

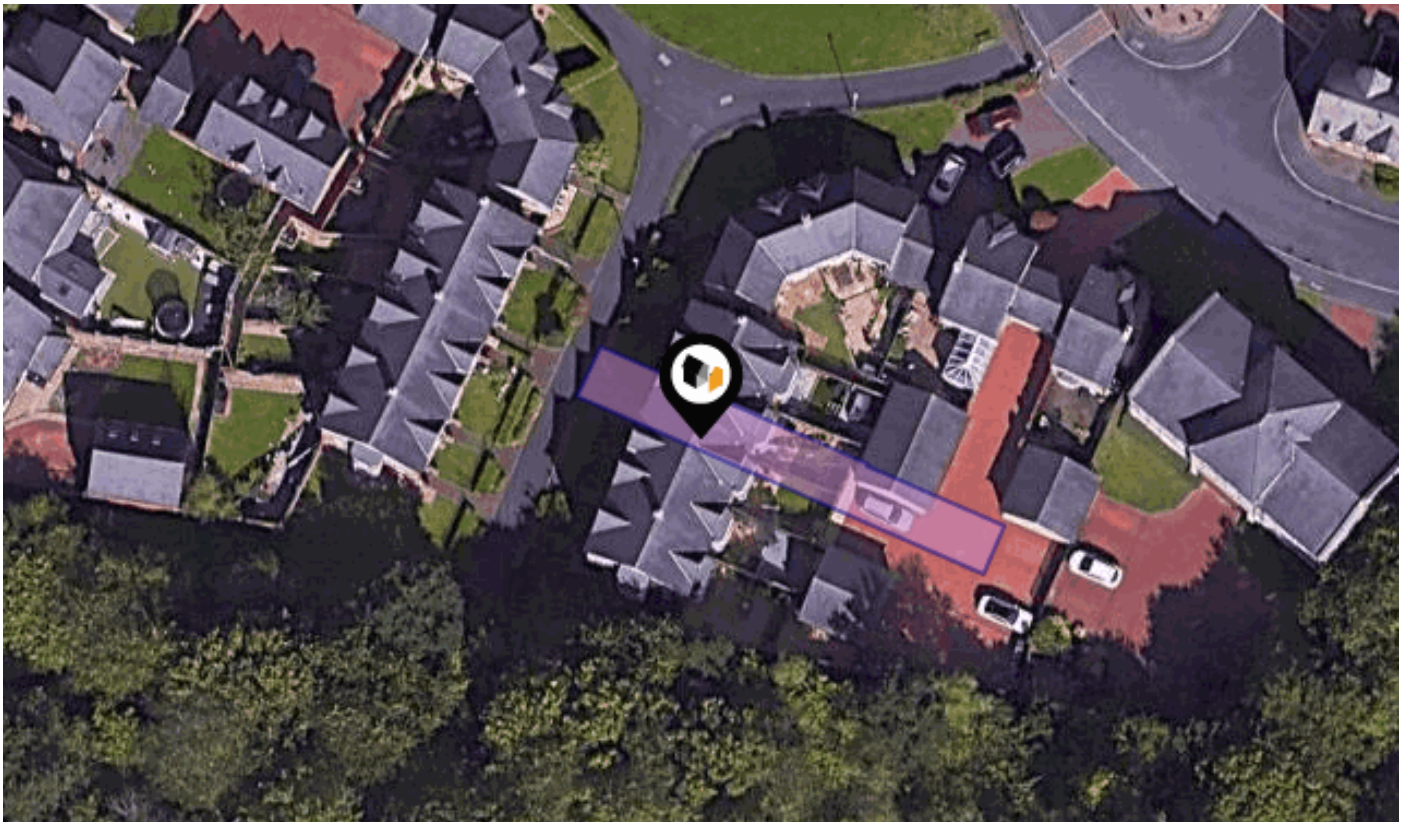


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04<sup>th</sup> July 2024



## THE BOULEVARD, WALTON-LE-DALE, PRESTON, PR5

### Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

## Our Comments

### Property Overview

This low-maintenance family home in the sought-after Walton Park area is spread across three floors, offering ample space and comfort. Featuring three double bedrooms, this property is perfect for a growing family. Located just minutes from Capitol Retail Park and close to excellent local schools, it provides convenience for shopping and education.

