

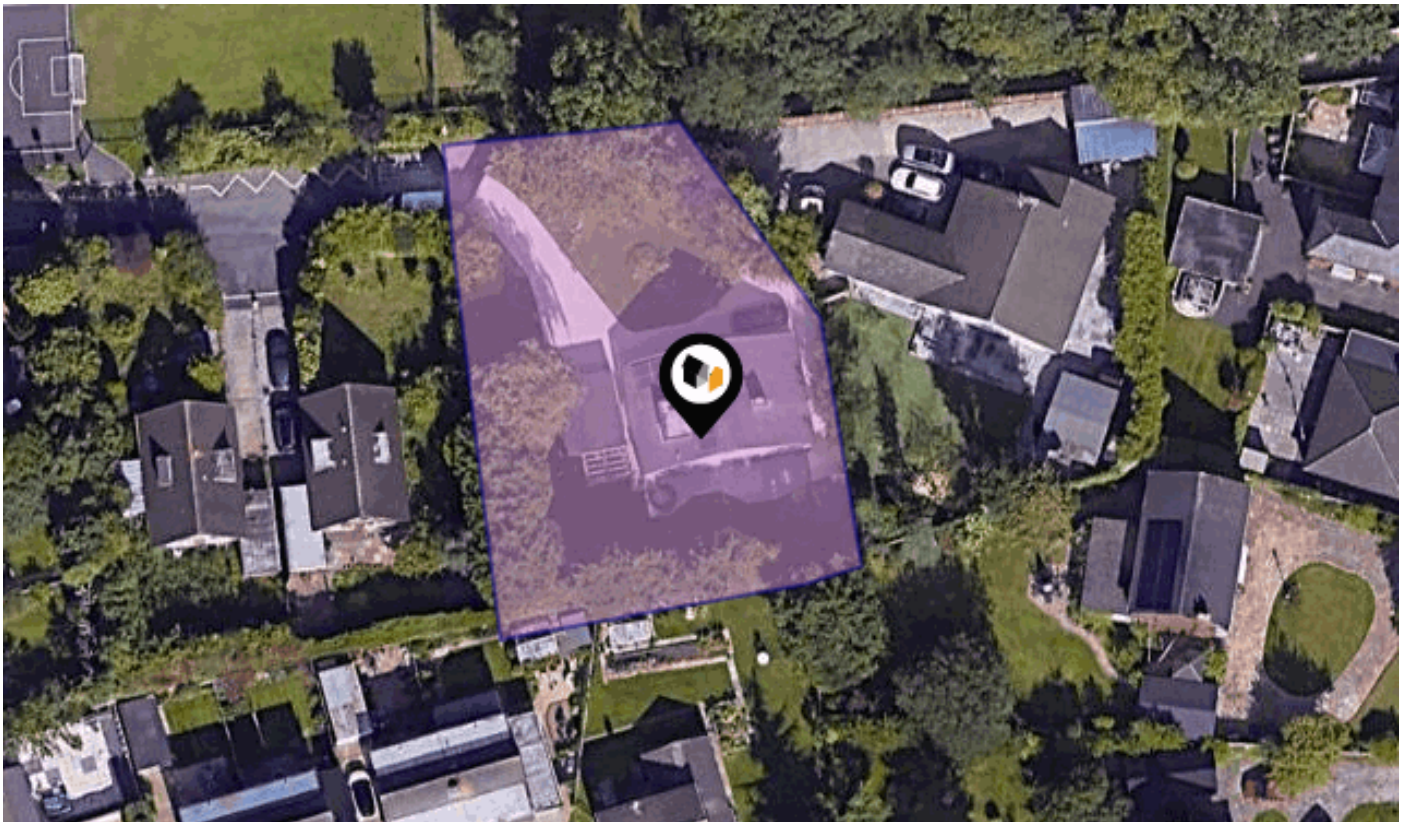


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> May 2023



**DANESWAY, WALTON-LE-DALE, PRESTON, PR5**

## Roberts & Co

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lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

