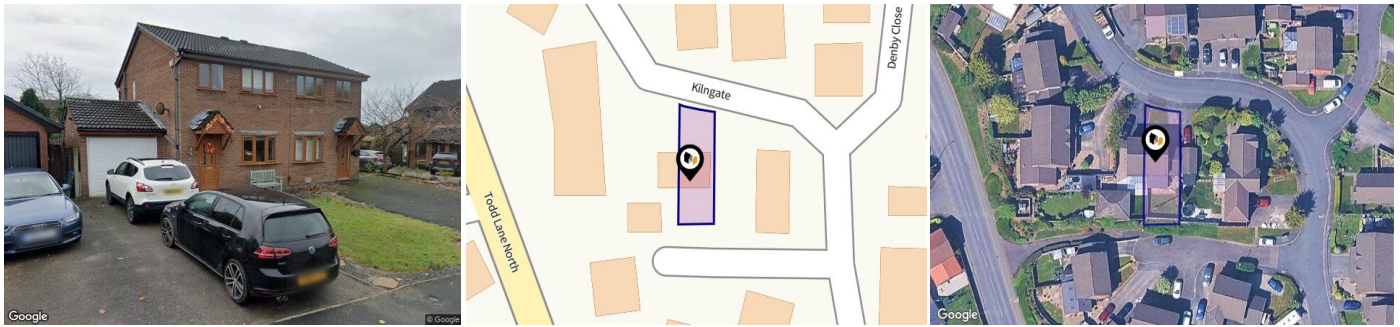


Introduction

Our Comments

* Beautifully Presented 3 Bedroom Home * Sought After Residential Area of Lostock Hall * Ideal Choice for Families, First Time Buyers or Those Looking to Upsize

The property benefits from driveway parking and a front garden, creating an inviting first impression. Upon entering, the welcoming entrance hall leads into a generously sized living room, complete with a stylish wall-mounted electric fire and a useful understairs storage cupboard, providing both comfort and practicality. To the rear of the property is an impressive extended open-plan dining kitchen, designed perfectly for modern family living and entertaining. The kitchen features contemporary light grey shaker-style units complemented by matching work surfaces, along with an electric oven and gas hob. There is ample space for an American-style fridge freezer, as well as plumbing and space for a dishwasher. The dining area comfortably accommodates a family-sized table and chairs, while patio doors open directly onto the rear garden, allowing plenty of natural light to flow through the space. Adjoining the kitchen is a practical utility room with plumbing and space for both a washing machine and tumble dryer, together with a convenient downstairs WC and access to a useful store room. To the first floor, the property offers three well-proportioned bedrooms, comprising two doubles and a single bedroom. The main bedroom benefits from fitted bedroom furniture, while the accommodation is completed by a modern three-piece family bathroom suite. Externally, the rear garden is a particularly attractive feature of the home, offering a private, not overlooked aspect. The garden is mainly laid to lawn and includes a generous patio seating area, ideal for outdoor dining, entertaining, or relaxing with family and friends. This attractive home is conveniently positioned close to a range of local amenities, reputable schools, and excellent transport links, making it a fantastic opportunity for a wide variety of buyers.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.06 acres		
Year Built :	1996-2002		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA655317		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	70 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Kilngate, Lostock Hall, Preston, PR5*

Reference - SouthRibble/07/2007/0723/FUL	
Decision:	Decided
Date:	12th July 2007
Description:	Two storey side extension





