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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Monday 12th October 2026**



## CHARNOCK MOSS, LOSTOCK HALL, PRESTON, PR5


**Roberts & Co**

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The Property Ombudsman

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# Introduction
## Our Comments

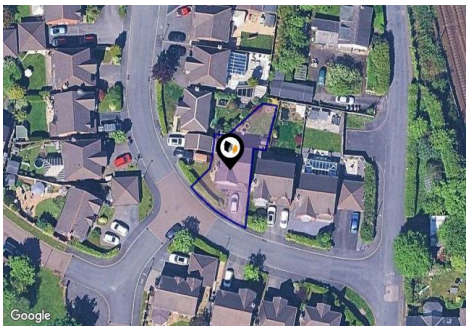
* Spacious Four-Bedroom Family Home * Versatile Living Accommodation
Offering generous accommodation, useful additional spaces and a good-sized enclosed rear garden, this four-bedroom home is ideally suited to family life. Positioned along a quiet residential road, the property provides a comfortable and versatile layout, with excellent potential to make the space your own.Approached via a driveway providing parking for two vehicles, the property benefits from a useful undercover porch, providing a welcoming and sheltered entrance.Inside, the accommodation begins with a spacious front-facing living room, featuring a gas fire which creates an attractive focal point and a cosy atmosphere. The room flows through into the separate dining area, providing plenty of space for family meals and entertaining, with doors leading through to the conservatory. The conservatory offers an additional reception space and enjoys views over the rear garden.The fitted kitchen provides a good combination of storage and preparation space, with fitted cabinetry complemented by work surfaces. There is space for a freestanding fridge freezer, together with an integrated dishwasher, electric oven and gas hob.A separate utility room adds further practicality, with space and plumbing for a washing machine, while a downstairs WC is a useful addition for busy family life.Moving upstairs, there are four well-proportioned bedrooms, offering excellent flexibility for a growing family, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family three-piece bathroom.Outside, the rear garden provides a private and enclosed outdoor space, predominantly laid to lawn with a patio area providing a lovely spot for outdoor seating and summer entertaining. Mature shrubs add greenery and interest to the borders, while a feature pond creates an attractive focal point within the garden.The property also benefits from a converted garage, currently arranged as two useful storage rooms. One room is accessed from the front of the property, with the second accessed from the side, providing excellent additional storage for a variety of uses.Located within a popular residential area, the property is well placed for access to local schools, everyday amenities and transport links, including convenient connections into Preston City Centre and surrounding areas.


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# Property
# Overview





## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 4 | | |
| **Floor Area:** | 1,044 $ft^2$ / 97 $m^2$ | | |
| **Plot Area:** | 0.07 acres | | |
| **Year Built :** | 2001 | | |
| **Council Tax :** | Band D | | |
| **Annual Estimate:** | £2,443 | | |
| **Title Number:** | LA902460 | | |

## Local Area

**Local Authority:** Lancashire

**Conservation Area:** No

**Flood Risk:**

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

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

**5** mb/s | **70** mb/s | **10000** mb/s

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

O2 | EE | 3 | Vodafone

**Satellite/Fibre TV Availability:**

BT ✓ | sky ✓ | Virgin media ✗



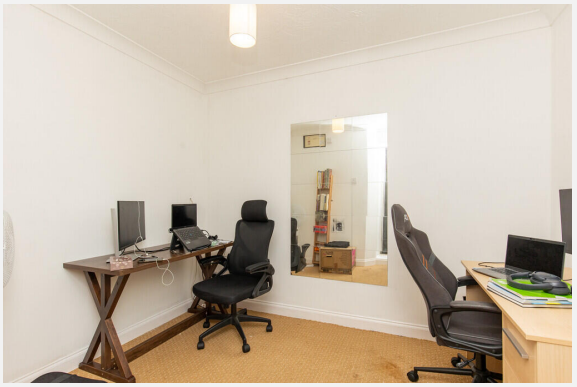
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# Gallery
# Photos