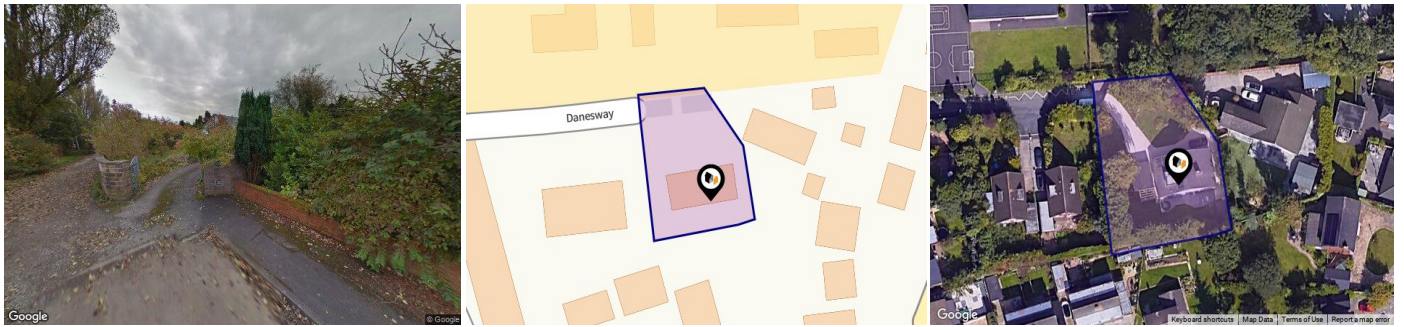
## Our Comments

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### Property Overview

Longing for space, style and sophistication? Behind this modern exterior, you'll discover a gorgeous family home in Walton Le Dale, designed with modern living in mind. Tastefully redesigned throughout, this substantial abode has been thoughtfully extended to offer four generous bedrooms, spacious living accommodation and a modern fitted breakfast kitchen. Parking is a breeze at the front, with ample space on the large gated driveway, and there's an impressively large, private garden to the rear. Step inside into the wonderfully large entrance hall. We love the breakfast kitchen. The open plan design, lends itself beautifully to family life. Gather round the breakfast bar or enjoy sitting at the table and enjoy a bite to eat together whilst catching up on the day. Bi-fold doors allow the light and airy space to be completely opened up to the garden, whilst natural daylight floods in further from the two large windows. The spacious lounge has a feature living flame remote controlled gas fire in chimney breast, a spectacular bay frontage, which floods this elegant space with natural light, so kick off your shoes and relax. With four double bedrooms, there's plenty of space for everyone. There are two bedrooms and WC to the first floor and two bedrooms and family bathroom on the ground floor. The garden is secluded yet spacious, it offers various options for sitting and enjoying the tree backdrop. Whether you love nothing more than to escape to a quiet corner with a good book, or throw the BBQ of all BBQs, it's all here for you. There are two detached garages, perfect for storing away extra items. This extraordinary home is an absolute must view!

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£235
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.26 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£2,981		
<b>Title Number:</b>	LAN65756		
<b>UPRN:</b>	100010627237		

## Local Area

<b>Local Authority:</b>	South Ribble
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

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



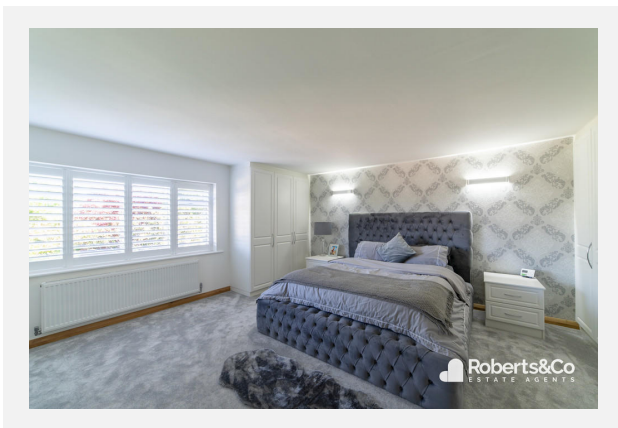
### Mobile Coverage: (based on calls indoors)



