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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 28th September 2026



CEDAR AVENUE, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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01772 746100

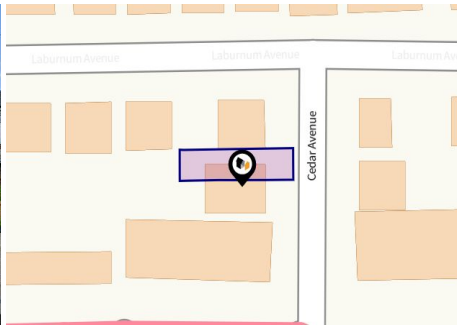
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www.roberts-estates.co.uk



* Extended Three-Bedroom Family Home with Driveway & Detached Garage * Three Reception Rooms & Open-Plan Family Dining Kitchen * Walking Distance to Local Schools & Lostock Hall Railway Station

Situated in a popular and well-connected area of Lostock Hall, this extended three-bedroom family home offers generous and versatile accommodation arranged over two floors. Well presented throughout, the property combines traditional features with practical modern living and provides excellent space for growing families. The property benefits from driveway parking to the front, while a covered side passage leads through to a detached garage, providing useful additional storage. On entering the property, a welcoming porch leads into the hallway, providing access to the principal ground-floor accommodation. The front living room is a lovely reception space, featuring a bay window which allows plenty of natural light to flow into the room, together with a feature gas fire creating a warm and inviting focal point. An inner hallway provides access to a convenient ground-floor WC and leads to the additional living spaces. The second reception room offers excellent flexibility and could be used to suit the needs of the household. Whether required as a home office, snug, playroom or additional sitting room, this versatile space provides plenty of options. At the heart of the home is the impressive fitted kitchen and family dining area. The kitchen is fitted with attractive white shaker-style cabinets, complementary worktops, double electric ovens and a gas hob, together with space and plumbing for a washing machine. The kitchen opens directly into the family dining area, creating a sociable space ideal for everyday family life and entertaining. The dining area benefits from windows overlooking the rear garden, with glazing on multiple sides helping to create a bright and airy environment and providing pleasant views of the outdoor space. To the first floor are three bedrooms, including two generously proportioned double bedrooms. Bedrooms one and two benefit from fitted wardrobes, providing useful built-in storage, while the third bedroom offers a versatile space ideal as a child's bedroom, guest room, dressing room or study. Completing the first floor is a modern three-piece family bathroom, fitted with a large walk-in shower, wall-hung vanity wash hand basin and WC. The contemporary finish provides a practical and stylish bathroom for the household. To the rear is an enclosed garden, comprising a paved patio area and a small lawn, providing a manageable outdoor space for relaxing, entertaining or enjoying some fresh air. Lostock Hall is a popular residential area with a good range of everyday amenities, schools and transport connections. Local schooling includes Lostock Hall Community Primary School, Lostock Hall Academy and Our Lady and St Gerard's RC Primary School. The area benefits from excellent public transport links, with regular bus routes nearby, while Lostock Hall railway station provides convenient rail connections for commuters and those travelling further afield. The property's location makes it particularly appealing to buyers looking for a well-connected family home with easy access to local amenities and surrounding towns and cities. Overall, this is a spacious and versatile extended family home, offering three bedrooms, three reception areas, a sociable kitchen and dining space, driveway parking, detached garage and enclosed garden - making it an excellent opportunity for a family looking for a well-presented home in a convenient Lostock Hall location.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,162 ft ² / 108 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LA764534

Tenure: Freehold

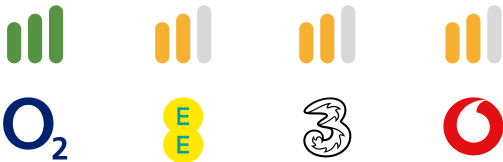
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