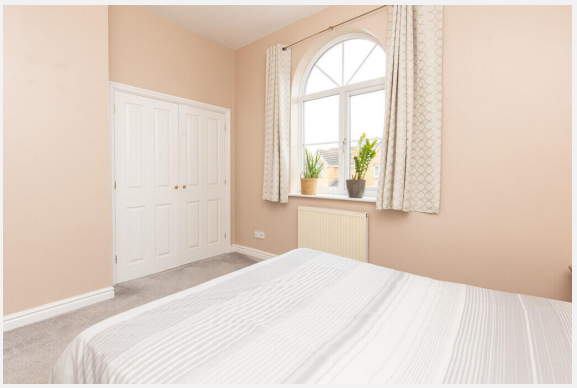


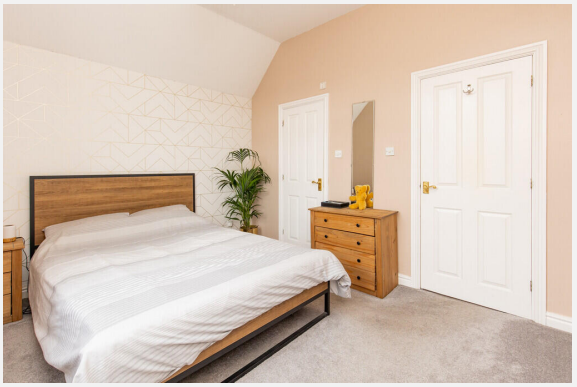


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# Gallery
# Photos















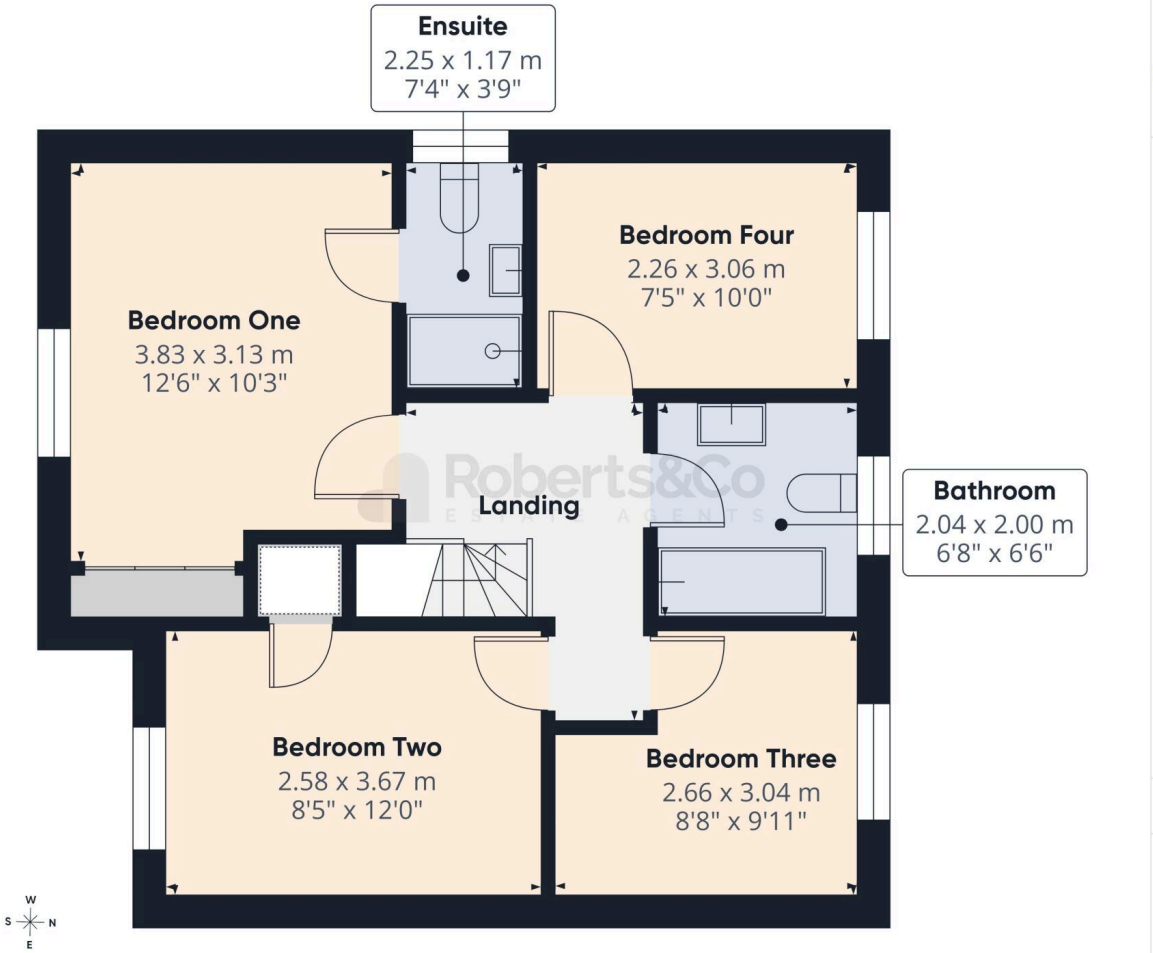


# Gallery
# Photos



# Gallery
# Floorplan