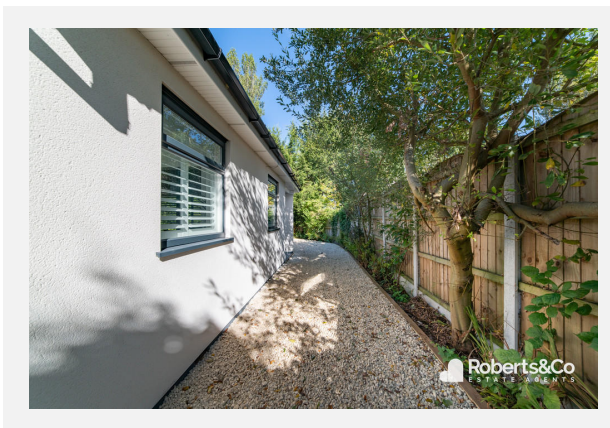
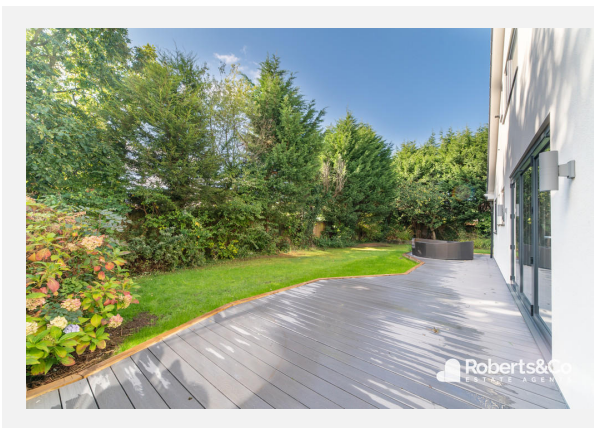
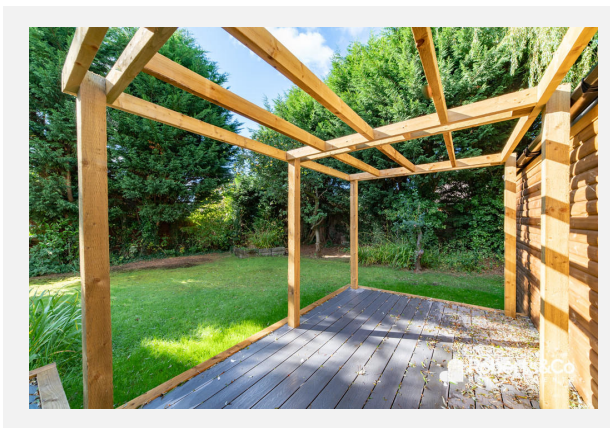
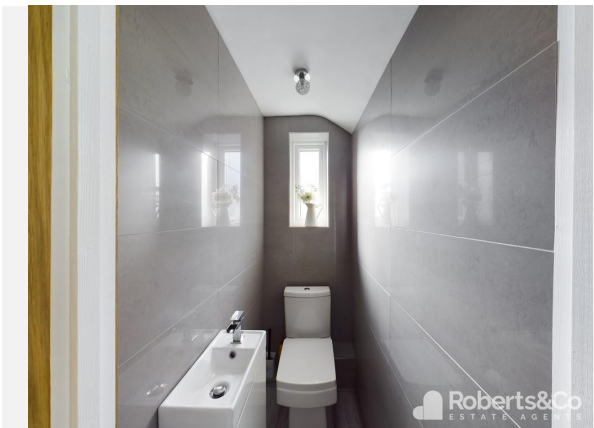
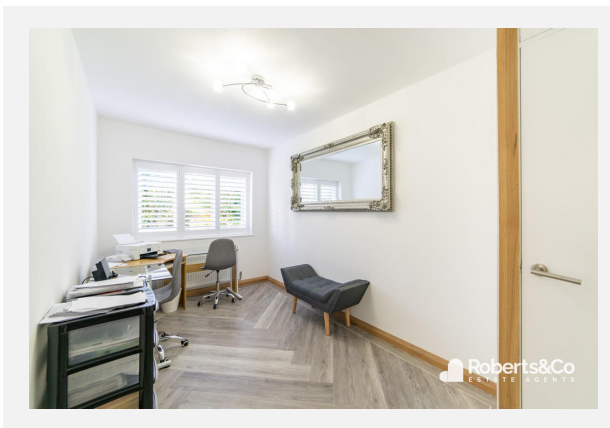
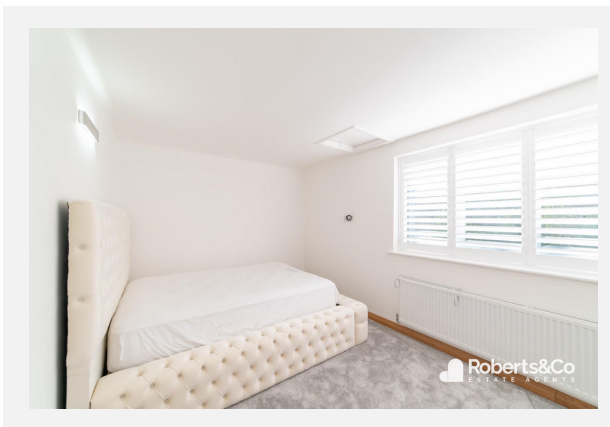
### Satellite/Fibre TV Availability:



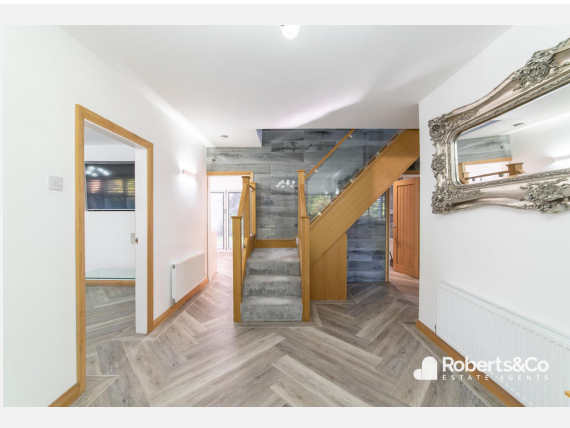
# Gallery Photos



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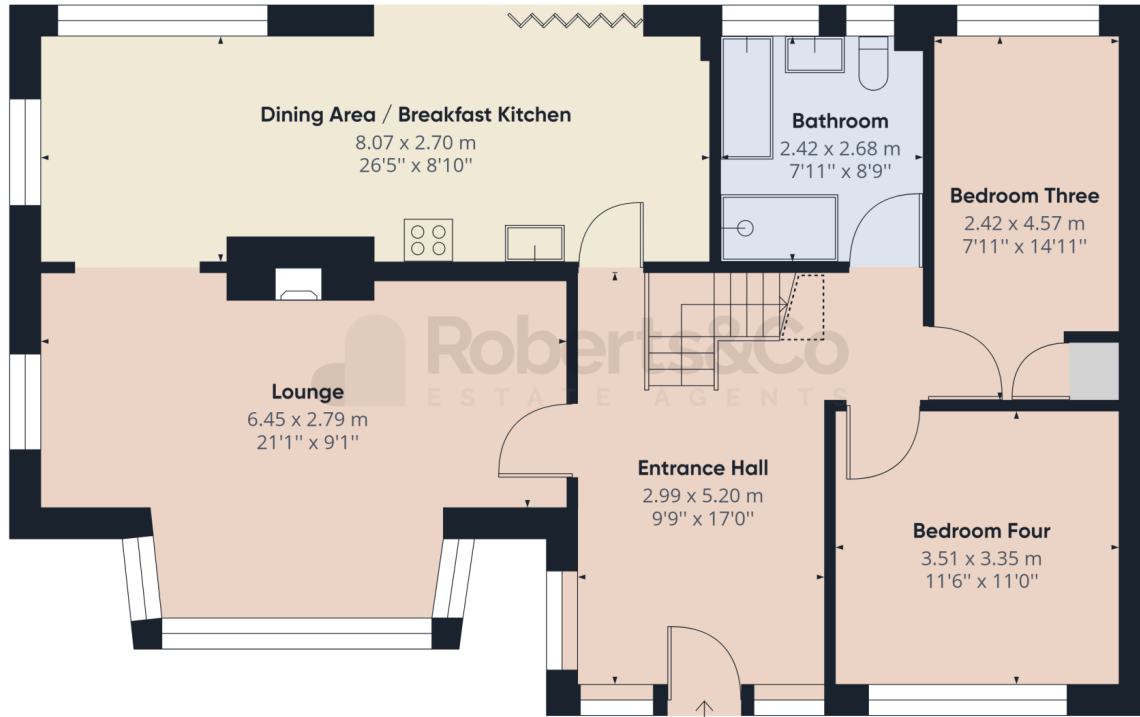
# Gallery Photos