The front of the property is gardened and gated, situated on a quiet street.

Upon entering, you're welcomed by an entrance porch, ideal for hanging coats and bags, leading to a warm and inviting hallway. The hallway guides you to the well-equipped kitchen and dining room.

The fitted kitchen boasts light wooden cabinets, dark countertops, and ample space for preparing meals, along with plumbing for a washing machine and fridge freezer.

At the rear of the home, the dining room opens to the garden through patio doors, creating a seamless indoor-outdoor living experience.

A convenient cloakroom on the ground floor includes a WC.

On the first floor, you'll find a charming living room with a bay window overlooking the garden, filling the space with natural light. This floor also includes a double bedroom and a modern three-piece family bathroom.

The second floor houses two additional double bedrooms and a Juliet shower room, providing comfort and privacy for family members.

The rear garden is primarily laid to lawn with a patio area perfect for enjoying the sunshine. Gated access at the back leads to a garage, enhancing the property's convenience. Additionally, communal parking at the rear ensures ample parking space.

This home combines practicality with a prime location, making it an excellent choice for families.



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2008		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,993		
<b>Title Number:</b>	LAN76842		

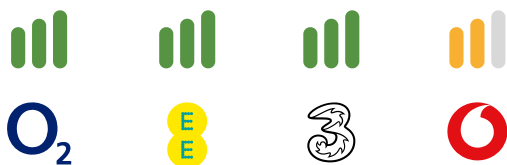
## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