## CHARNOCK MOSS, LOSTOCK HALL, PRESTON, PR5




Approximate total area(1)
47.7 m²
515 ft²

(1) Excluding balconies and terraces

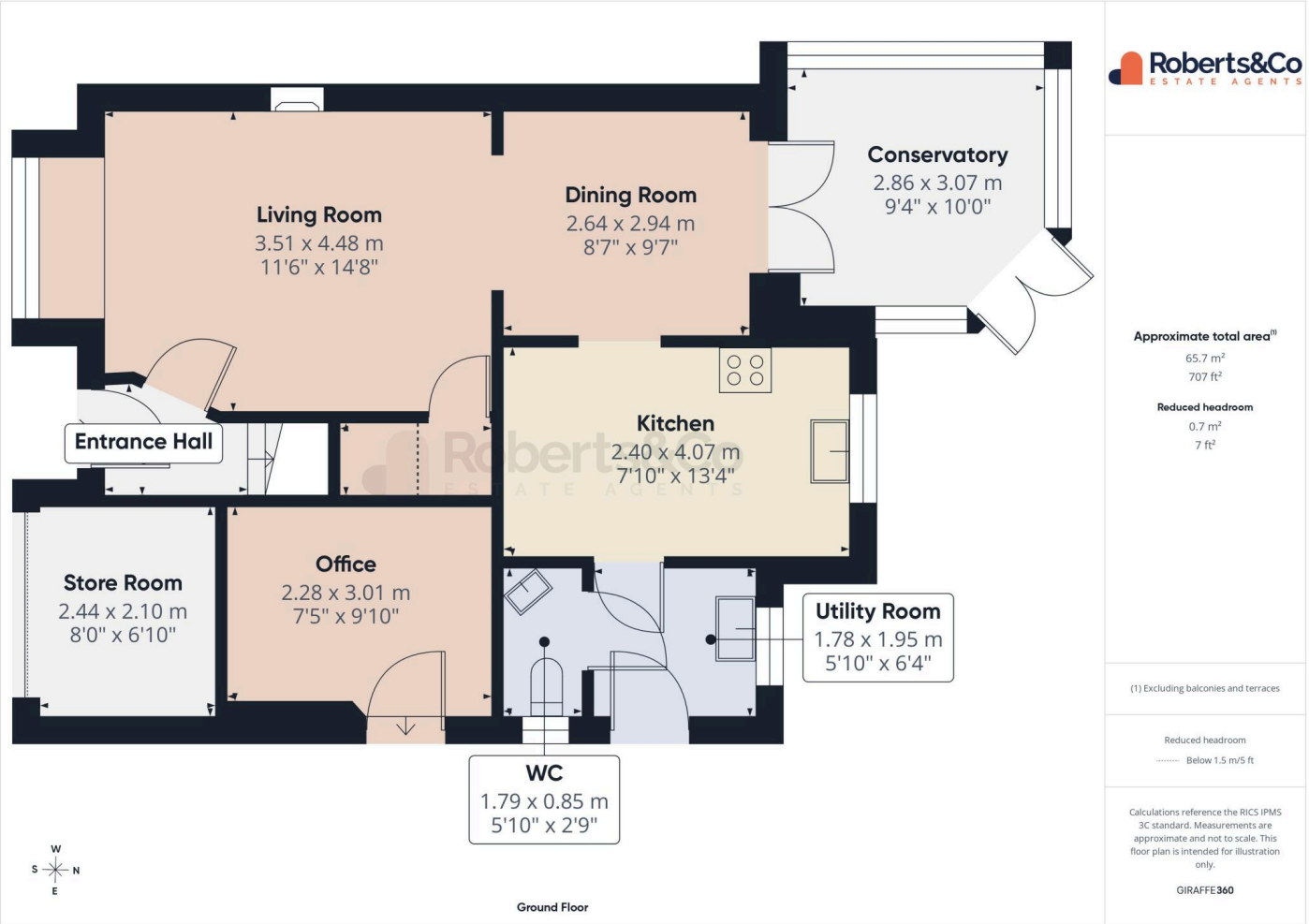
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# CHARNOCK MOSS, LOSTOCK HALL, PRESTON, PR5

