

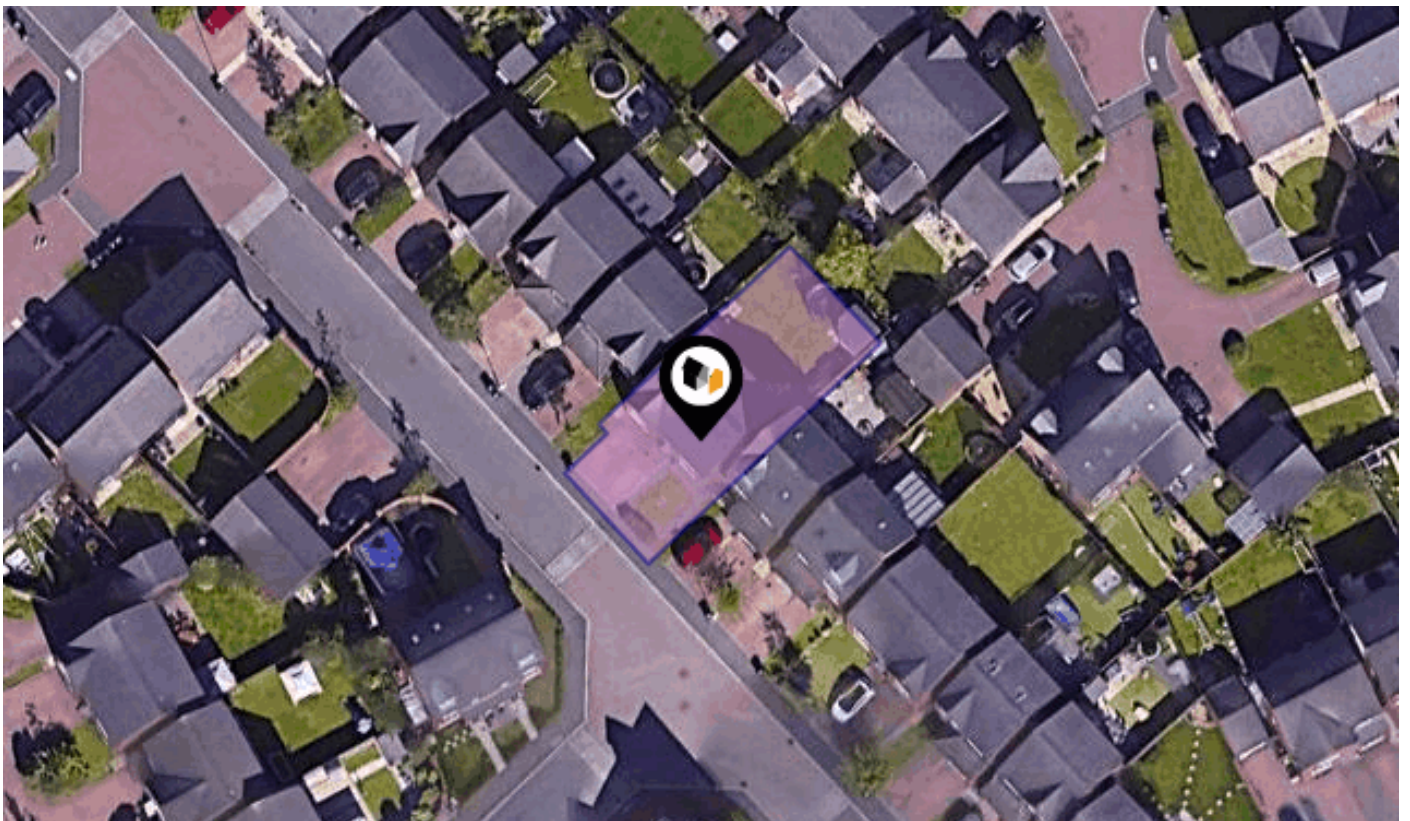


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st September 2023



**WALNUTWOOD AVENUE, BAMBER BRIDGE, PRESTON,
PR5**

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

01772 977100

lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Walnutwood Avenue stands as a sought-after residential development in the picturesque area of Bamber Bridge. Tucked away on a tranquil cul-de-sac, this property offers a peaceful retreat.

As you approach the front of the house, you'll be greeted by a block-paved driveway that comfortably accommodates two cars, providing convenient off-road parking. Additionally, it grants easy access to the attached garage, which, notably, the current owners have converted to utilize the space effectively.

Stepping inside, you'll immediately notice the meticulous care taken by the current owners, who have adorned the interiors with a modern and stylish decor. This results in a home where you can simply turn the key, put the kettle on, and make it your own.

