

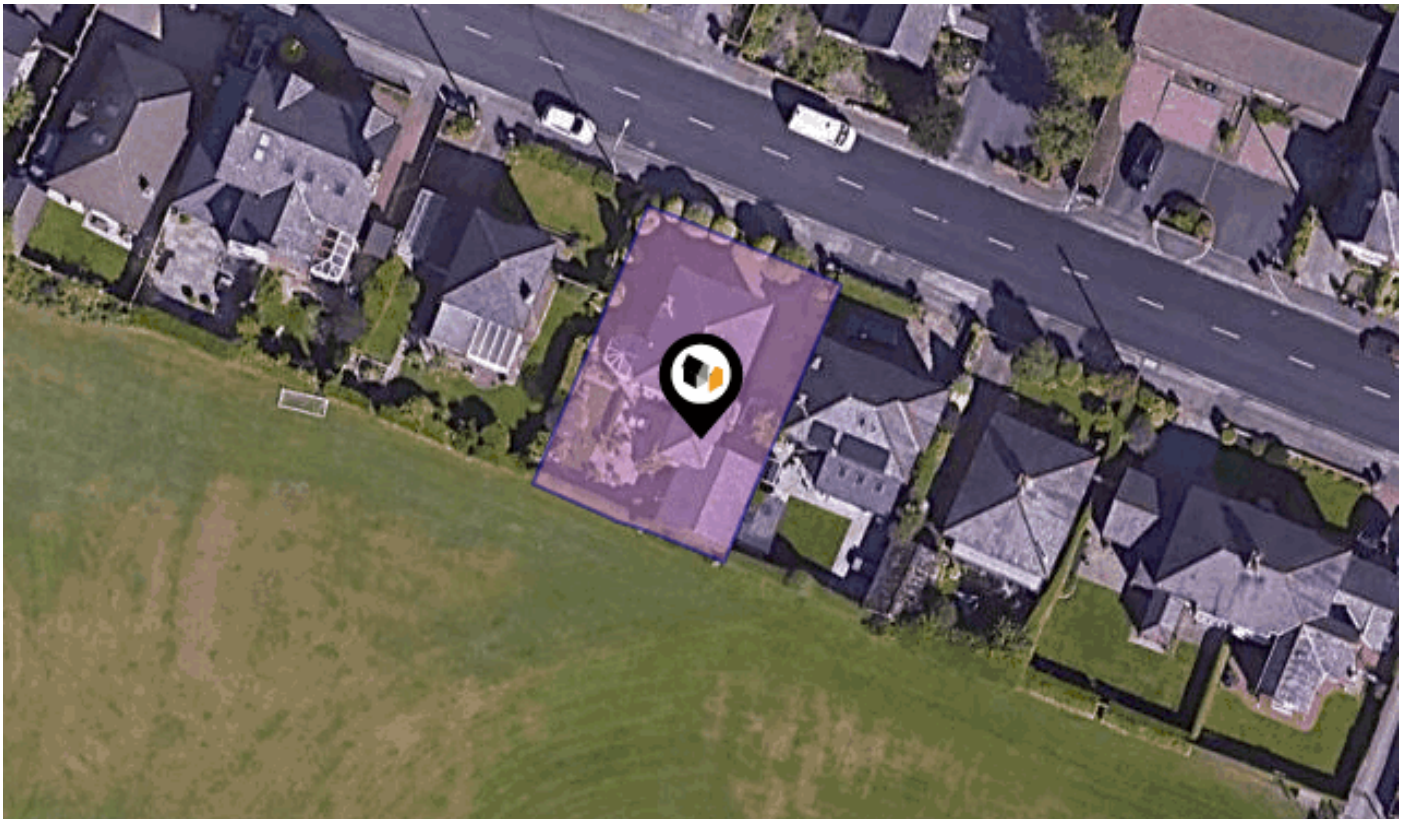


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th May 2024



**HIGHER WALTON ROAD, WALTON-LE-DALE, PRESTON,
PR5**

Roberts & Co

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Property Overview

This is an exceptional chance to purchase a spacious 3-bedroom detached home with a stunning open view at the back. The property offers plenty of room, featuring two reception rooms, a kitchen with dining space, a conservatory, a utility room, three double bedrooms, a double garage, a driveway, and a wrap-around garden. This delightful house provides a perfect mix of comfort and flexibility.

Step into the welcoming entrance hall, where a handy cloakroom offers convenient storage.

The front reception room is bright and airy, thanks to a large bay window. Elegant double doors connect this space to the rear reception room, creating a seamless flow.

The back reception room is spacious, with an electric fireplace and a sizable understairs closet for additional storage. French doors open to the garden, making it easy to enjoy the outdoors.

The adjoining conservatory is ideal for unwinding, with pleasant garden views.