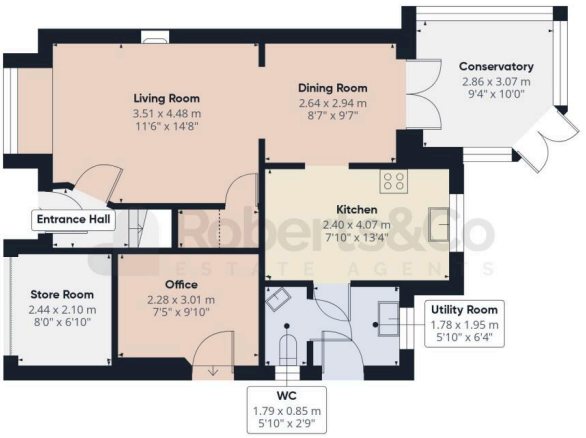




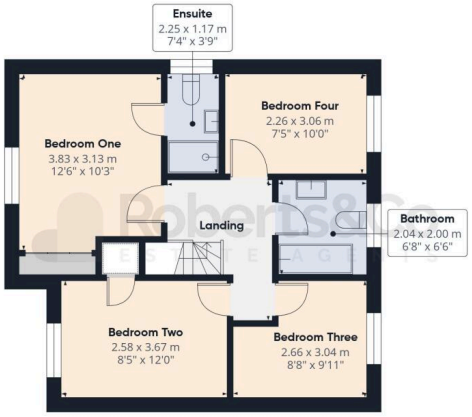

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# Gallery
# Floorplan

## CHARNOCK MOSS, LOSTOCK HALL, PRESTON, PR5




Ground Floor







Floor 1

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**Approximate total area**(1)

113.4 m²

1222 ft²

**Reduced headroom**

0.7 m²

7 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.

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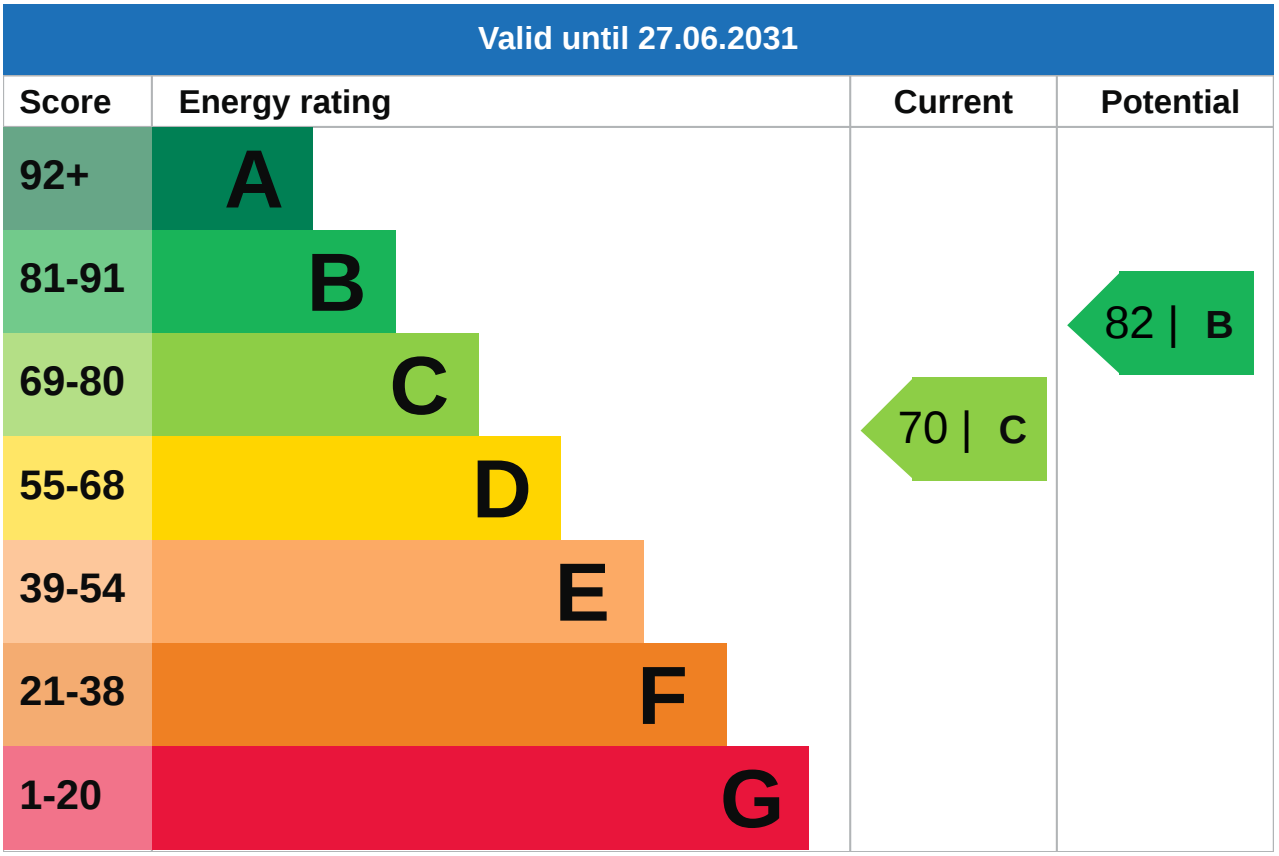
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LOSTOCK HALL, PR5