Lostock Hall, PR5

Energy rating

D

Valid until 18.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

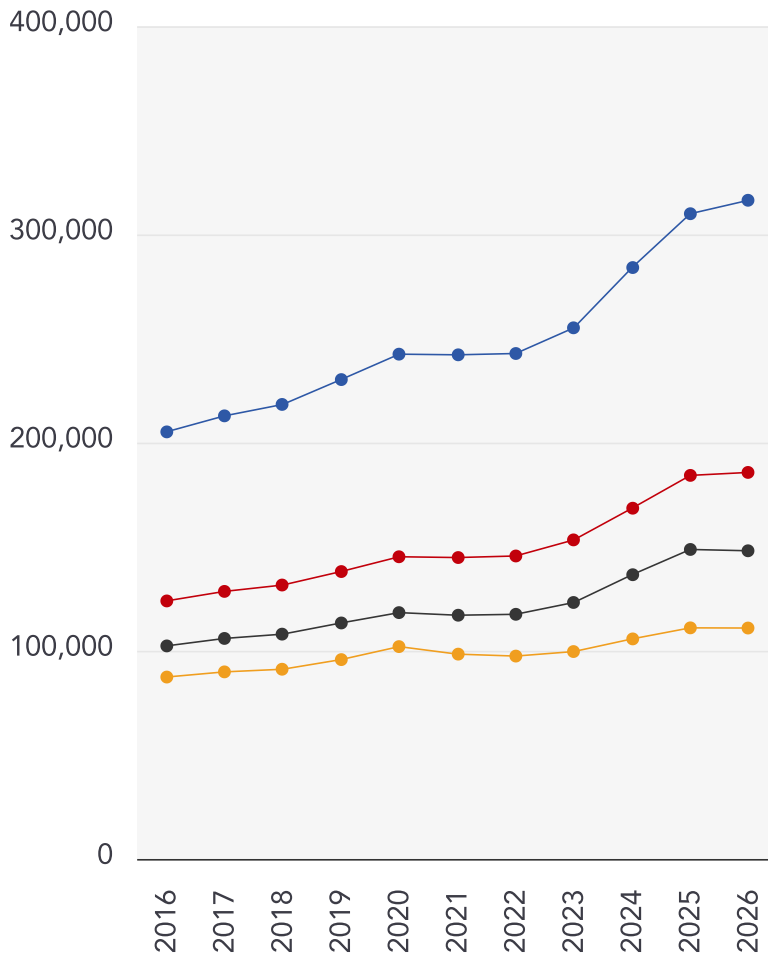
Additional EPC Data

Property Type:	House
Build Form:	Semi-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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	67 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%