## DANESWAY, WALTON-LE-DALE, PRESTON, PR5



## DANESWAY, WALTON-LE-DALE, PRESTON, PR5



Approximate total area<sup>(1)</sup>

93.57 m<sup>2</sup>  
1007.17 ft<sup>2</sup>

Reduced headroom

0.50 m<sup>2</sup>  
5.40 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

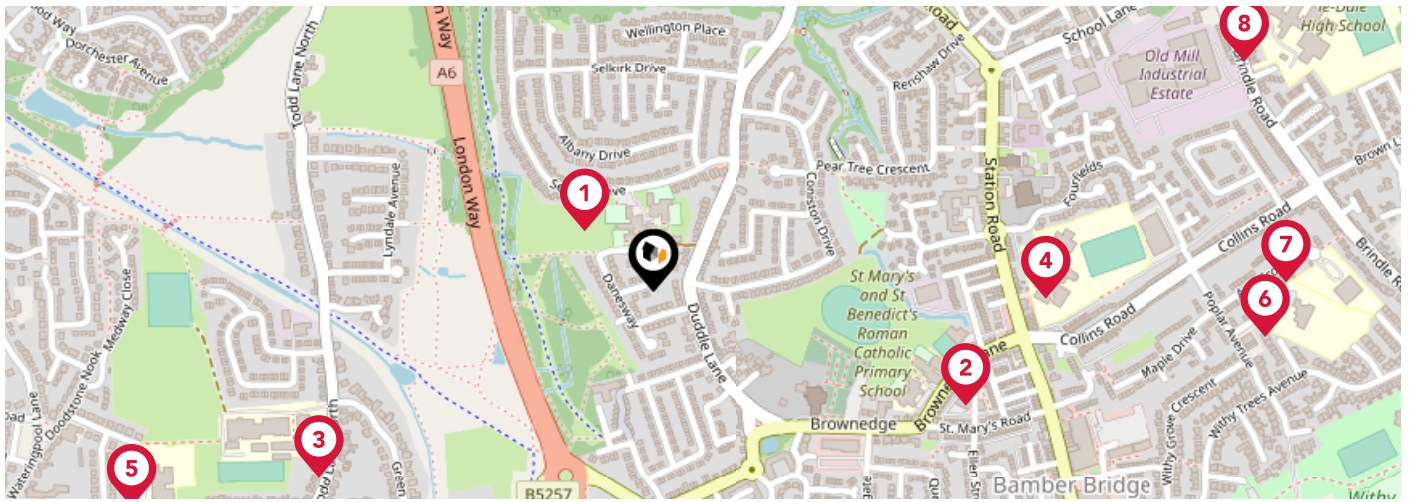
Ground Floor Building 1



## DANESWAY, WALTON-LE-DALE, PRESTON, PR5

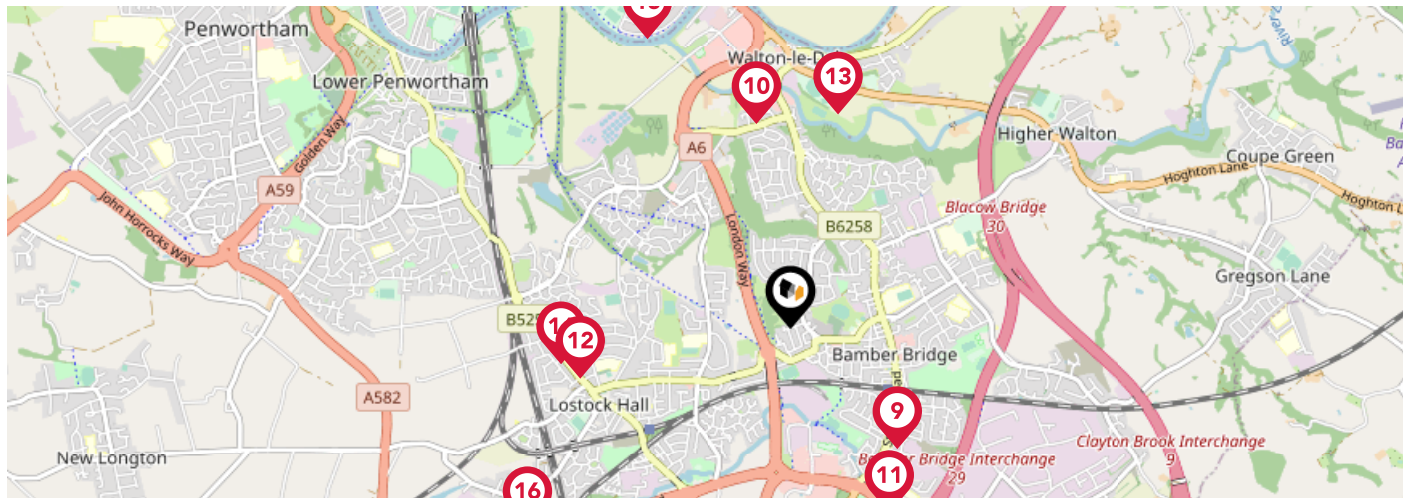










# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Walton-le-Dale Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 443   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> St Mary's and St Benedict's Roman Catholic Primary School</p> <p>Ofsted Rating: Good   Pupils: 299   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Lostock Hall Academy</p> <p>Ofsted Rating: Good   Pupils: 612   Distance:0.