Energy rating

C

Valid until 27.06.2031






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# EPC - Additional Data

## Additional EPC Data

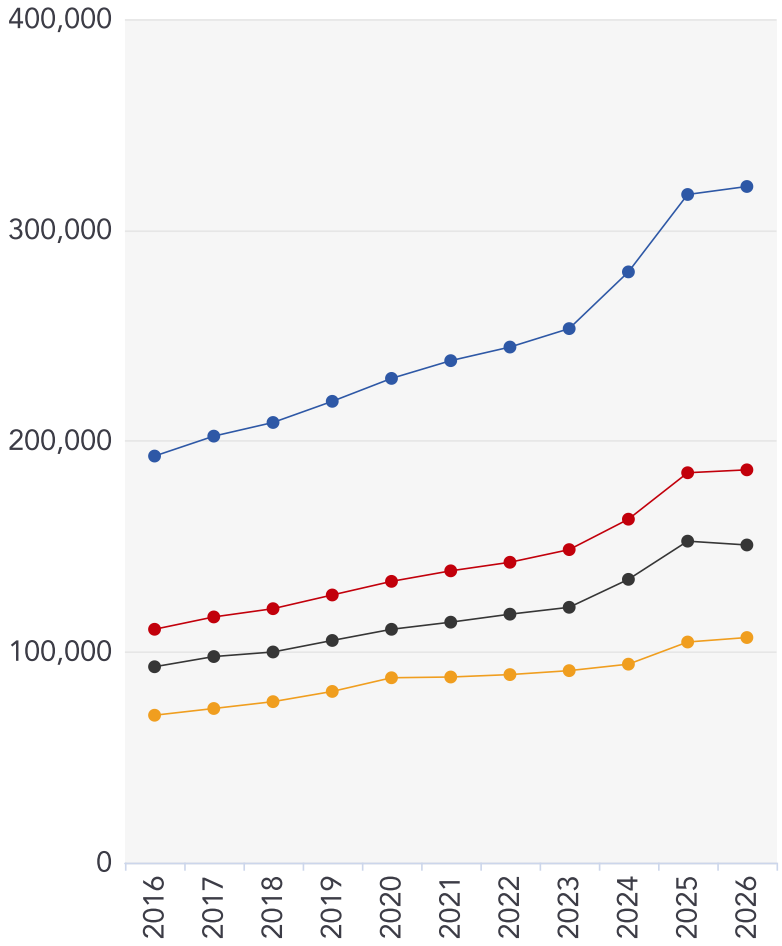
| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Glazing Type:** | Double glazing, unknown install date |
| **Previous Extension:** | 1 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, filled cavity |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 200 mm loft insulation |
| **Roof Energy:** | Good |
| **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 81% of fixed outlets |
| **Floors:** | Solid, limited insulation (assumed) |
| **Total Floor Area:** | 97 $m^2$ |



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# Market
## House Price Statistics