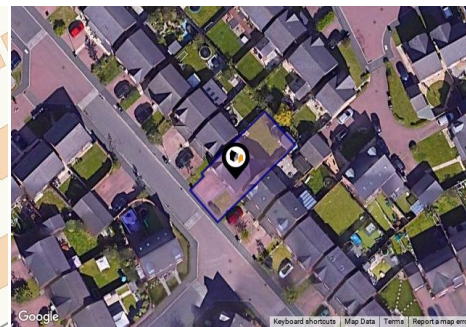
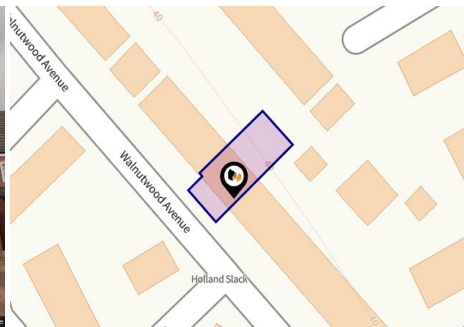
The ground floor boasts a generously sized living room, ideal for relaxation and family gatherings, as well as a contemporary fitted dining kitchen featuring patio doors that open onto the rear garden. Completing this level are a convenient downstairs WC, utility room, and a welcoming hallway.

Ascending to the first floor, you'll discover five bedrooms, comprising four doubles and a single. The family bathroom is fully equipped with a tastefully modern suite, and the main bedroom benefits from an ensuite shower room. This thoughtful layout ensures that everyone enjoys their own space and privacy.

The garden at the rear is a private haven and low-maintenance, offering an excellent space for al fresco dining and entertaining guests. It includes a charming patio area, a well-kept lawn, and even a delightful Summer house.

When you consider the property's desirable location, tranquil setting, contemporary interior design, and the sense of community it offers, along with the bonus loft space for kids and the converted garage, it's easy to see why we believe this is an exceptional family home.

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£183
Bedrooms:	5	Tenure:	Leasehold
Floor Area:	1,237 ft ² / 115 m ²	Start Date:	27/02/2014
Plot Area:	0.07 acres	End Date:	01/01/3012
Year Built :	2014	Lease Term:	999 years from 1 January 2013
Council Tax :	Band E	Term Remaining:	988 years
Annual Estimate:	£2,523		
Title Number:	LAN150938		
UPRN:	10013246396		

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	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



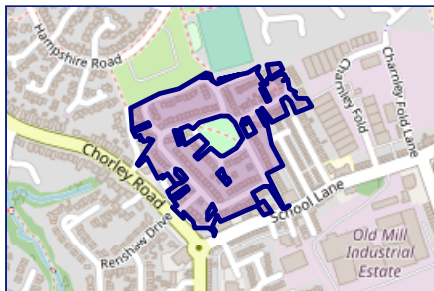
Satellite/Fibre TV Availability:



Property

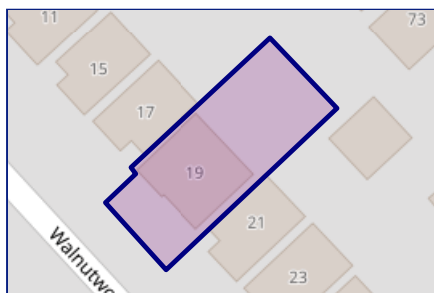
Multiple Title Plans

Freehold Title Plan



LA723990

Leasehold Title Plan



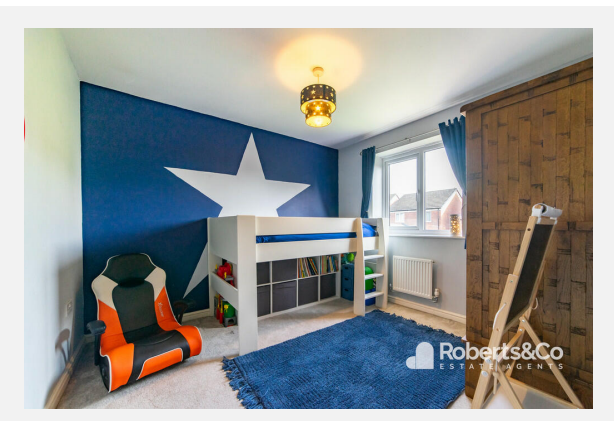
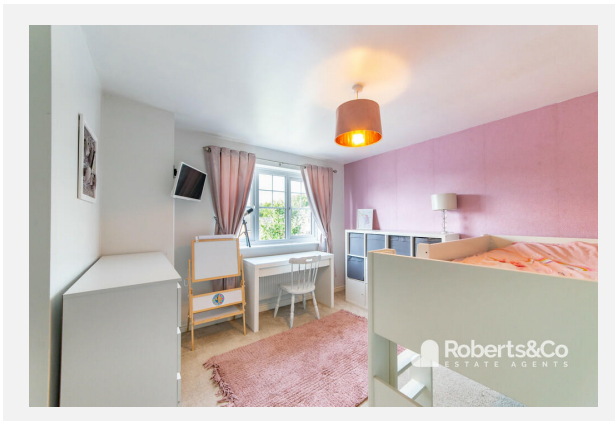
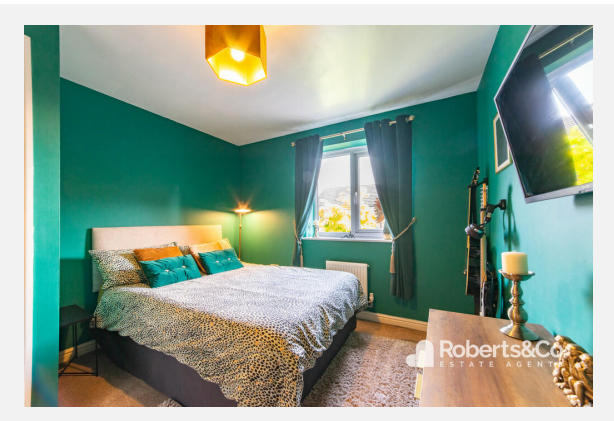
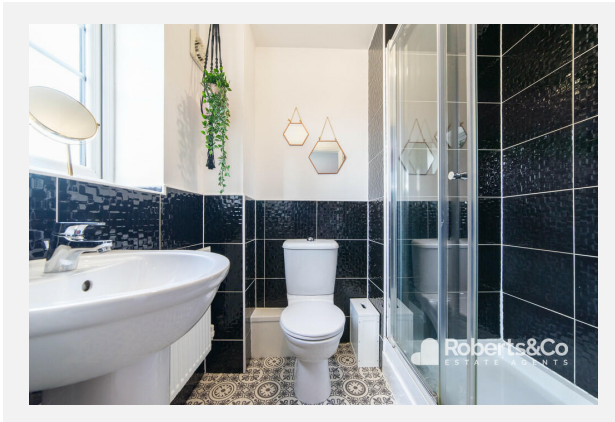
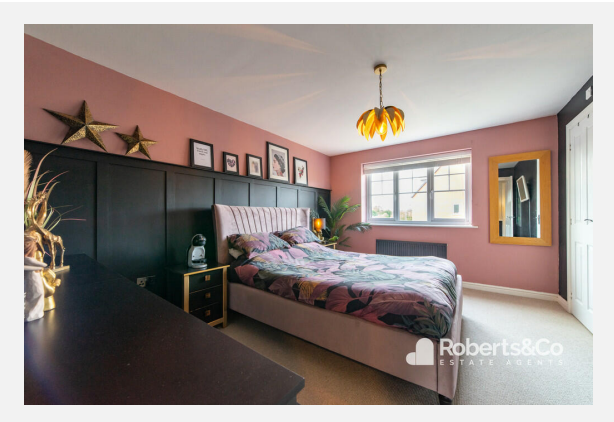
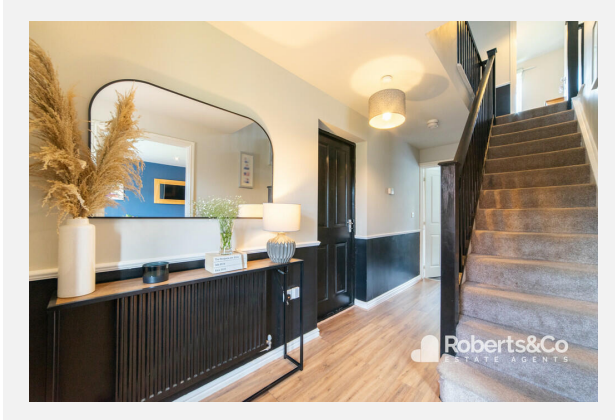
LAN150938

Start Date: 27/02/2014
End Date: 01/01/3012
Lease Term: 999 years from 1 January 2013
Term Remaining: 988 years