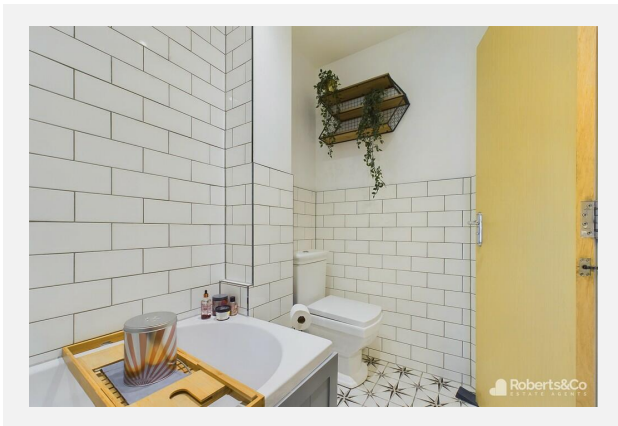
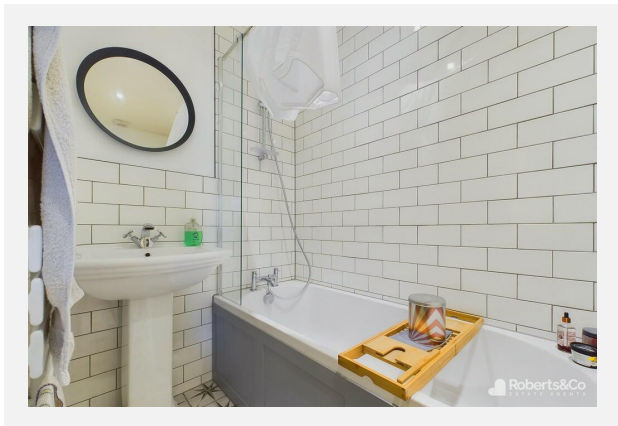
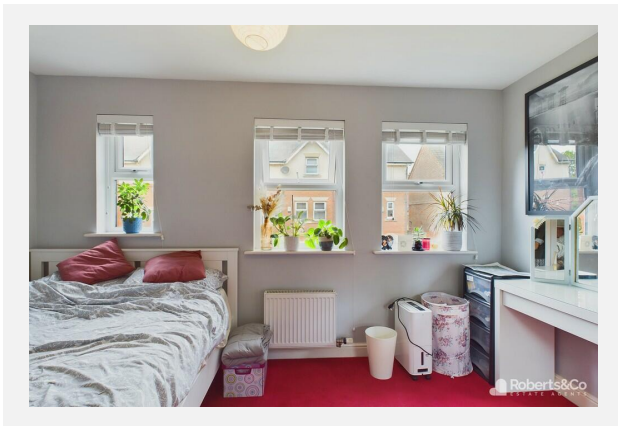
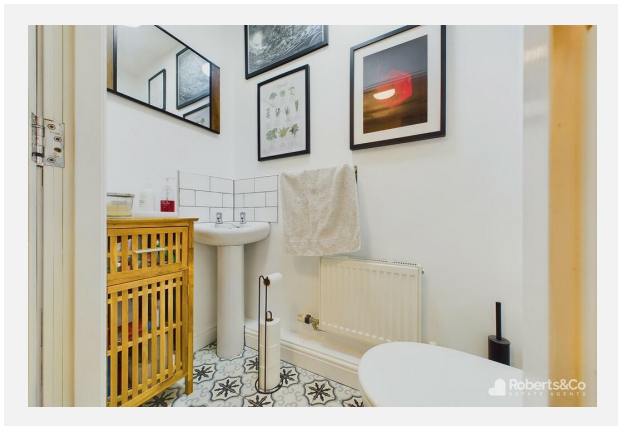
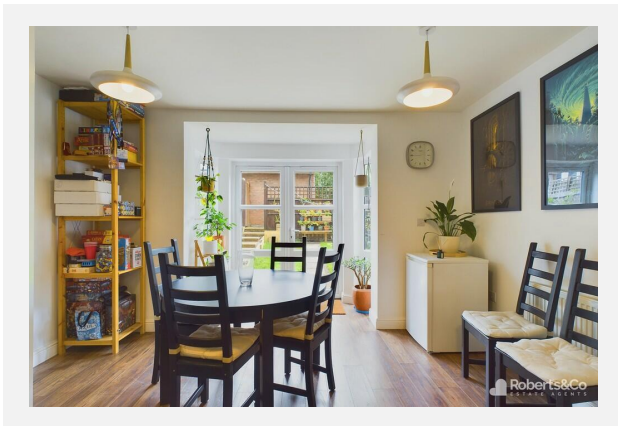
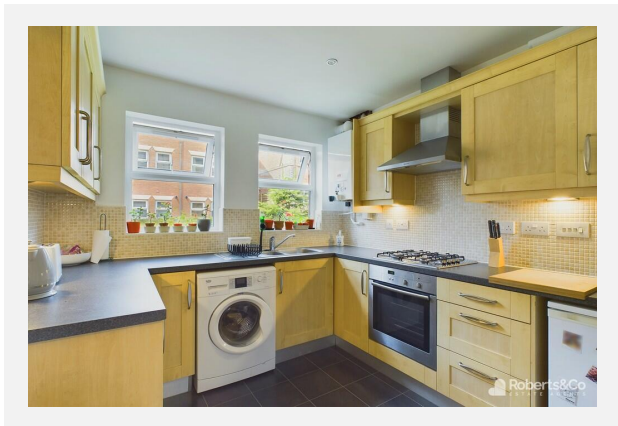
<b>4</b> mb/s	<b>80</b> mb/s	<b>9000</b> mb/s

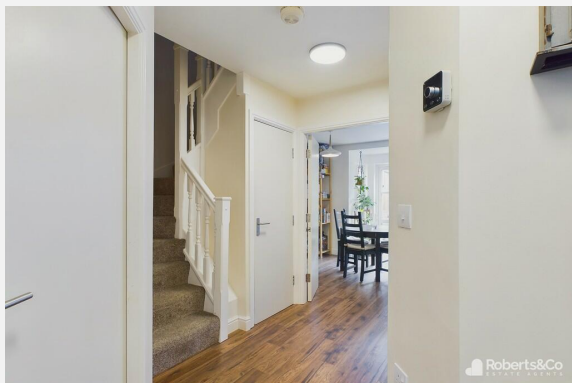
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