The kitchen includes an electric double oven, providing plenty of capacity for cooking meals and accommodating larger gatherings. The adjoining dining room serves as a comfortable space for the family to eat together and share time.

Additionally, there's a shower room on the ground floor, offering convenient facilities without the need to go upstairs.

Upstairs, you'll find three double bedrooms. The main bedroom overlooks the cricket field through a bay window and has built-in wardrobes for generous storage. The second bedroom also features a bay window, fitted wardrobes, and a built-in sink. The third bedroom is a cozy double room. The 4-piece family bathroom includes a boiler cupboard for extra storage.

Outside, the wrap-around garden is beautifully landscaped with an Indian stone patio, perfect for alfresco dining and entertaining.

The double garage has an electric up-and-over door and a workshop area at the back.

The block-paved driveway at the front provides ample parking.

Located in a sought-after neighbourhood with a beautiful open view at the back, this property is close to local amenities, schools, and transport links, making it an excellent option for families or anyone seeking a peaceful home with convenient city access.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,740		
Title Number:	LA620486		
UPRN:	10033052740		

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

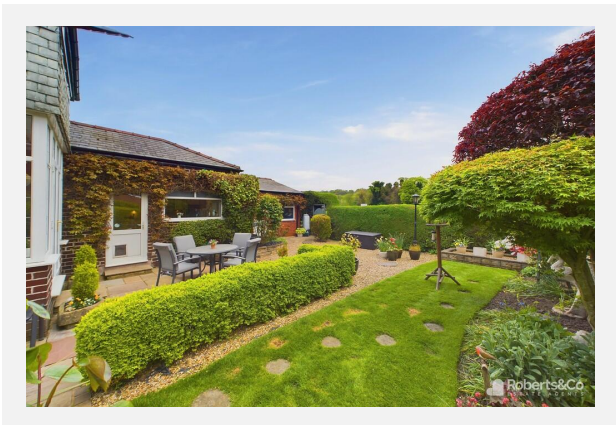


Satellite/Fibre TV Availability:









HIGHER WALTON ROAD, WALTON-LE-DALE, PRESTON, PR5



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Property EPC - Certificate

Walton-le-Dale, PR5

Energy rating

D

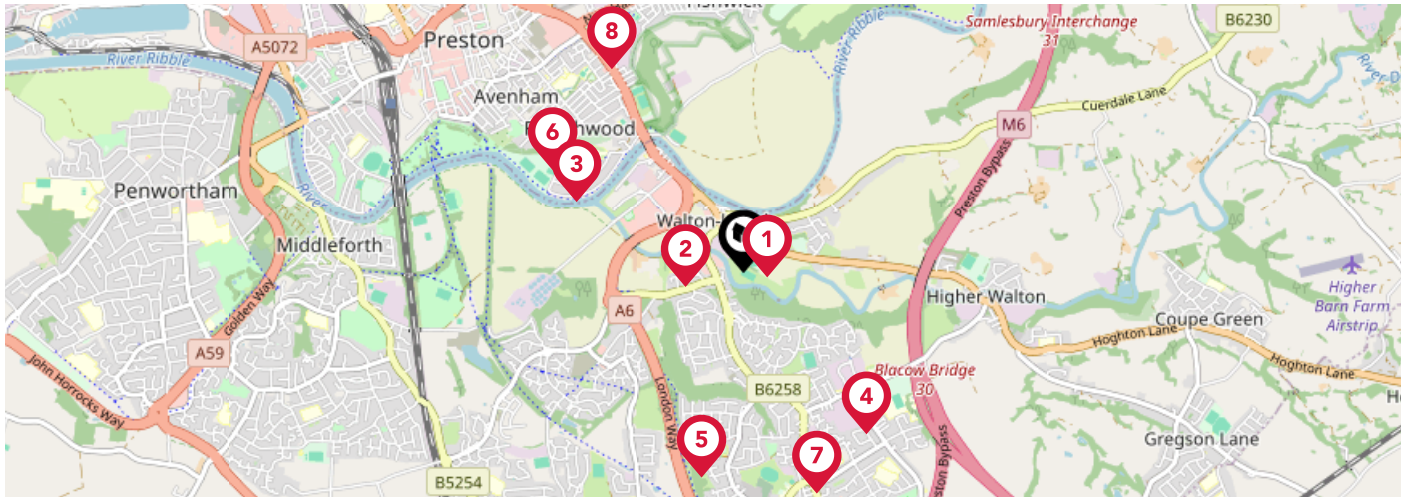
Valid until 23.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