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Brownedge St Mary's Catholic High School</p> <p>Ofsted Rating: Good   Pupils: 732   Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Lostock Hall Community Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 425   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Bamber Bridge St Aidan's Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 131   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> The Coppice School</p> <p>Ofsted Rating: Good   Pupils: 64   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Walton-Le-Dale High School</p> <p>Ofsted Rating: Requires Improvement   Pupils: 775   Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

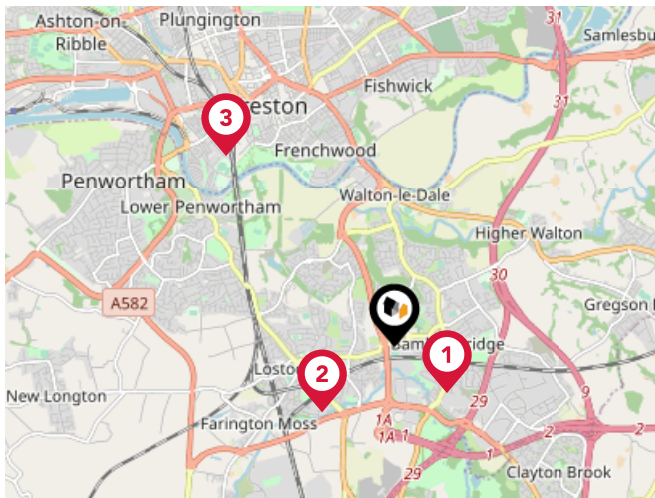
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 186   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