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




Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

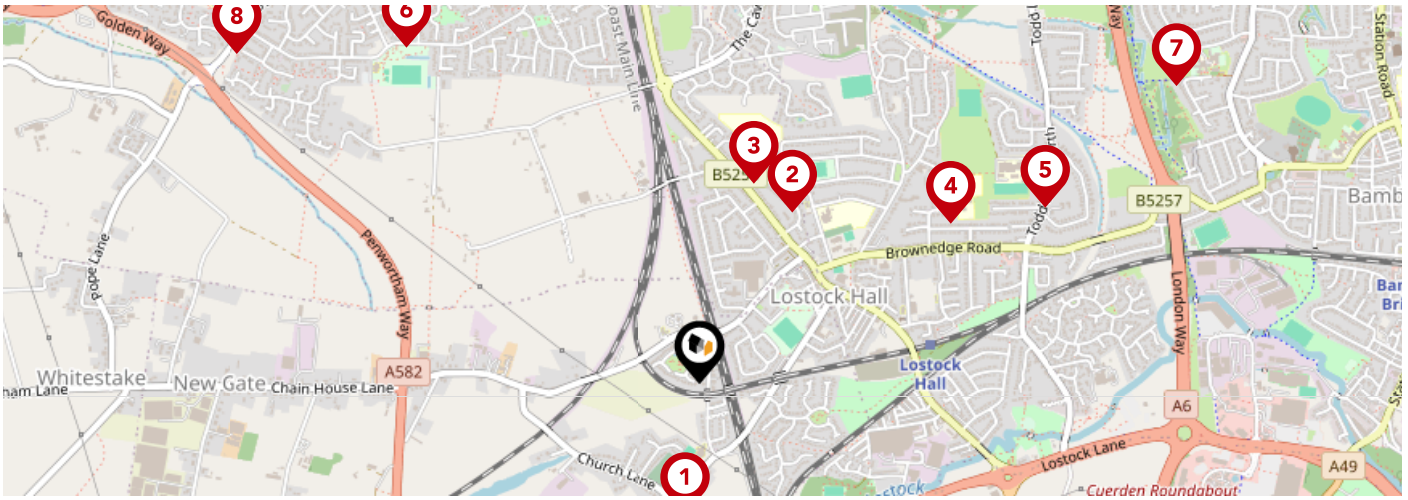
Flat

**+52.7%**



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# Area
# Schools

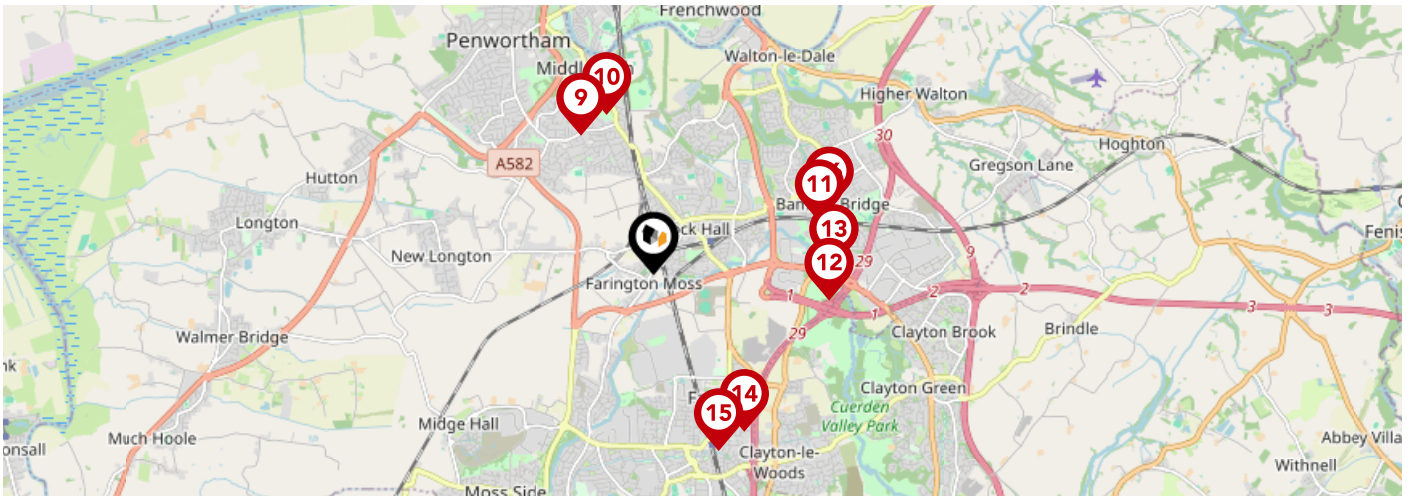



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 1 Farington Moss St. Paul's C.E. Primary School<br>Ofsted Rating: Good \| Pupils: 191 \| Distance:0.29 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall<br>Ofsted Rating: Requires improvement \| Pupils: 360 \| Distance:0.43 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 Applebee Wood Community Specialist School<br>Ofsted Rating: Good \| Pupils: 161 \| Distance:0.46 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 Lostock Hall Community Primary School<br>Ofsted Rating: Good \| Pupils: 424 \| Distance:0.65 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 Lostock Hall Academy<br>Ofsted Rating: Good \| Pupils: 778 \| Distance:0.85 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 Kingsfold Primary School<br>Ofsted Rating: Good \| Pupils: 112 \| Distance:0.98 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 Walton-le-Dale Community Primary School<br>Ofsted Rating: Good \| Pupils: 431 \| Distance:1.24 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 Penwortham Broad Oak Primary School<br>Ofsted Rating: Good \| Pupils: 201 \| Distance:1.25 | ☐ | ☑ | ☐ | ☐ | ☐ |