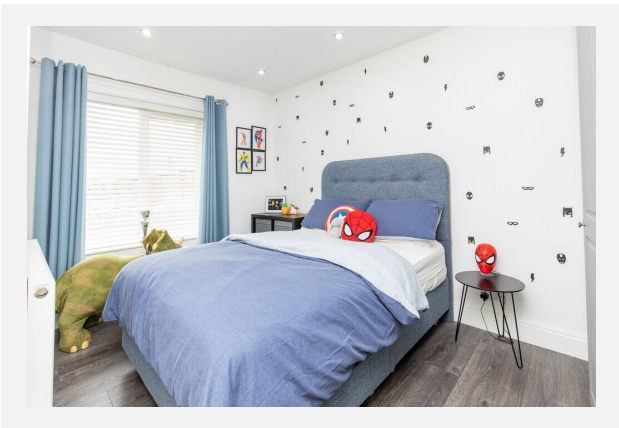
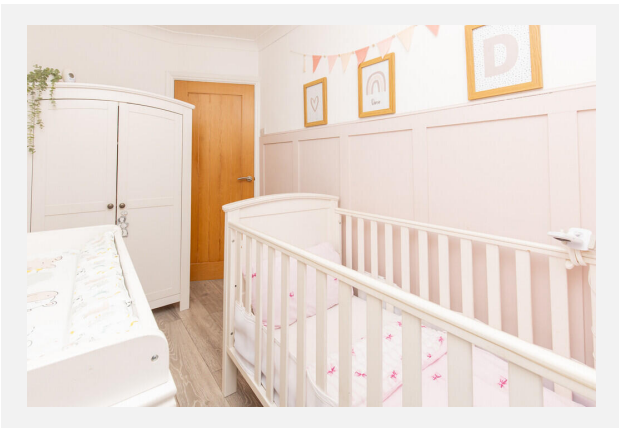
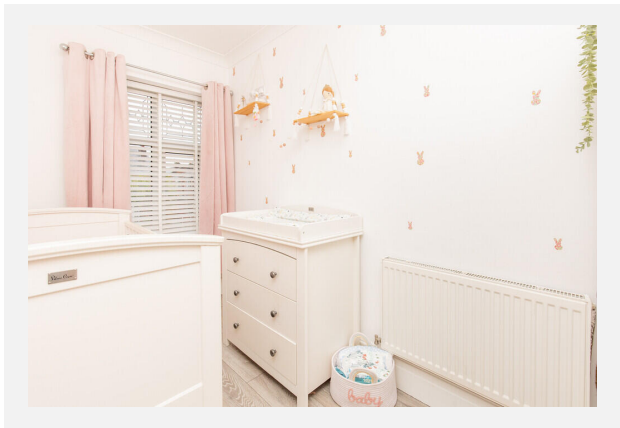
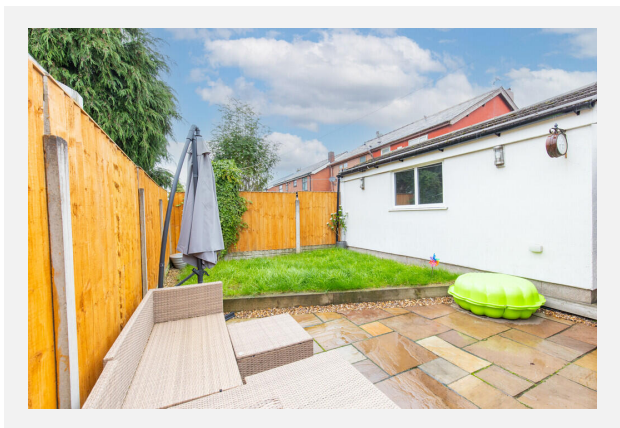
7 mb/s	55 mb/s	10000 mb/s
		

Mobile Coverage:
(based on calls indoors)