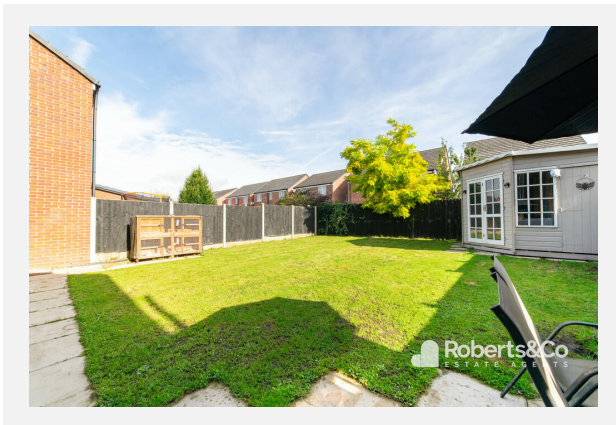
Gallery Photos



Gallery Photos



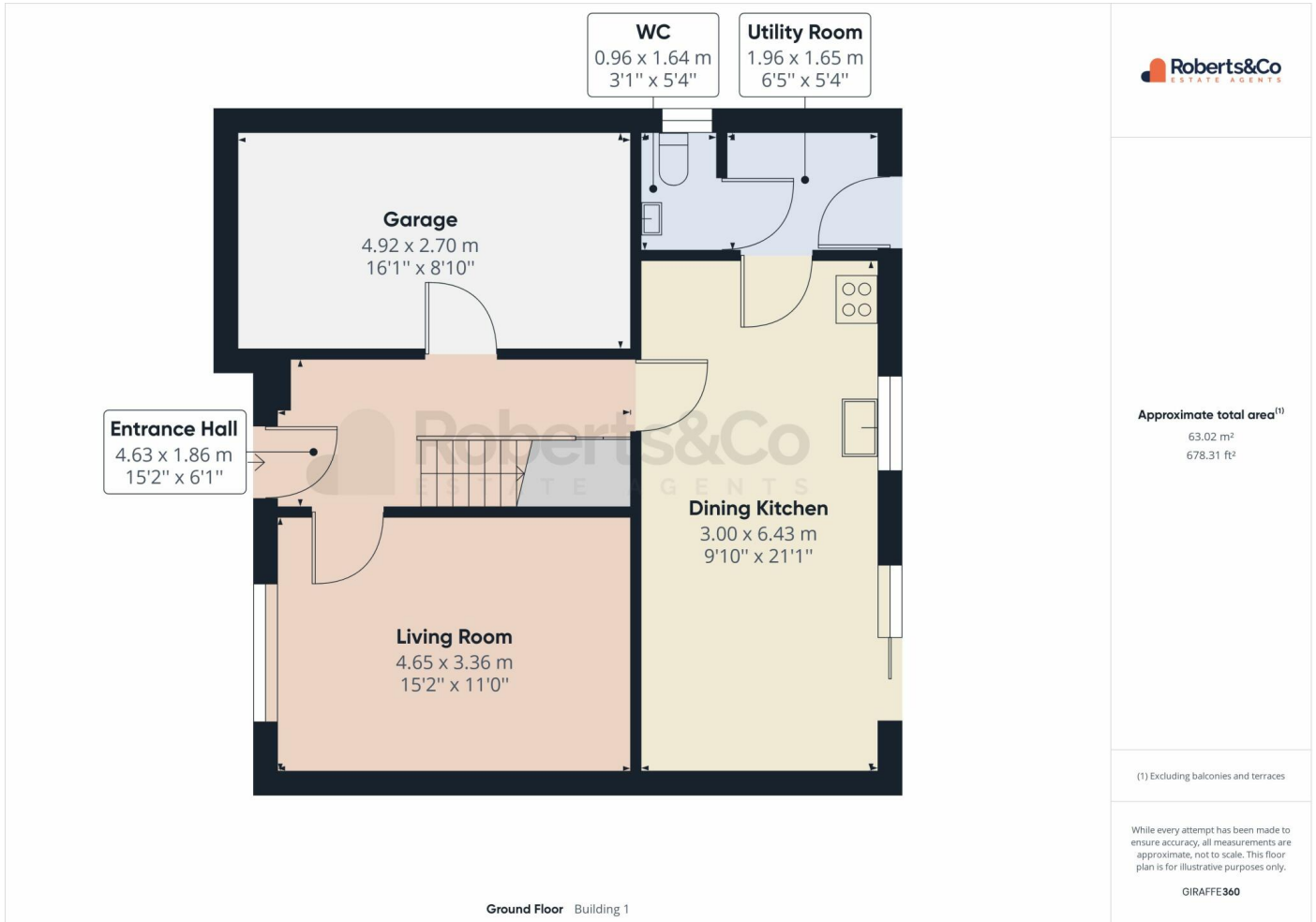