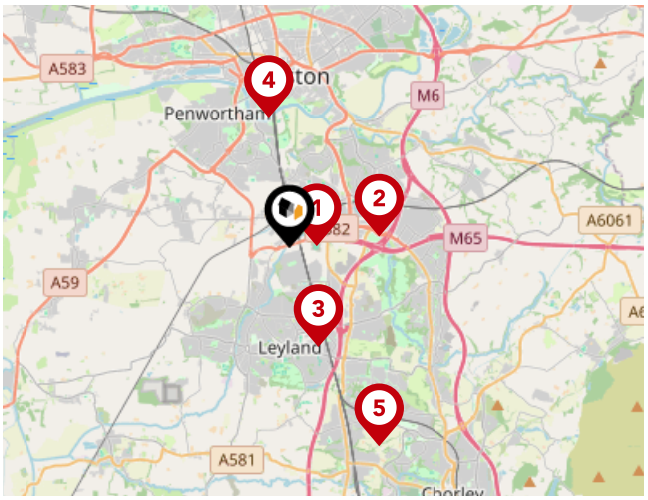
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# Area
# Schools



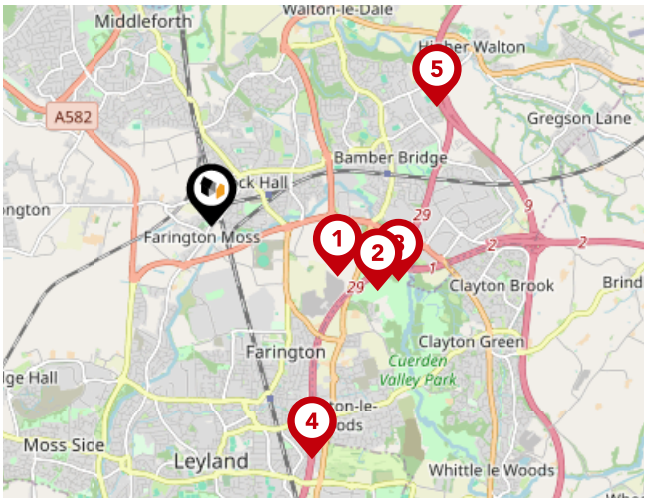

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 9 Penwortham Middleforth Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 205 \| Distance:1.37 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 St Mary Magdalen's Catholic Primary School<br>Ofsted Rating: Requires improvement \| Pupils: 190 \| Distance:1.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 St Mary's and St Benedict's Roman Catholic Primary School<br>Ofsted Rating: Requires improvement \| Pupils: 276 \| Distance:1.54 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 Bridgeway School<br>Ofsted Rating: Good \| Pupils: 56 \| Distance:1.57 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 13 Cuerden Church School, Bamber Bridge<br>Ofsted Rating: Good \| Pupils: 199 \| Distance:1.59 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 Lever House Primary School<br>Ofsted Rating: Good \| Pupils: 307 \| Distance:1.6 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 Farington Primary School<br>Ofsted Rating: Good \| Pupils: 186 \| Distance:1.65 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 Brownedge St Mary's Catholic High School<br>Ofsted Rating: Good \| Pupils: 742 \| Distance:1.66 | ☐ | ☐ | ☑ | ☐ | ☐ |