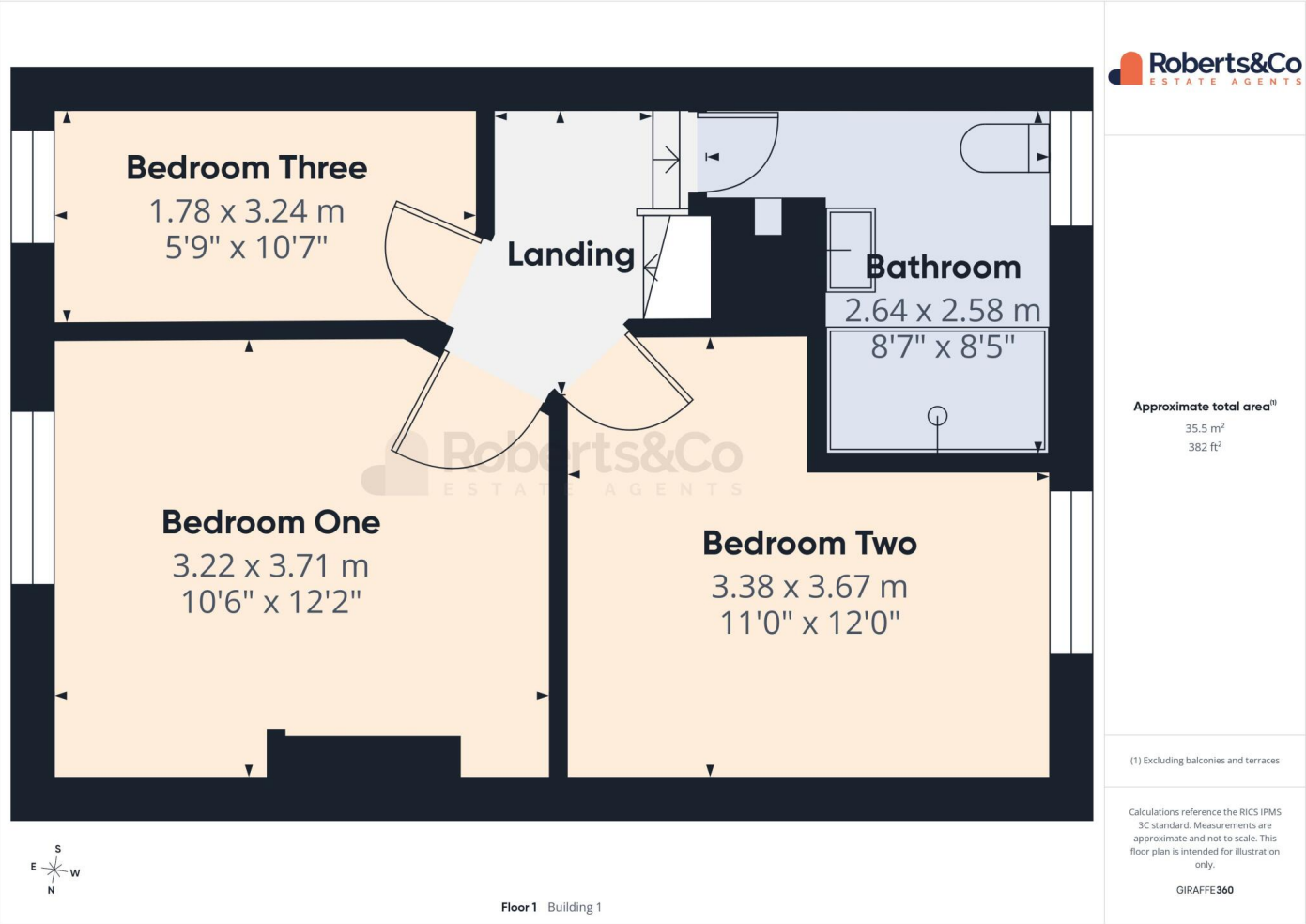
Satellite/Fibre TV Availability:







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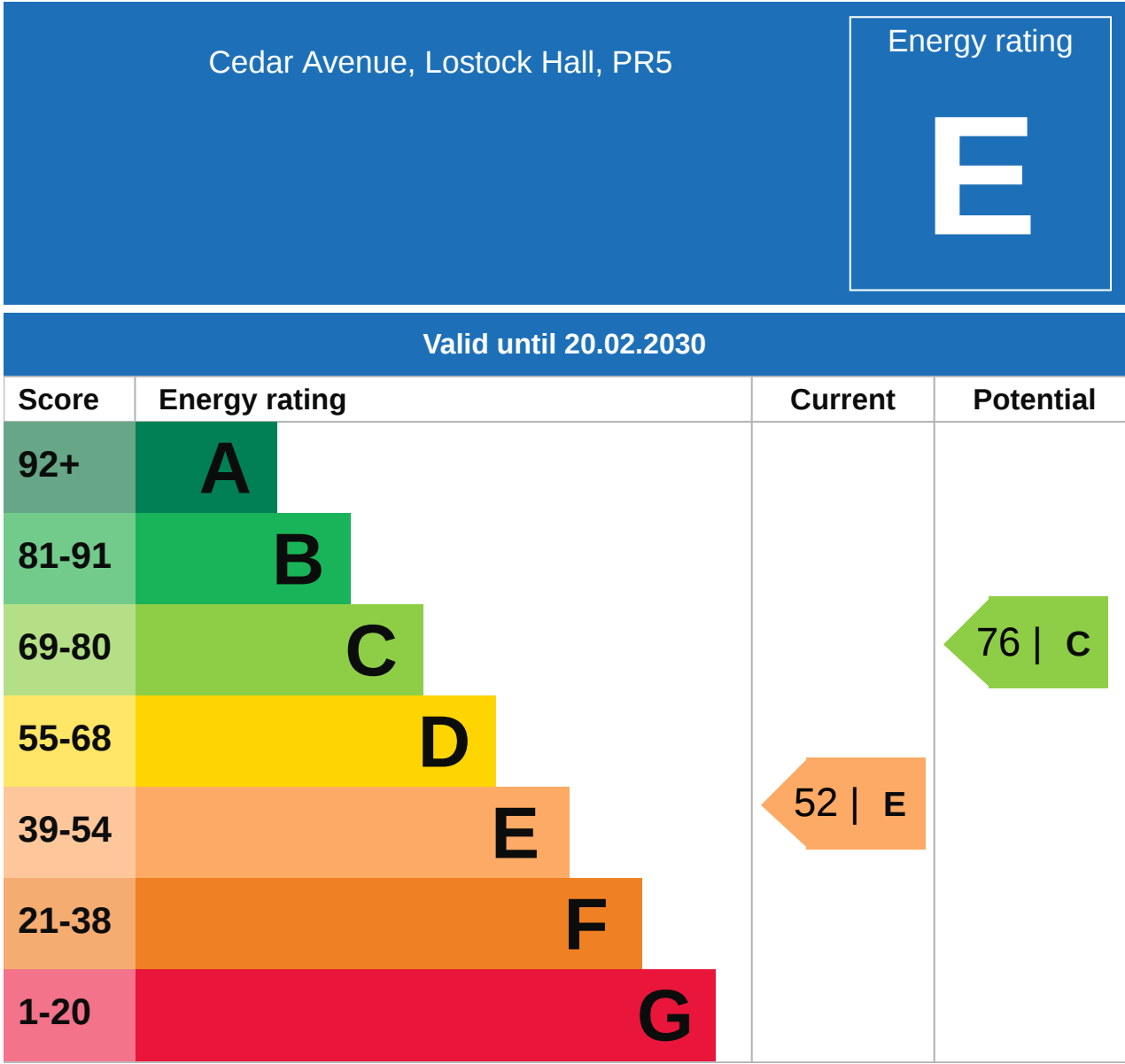


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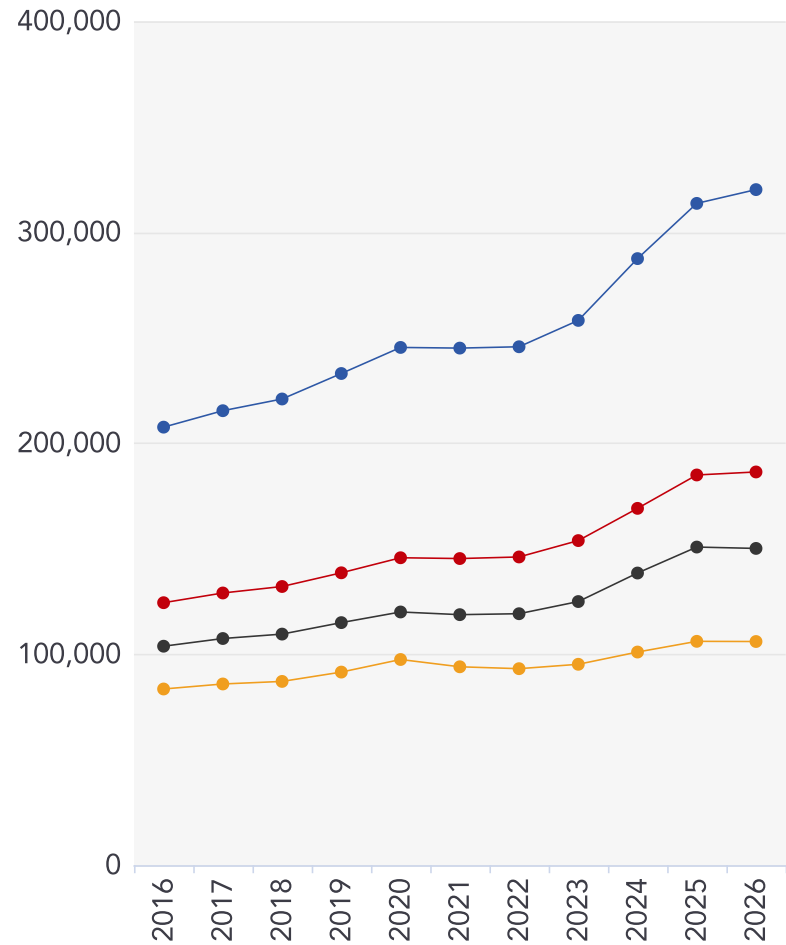
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	108 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