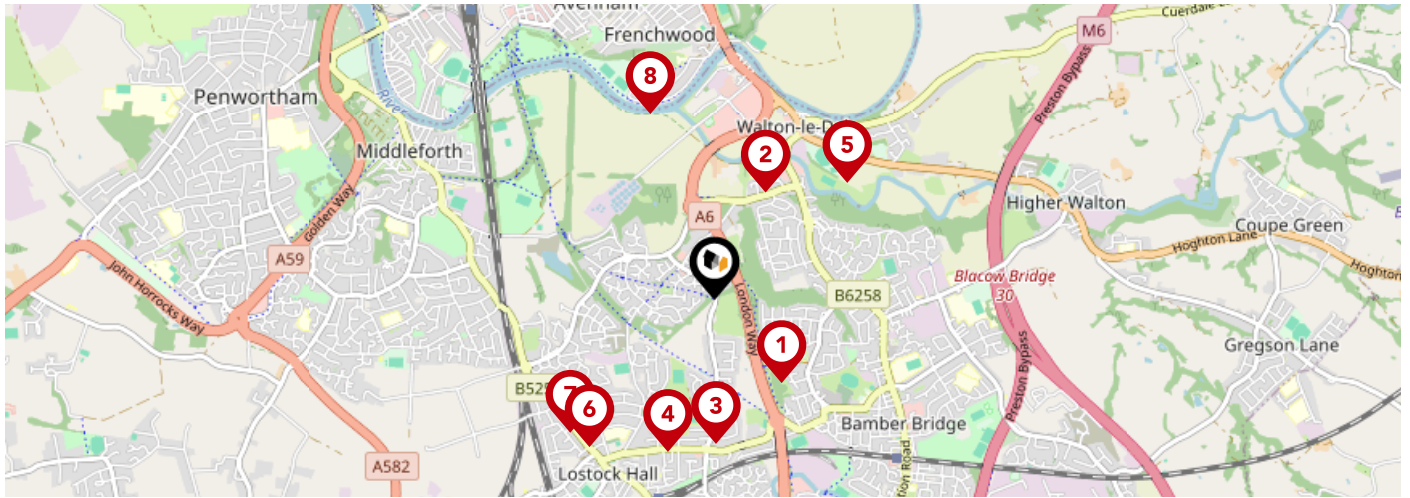
Terraced

+44.66%

Flat

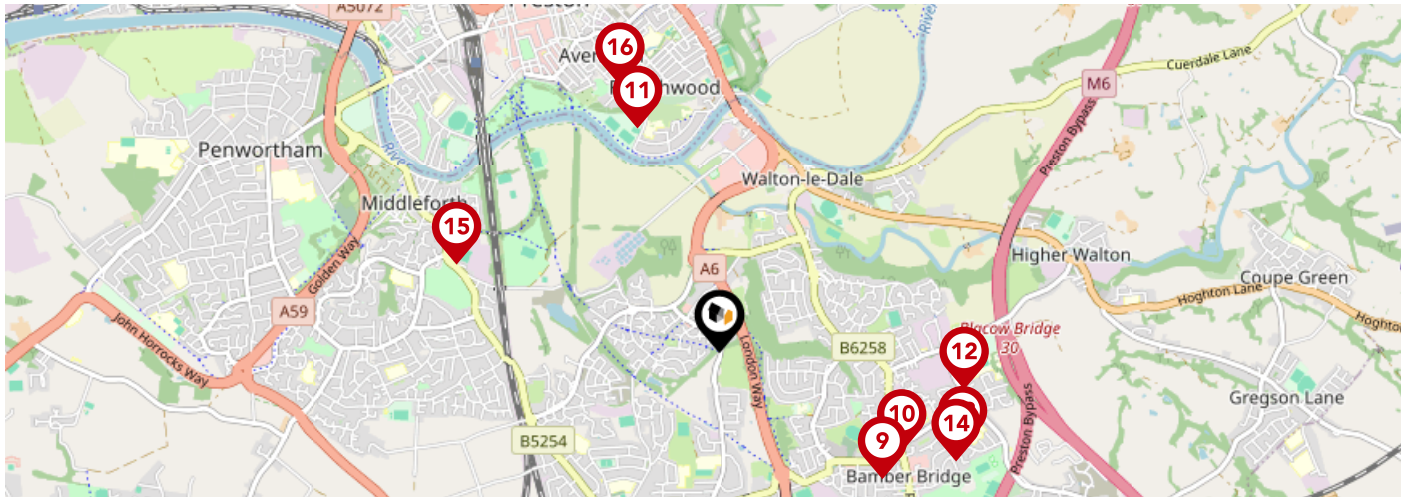
+26.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

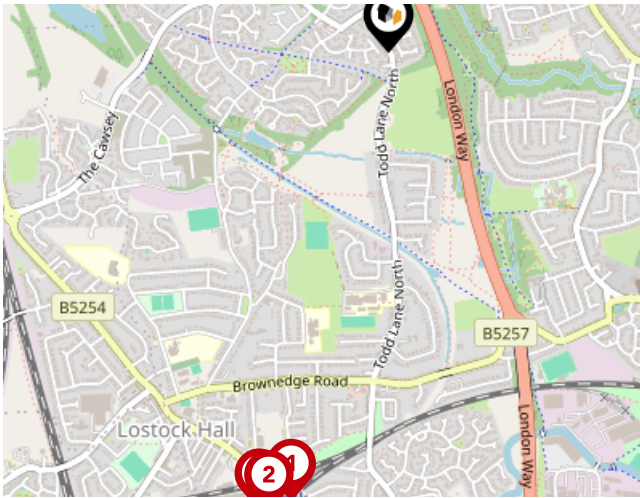
Area Schools



	Nursery	Primary	Secondary	College	Private
St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.15	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

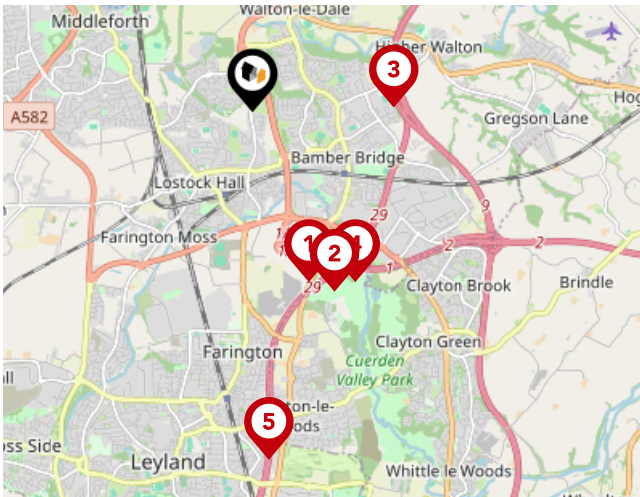
Area

Transport (National)