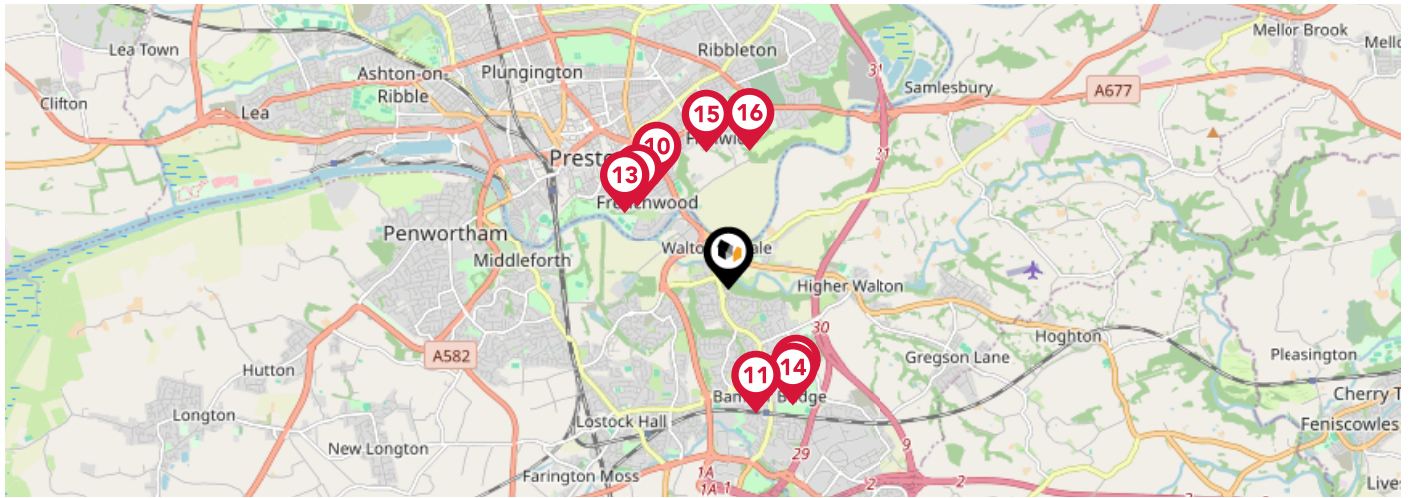
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 69% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	132 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:0.11	<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: 275 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Olive School, Preston Ofsted Rating: Outstanding Pupils: 299 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

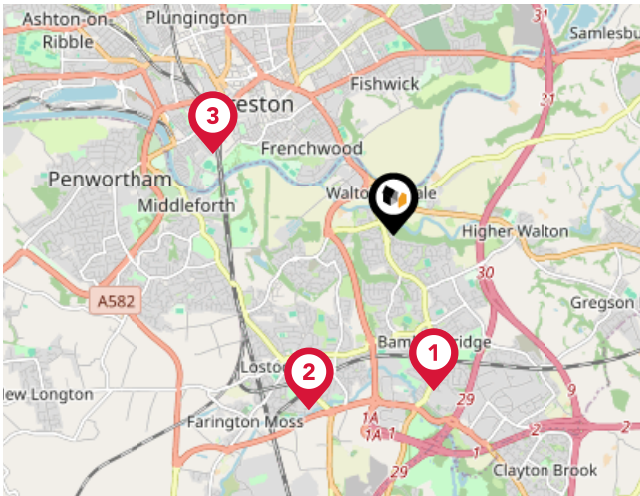
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 580 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston St Matthew's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 181 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

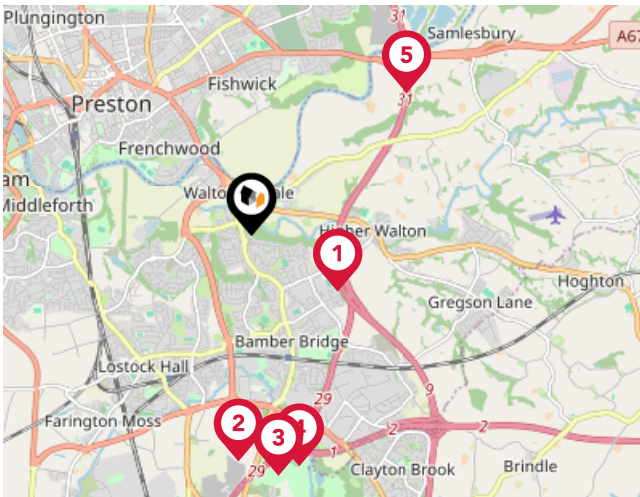
Area

Transport (National)