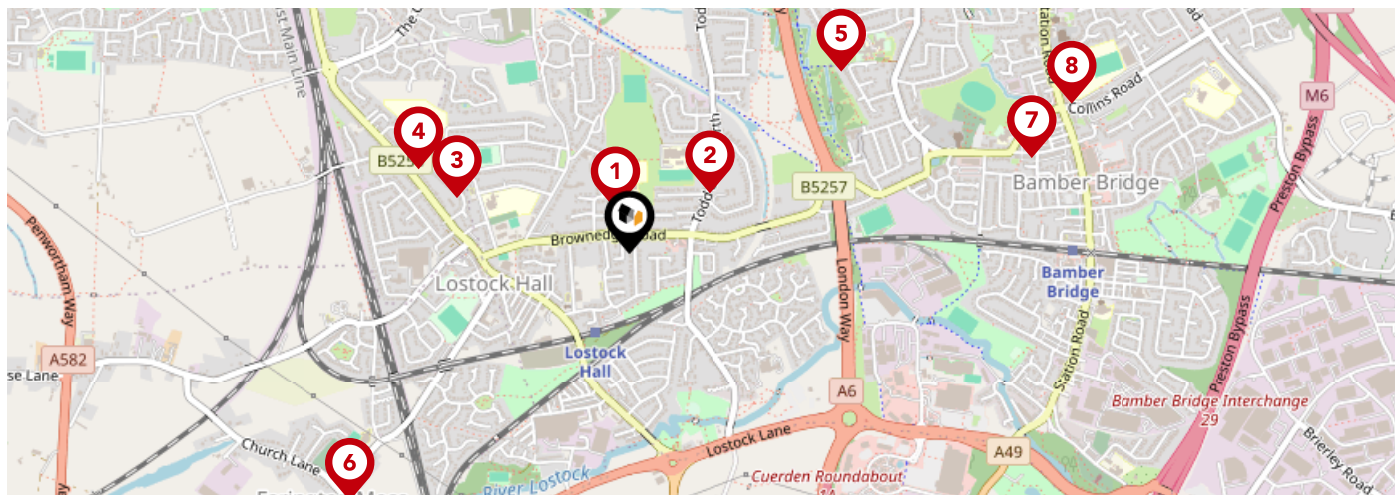
+49.8%

Terraced

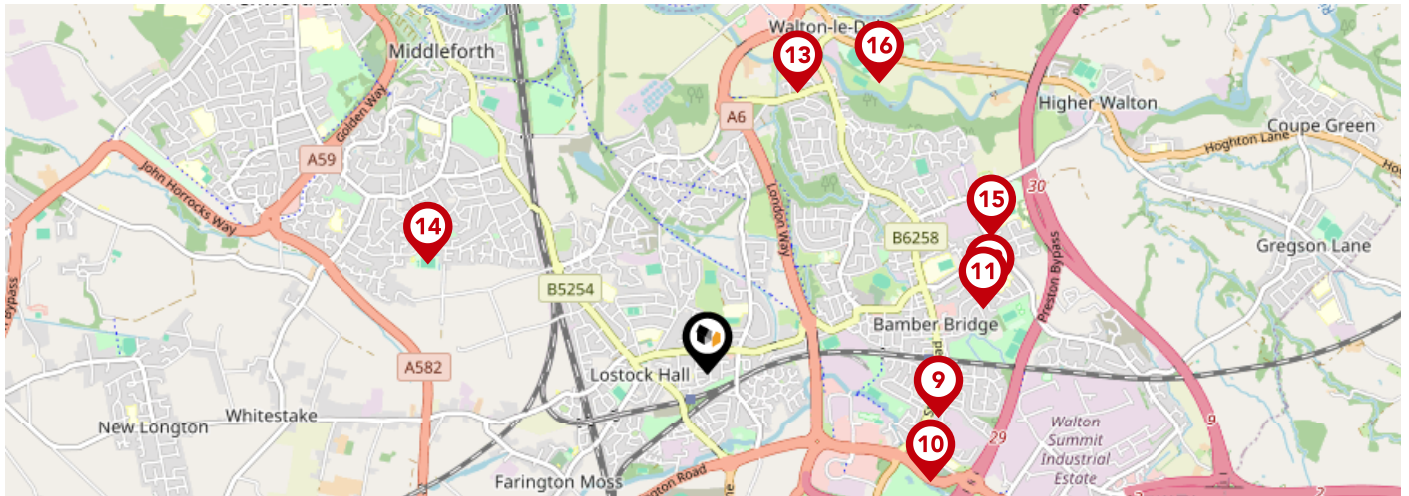
+44.66%

Flat

+26.94%



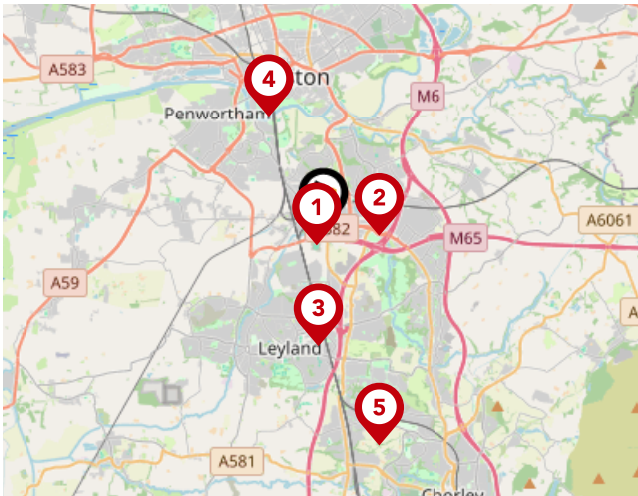
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.1	☐	☒	☐	☐	☐
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.22	☐	☐	☒	☐	☐
3	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.4	☐	☒	☐	☐	☐
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.5	☐	☐	☒	☐	☐
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.61	☐	☒	☐	☐	☐
6	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.82	☐	☒	☐	☐	☐
7	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.91	☐	☒	☐	☐	☐