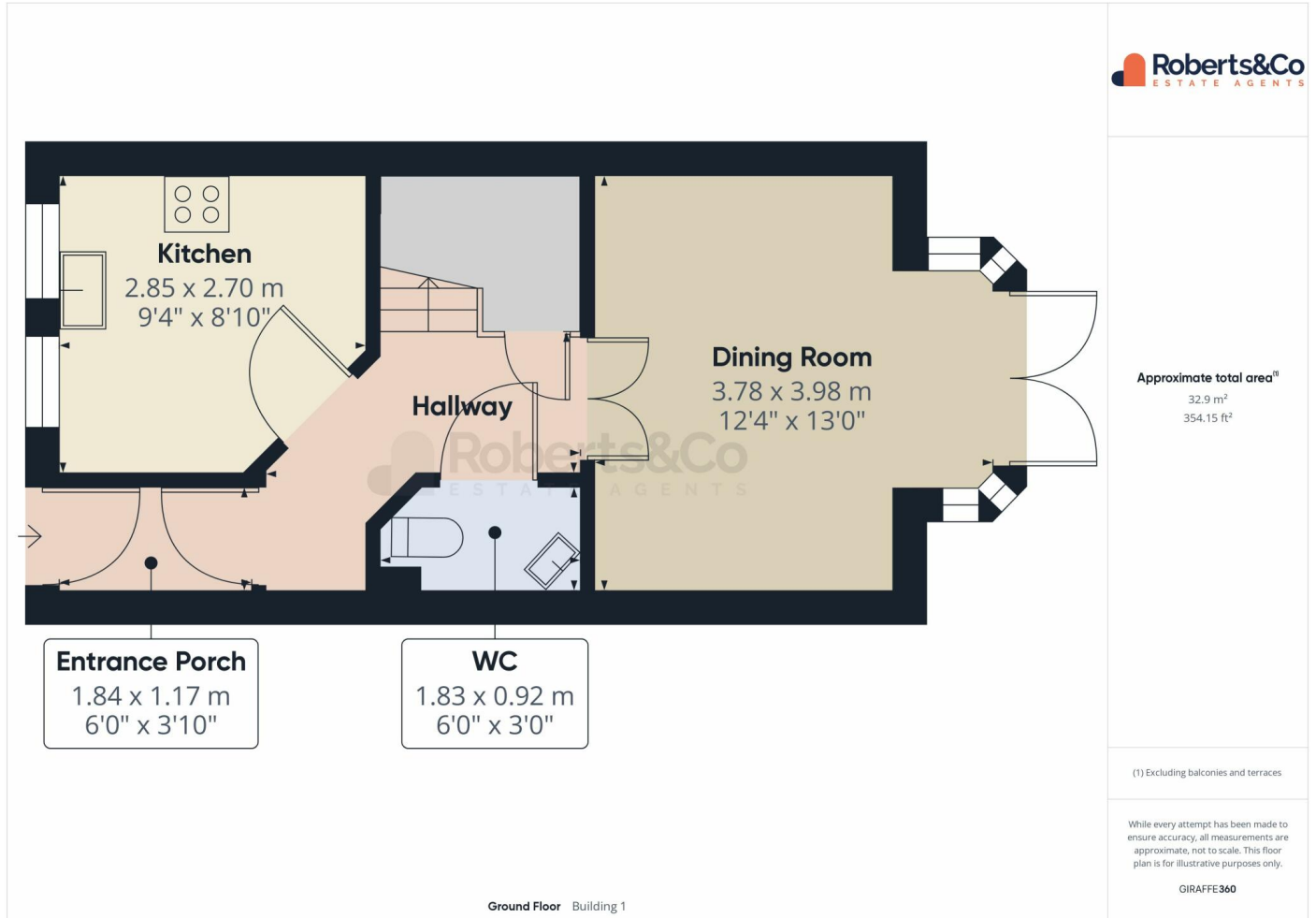




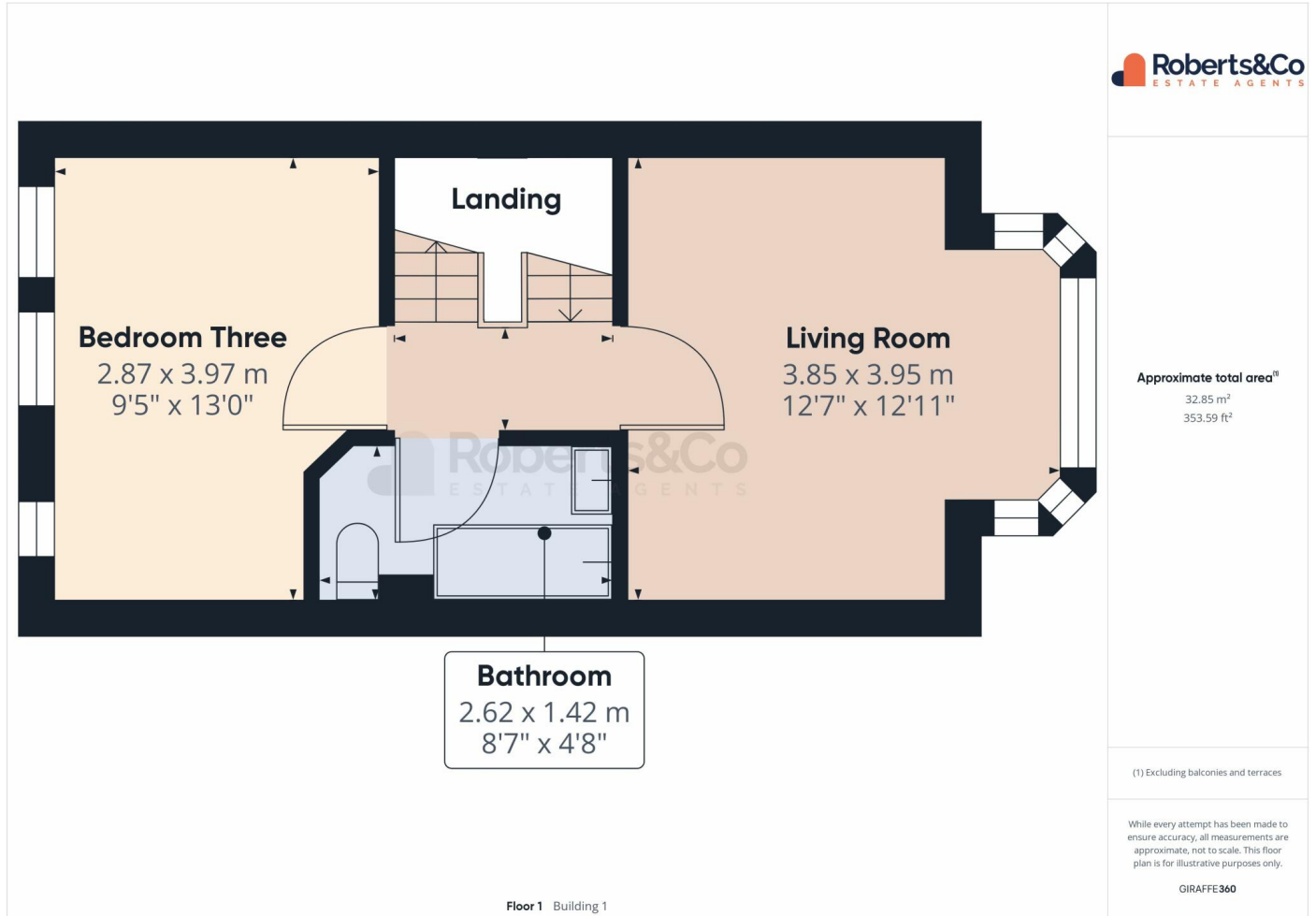
## THE BOULEVARD, WALTON-LE-DALE, PRESTON, PR5