Gallery Photos



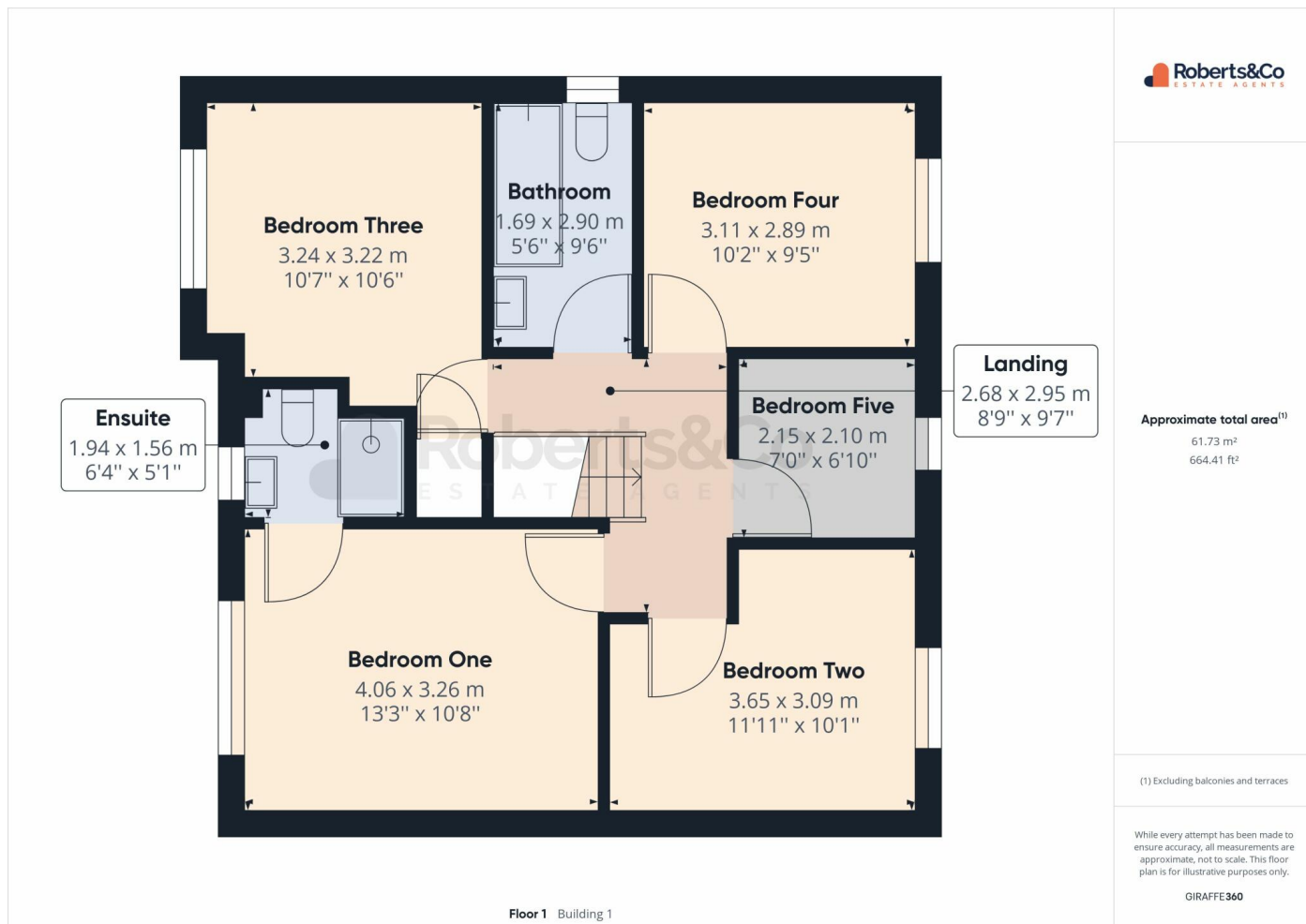
WALNUTWOOD AVENUE, BAMBER BRIDGE, PRESTON, PR5