8	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.02	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance: 1.03	☐	☒	☐	☐	☐
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance: 1.08	☐	☐	☒	☐	☐
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance: 1.24	☐	☒	☐	☐	☐
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance: 1.28	☐	☐	☒	☐	☐
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance: 1.3	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance: 1.32	☐	☒	☐	☐	☐
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.38	☐	☐	☒	☐	☐
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance: 1.49	☐	☒	☐	☐	☐

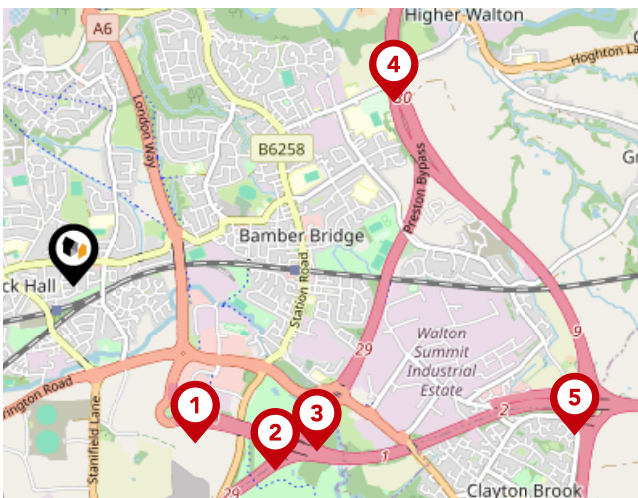
Area

Transport (National)