# Area
# Transport (National)



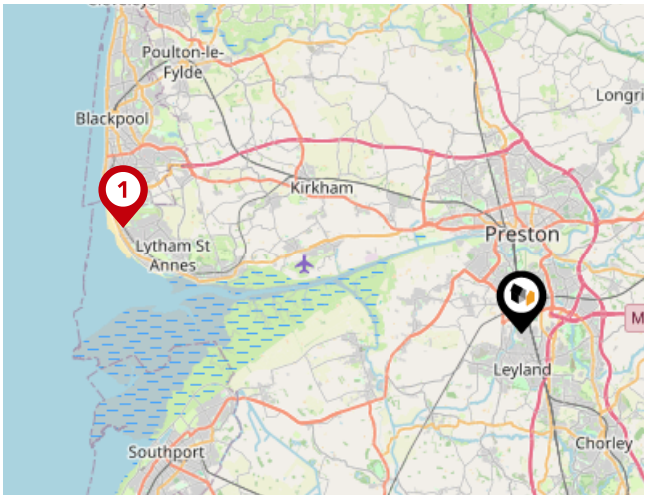

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Lostock Hall Rail Station | 0.48 miles |
| 2 | Bamber Bridge Rail Station | 1.58 miles |
| 3 | Leyland Rail Station | 1.81 miles |
| 4 | Preston Rail Station | 2.29 miles |
| 5 | Buckshaw Parkway Rail Station | 3.84 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M65 J1A | 1.19 miles |
| 2 | M65 J1 | 1.56 miles |
| 3 | M6 J29 | 1.71 miles |
| 4 | M6 J28 | 2.21 miles |
| 5 | M6 J30 | 2.25 miles |



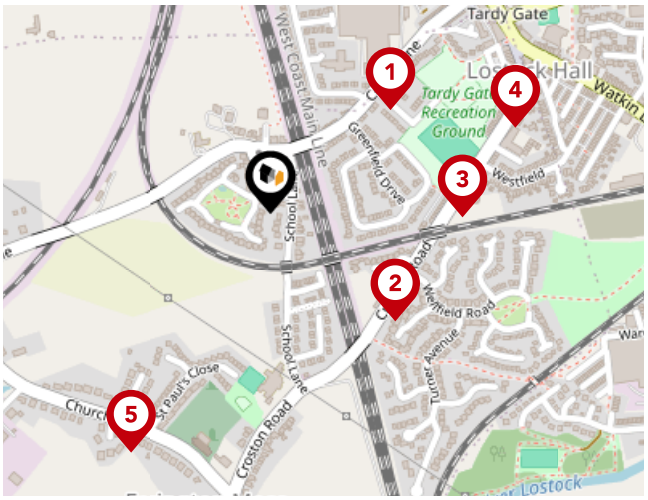

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Blackpool International Airport | 14.47 miles |



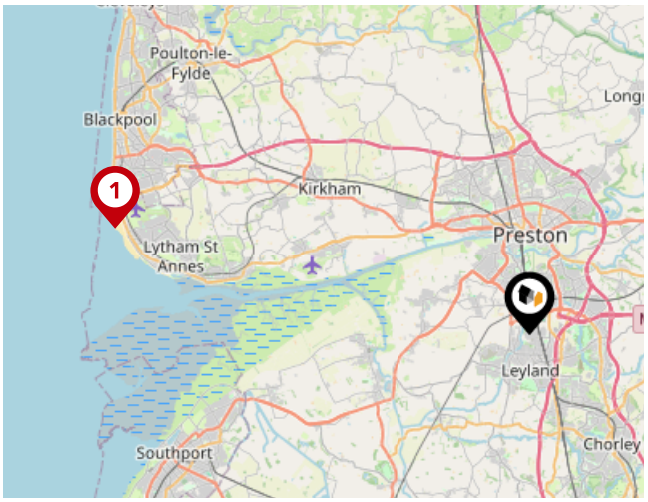
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# Area
# Transport (Local)



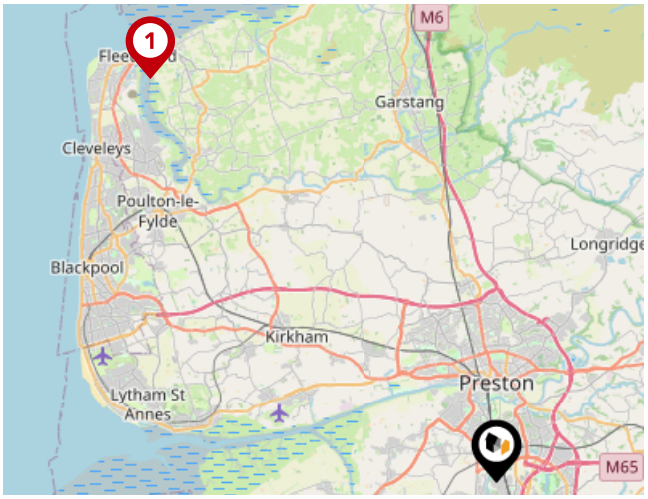

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Hern Avenue | 0.17 miles |
| 2 | Wellfield Road | 0.17 miles |
| 3 | Anchor Inn | 0.2 miles |
| 4 | Berry Street | 0.28 miles |
| 5 | Hillside Avenue | 0.3 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Starr Gate (Blackpool Tramway) | 15.03 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Knott End-On-Sea 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.

# 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

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# Roberts & Co
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