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Property EPC - Certificate

Walnutwood Avenue, Bamber Bridge, PR5

Energy rating

B

Valid until 24.02.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

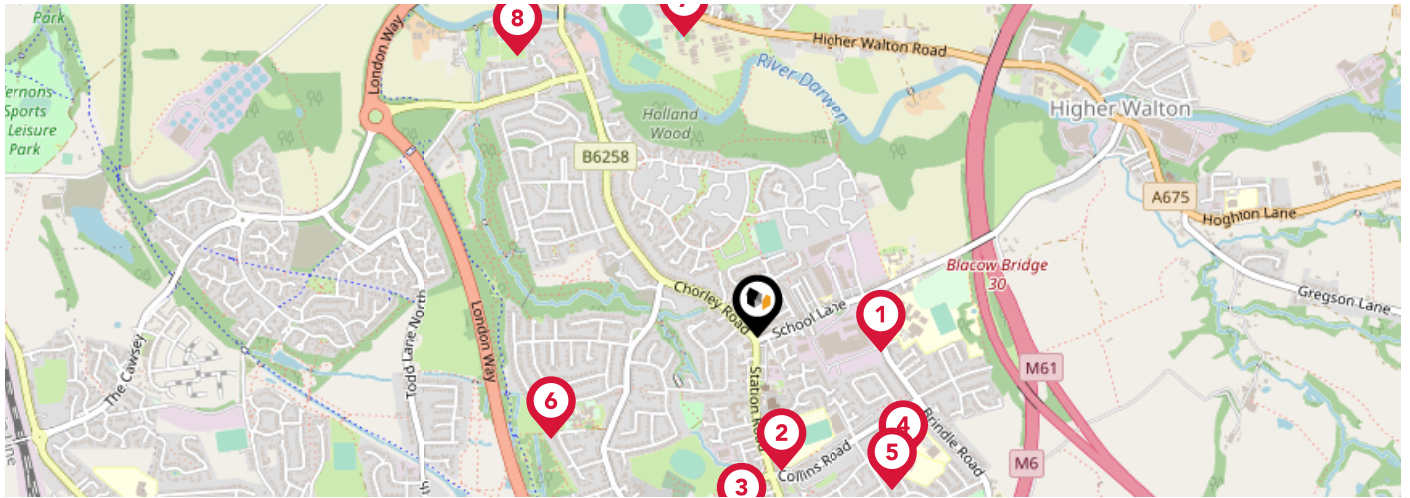
Property

EPC - Additional Data

Additional EPC Data

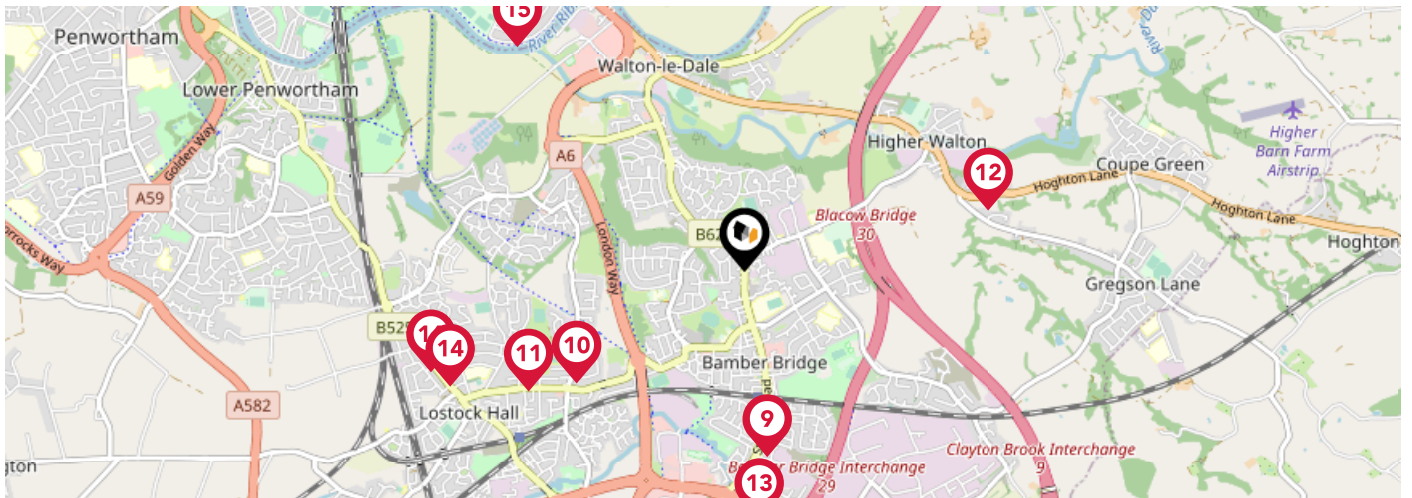
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² K
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 all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m ² K
Total Floor Area:	115 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