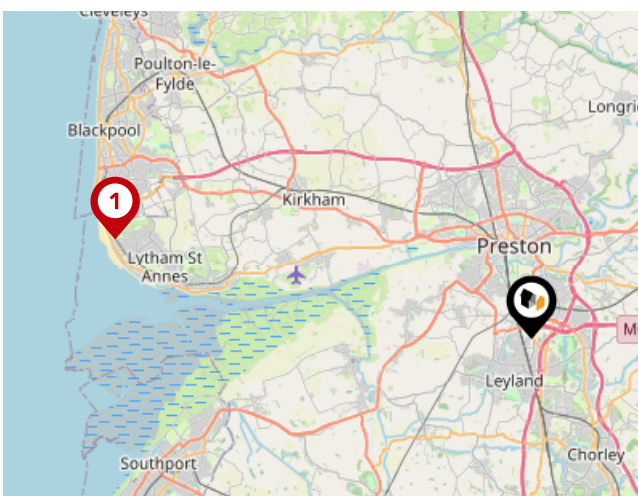
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.26 miles
2	Bamber Bridge Rail Station	0.99 miles
3	Leyland Rail Station	2 miles
4	Preston Rail Station	2.21 miles
5	Buckshaw Parkway Rail Station	3.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.86 miles
2	M65 J1	1.19 miles
3	M6 J29	1.29 miles
4	M6 J30	1.62 miles
5	M65 J2	2.28 miles

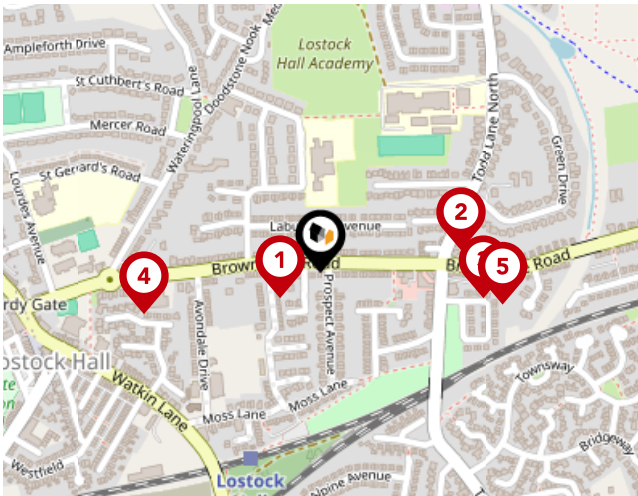


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.97 miles

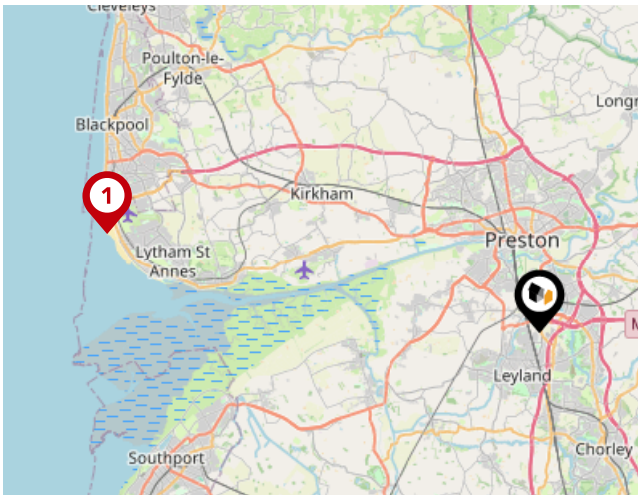
Area

Transport (Local)



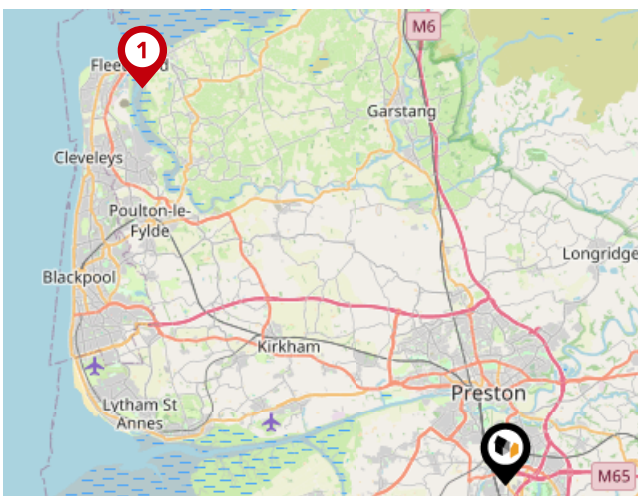
Bus Stops/Stations

Pin	Name	Distance
1	Moss Street	0.05 miles
2	Green Drive	0.15 miles
3	Four Lane Ends	0.18 miles
4	British Legion	0.19 miles
5	Brownedge Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.54 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.81 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.



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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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