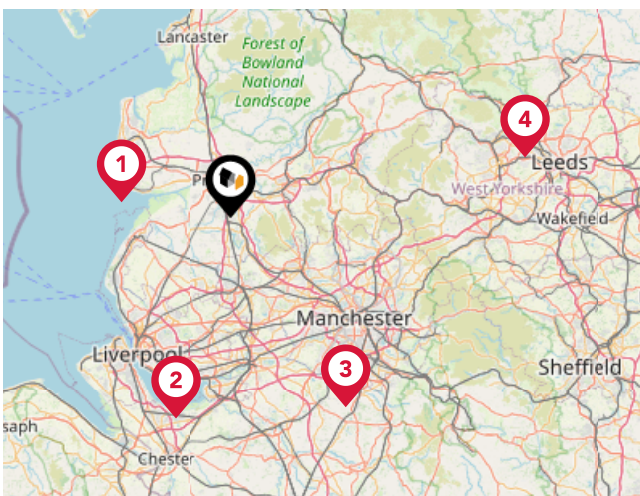
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.41 miles
2	Lostock Hall Rail Station	1.71 miles
3	Preston Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.91 miles
2	M65 J1A	1.99 miles
3	M65 J1	2.12 miles
4	M6 J29	2.07 miles
5	M6 J31	1.85 miles

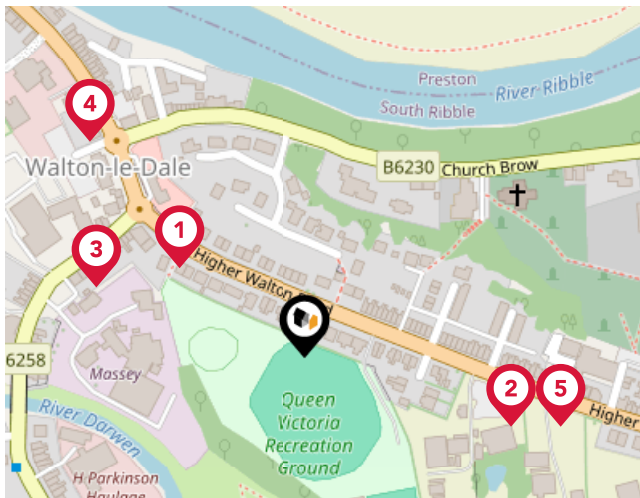


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	15.38 miles
2	Liverpool John Lennon Airport	29.29 miles
3	Manchester Airport	31.25 miles
4	Leeds Bradford International Airport	42.08 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Higher Walton Road	0.08 miles
2	Garden Centre	0.12 miles
3	Chorley Road	0.12 miles
4	Sir Robert Peel	0.17 miles
5	Garden Centre	0.15 miles



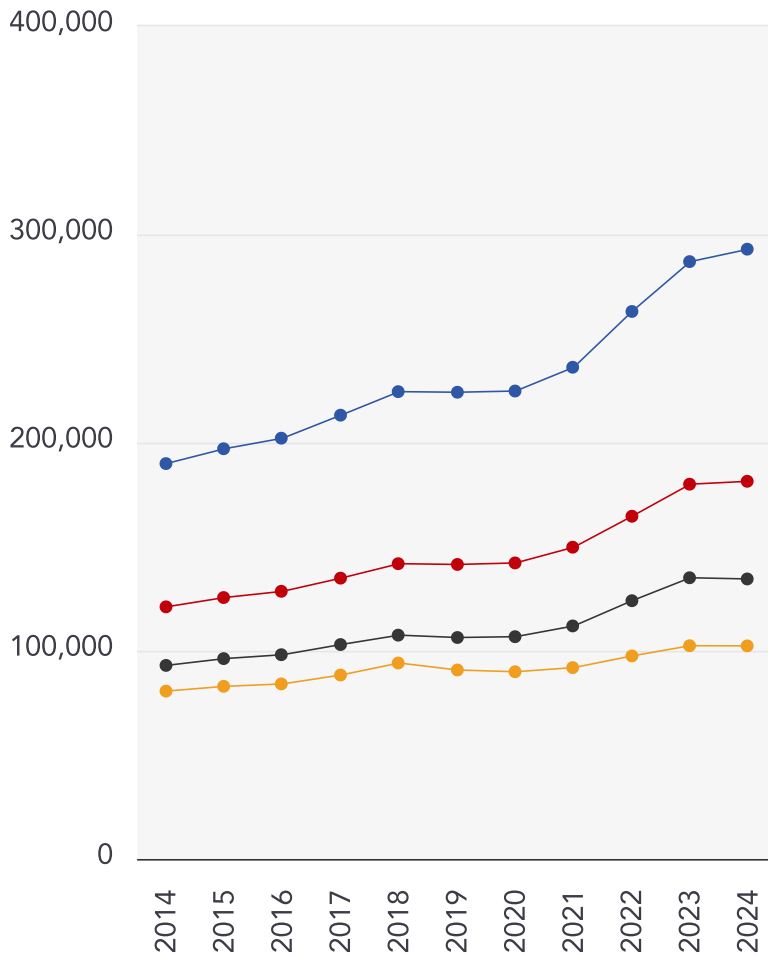
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.36 miles
2	Fleetwood for Ireland Ferry Terminal	18.47 miles

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%



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.

Our Team

Robert

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



@Roberts_and_Co



/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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