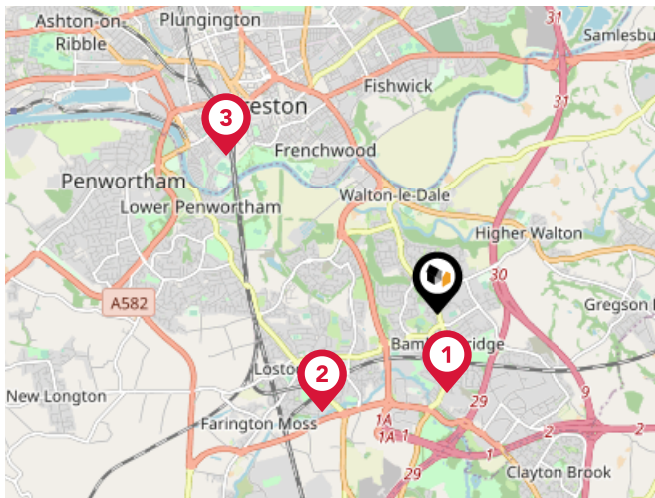
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

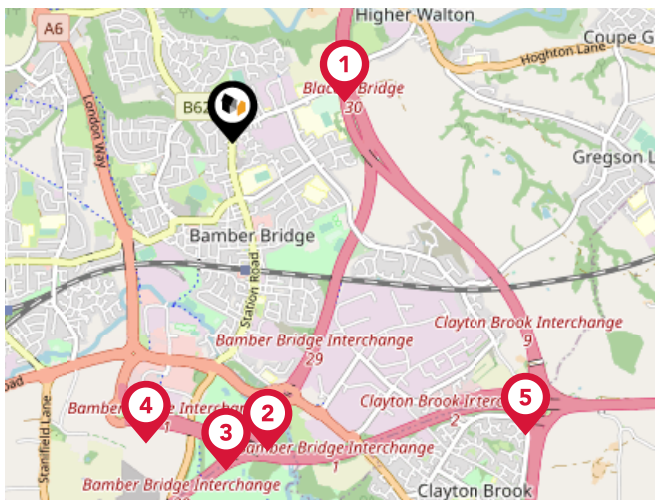
Area

Transport (National)



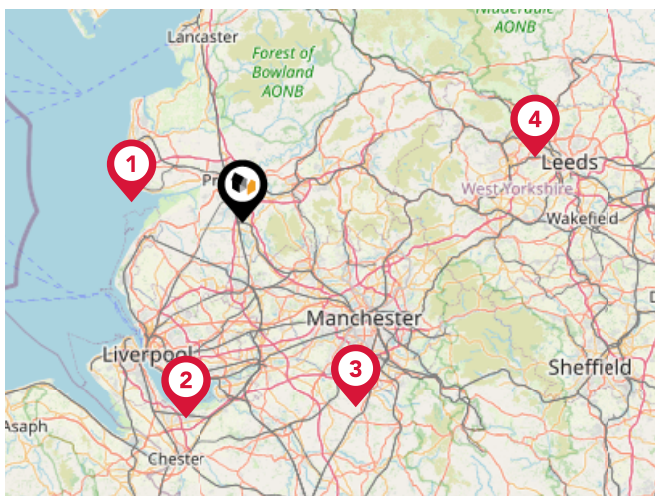
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.69 miles
2	Lostock Hall Rail Station	1.33 miles
3	Preston Rail Station	2.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.53 miles
2	M6 J29	1.36 miles
3	M65 J1	1.43 miles
4	M65 J1A	1.36 miles
5	M65 J2	1.81 miles

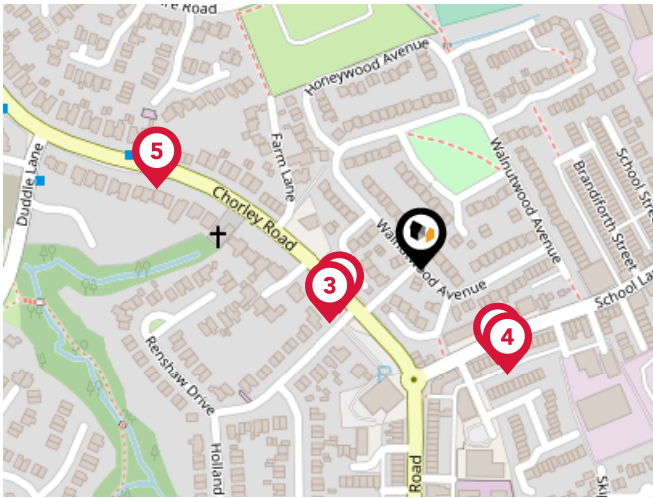


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.76 miles
2	Liverpool John Lennon Airport	28.71 miles
3	Manchester Airport	30.53 miles
4	Leeds Bradford International Airport	41.96 miles