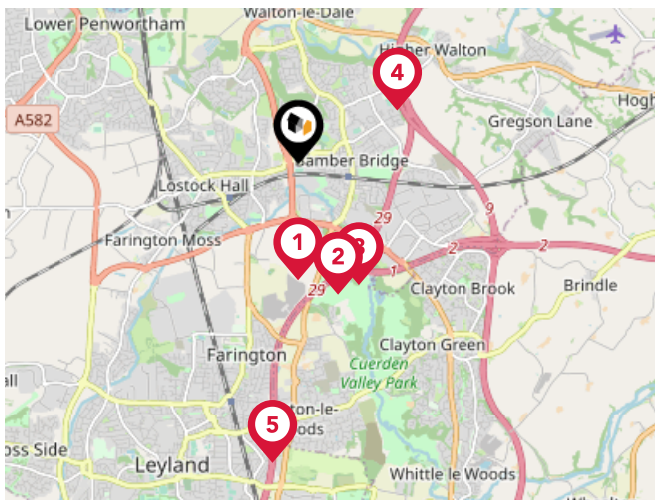
# Area

## Transport (National)



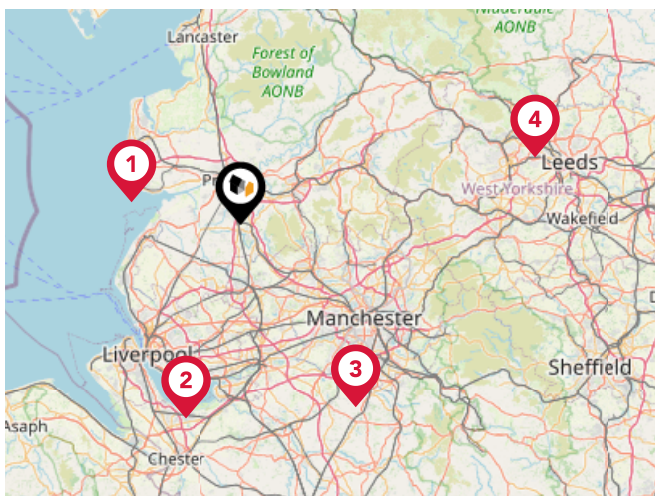
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.61 miles
2	Lostock Hall Rail Station	0.86 miles
3	Preston Rail Station	2.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.02 miles
2	M65 J1	1.2 miles
3	M6 J29	1.19 miles
4	M6 J30	0.99 miles
5	M6 J28	2.64 miles

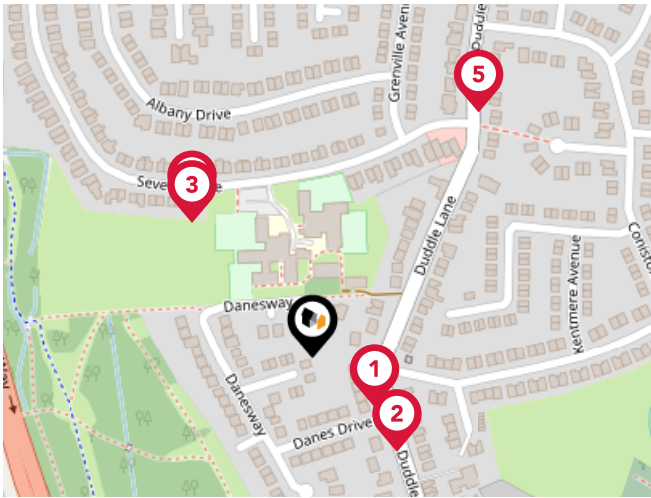


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.45 miles
2	Liverpool John Lennon Airport	28.33 miles
3	Manchester Airport	30.49 miles
4	Leeds Bradford International Airport	42.39 miles