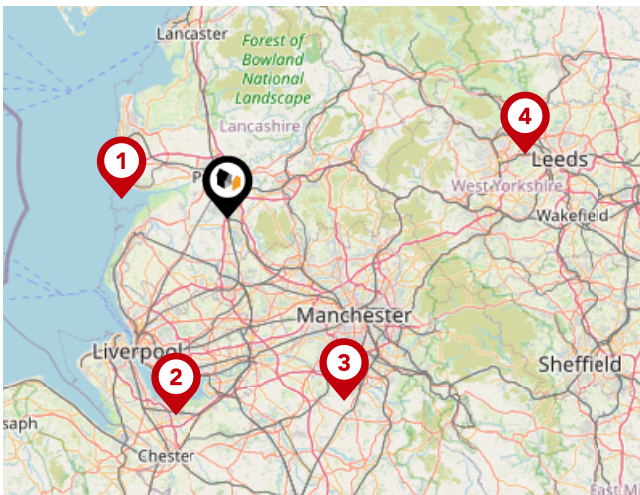
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.01 miles
2	Lostock Hall Rail Station	1.04 miles
3	Lostock Hall Rail Station	1.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.57 miles
2	M65 J1	1.73 miles
3	M6 J30	1.24 miles
4	M6 J29	1.74 miles
5	M6 J28	3.06 miles

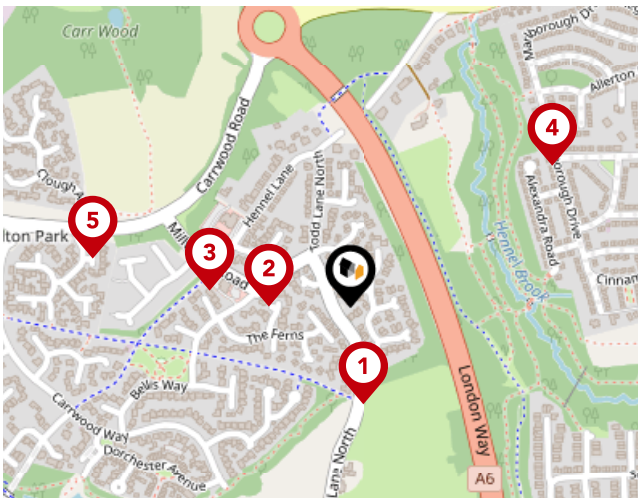


Airports/Helipads

Pin	Name	Distance
1	Highfield	15 miles
2	Speke	28.66 miles
3	Manchester Airport	30.52 miles
4	Leeds Bradford Airport	42.66 miles

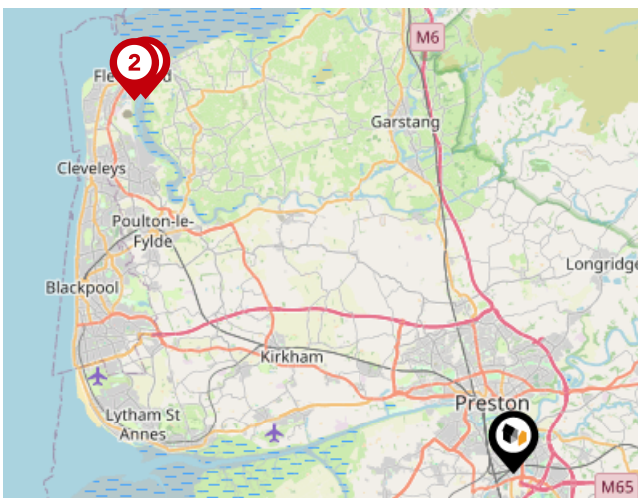
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Limekiln Cottage	0.11 miles
2	Millwood Road	0.09 miles
3	Hannel Lane	0.16 miles
4	Marlborough Drive	0.27 miles
5	The Oaks	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.39 miles
2	Fleetwood for Knott End Ferry Landing	18.61 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



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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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