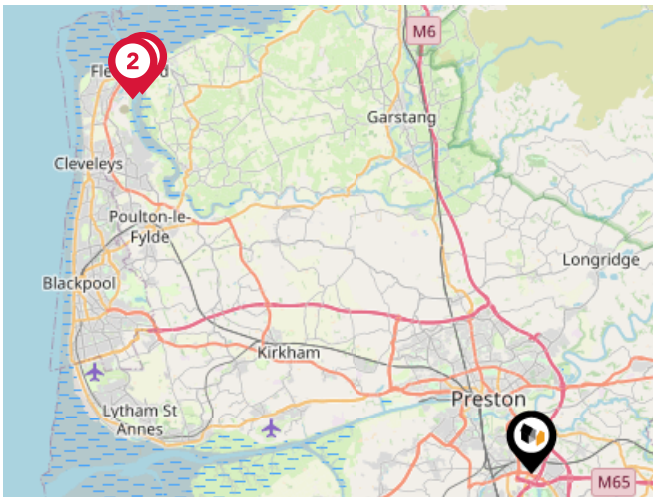
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Renshaw Drive	0.05 miles
2	School Lane Garage	0.07 miles
3	Renshaw Drive	0.06 miles
4	School Lane Garage	0.07 miles
5	Duddle Lane	0.15 miles



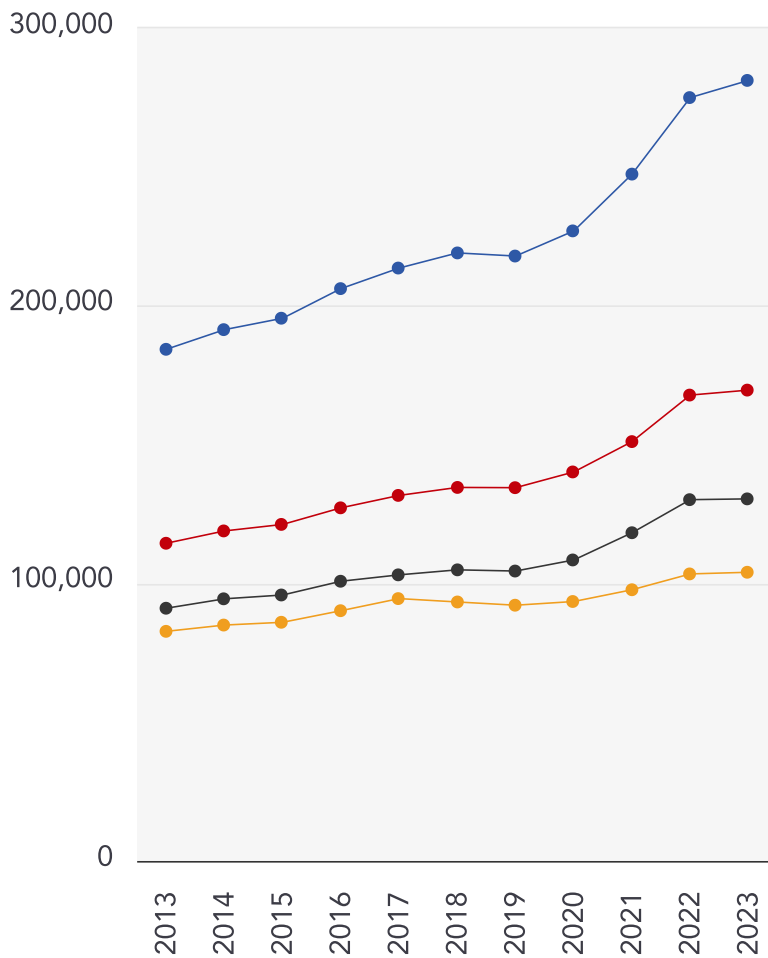
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.02 miles
2	Fleetwood for Ireland Ferry Terminal	19.13 miles

Market

House Price Statistics

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



Detached

+52.55%

Semi-Detached

+48.2%

Terraced

+43.27%

Flat

+25.72%

Roberts & Co

About Us



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

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_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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Roberts & Co

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5RD

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