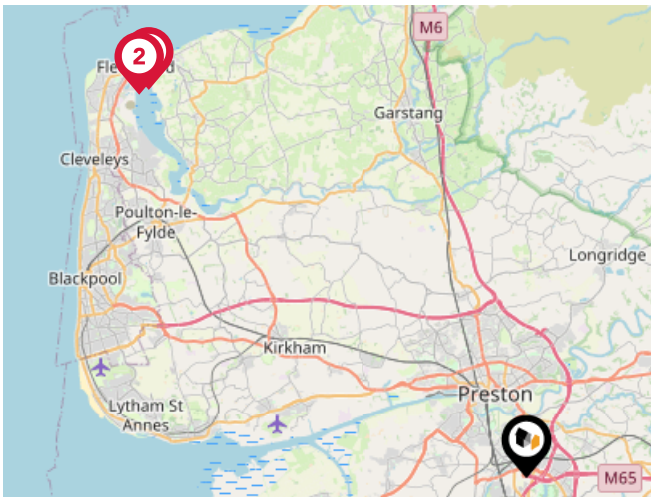
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Danes Drive	0.04 miles
2	Danes Drive	0.07 miles
3	Severn Drive	0.1 miles
4	Severn Drive	0.1 miles
5	Coniston Drive	0.16 miles



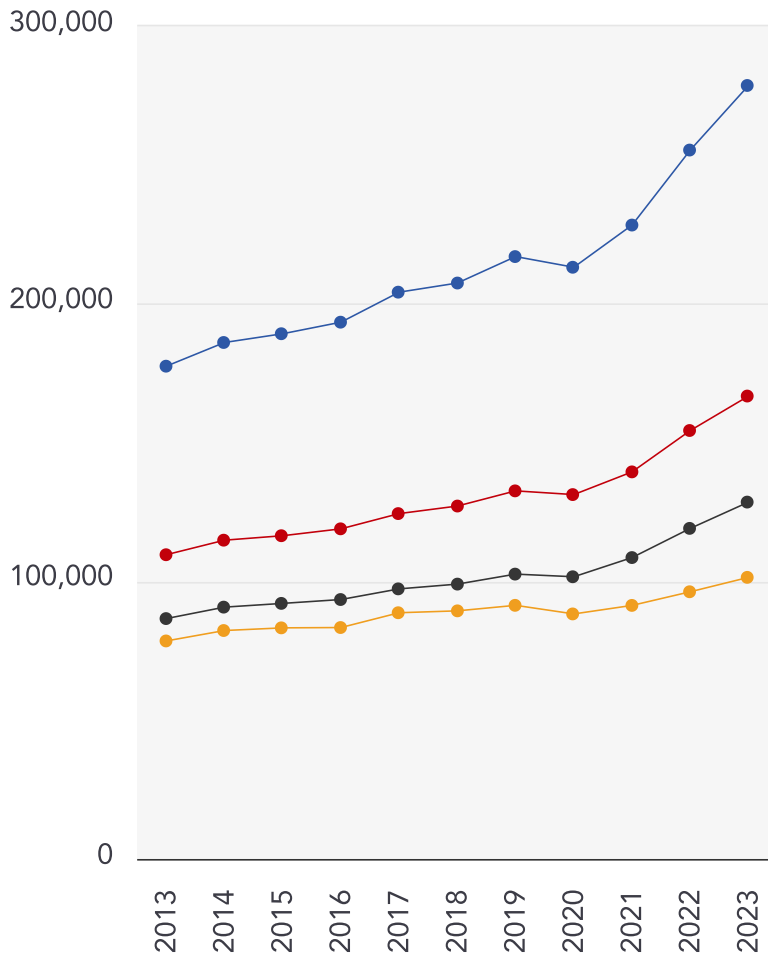
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.96 miles
2	Fleetwood for Ireland Ferry Terminal	19.05 miles

# Market

## House Price Statistics

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



Detached

**+56.96%**

Semi-Detached

**+52.15%**

Terraced

**+48.46%**

Flat

**+29.16%**



### Roberts & Co

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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

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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

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### 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\_Cov



/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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