## THE BOULEVARD, WALTON-LE-DALE, PRESTON, PR5



## THE BOULEVARD, WALTON-LE-DALE, PRESTON, PR5





## THE BOULEVARD, WALTON-LE-DALE, PRESTON, PR5



The Boulevard, Walton-le-Dale, PR5

Energy rating

**C**

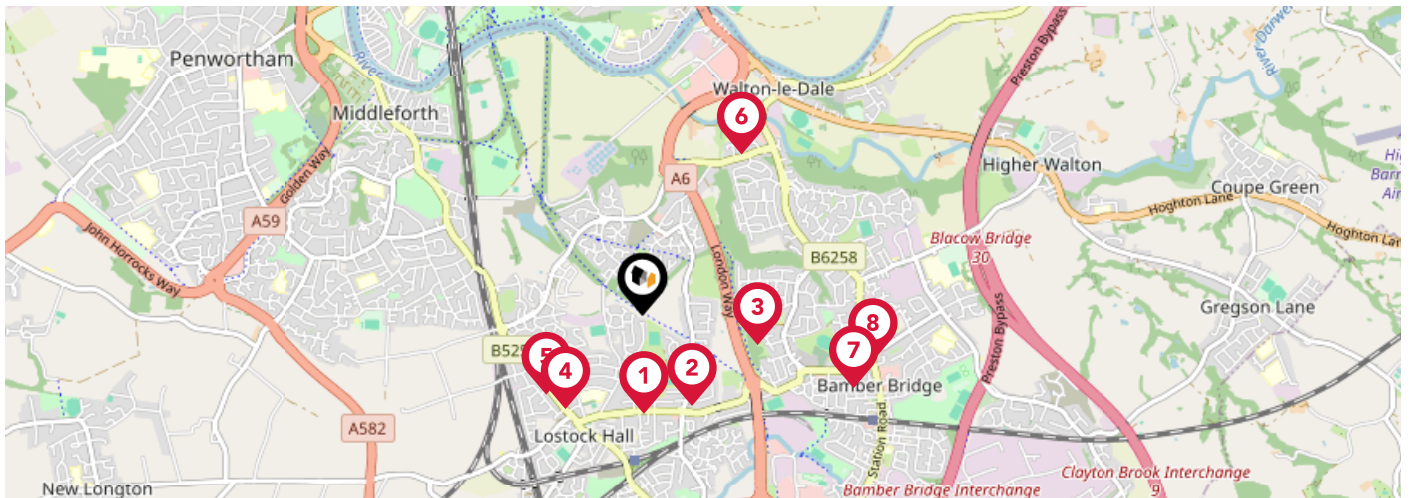
Valid until 07.10.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	78   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

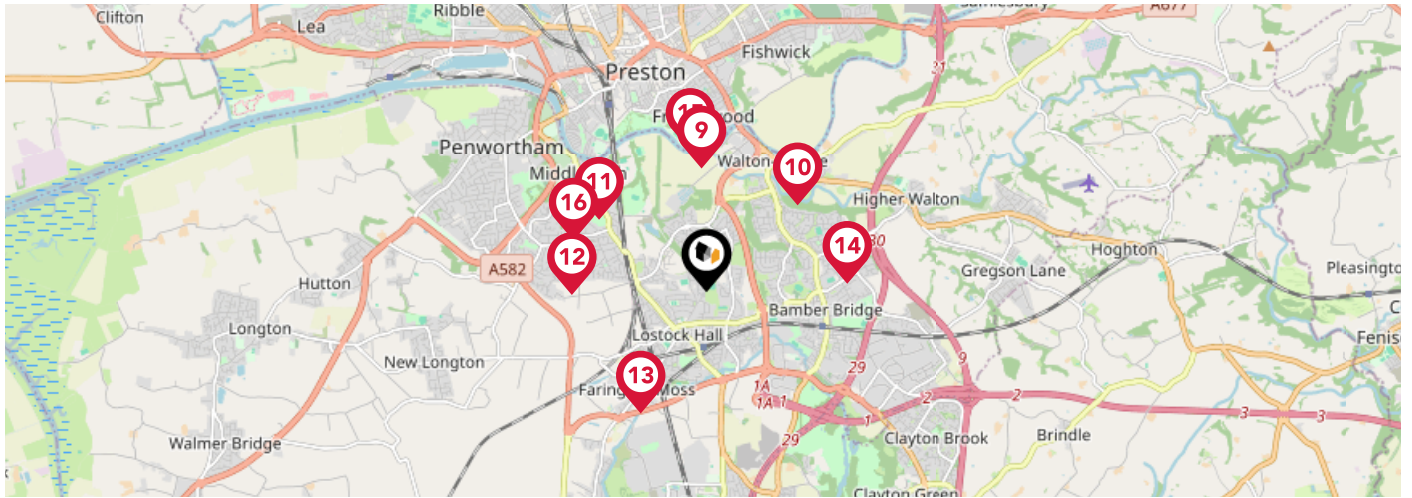
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

# Area Schools



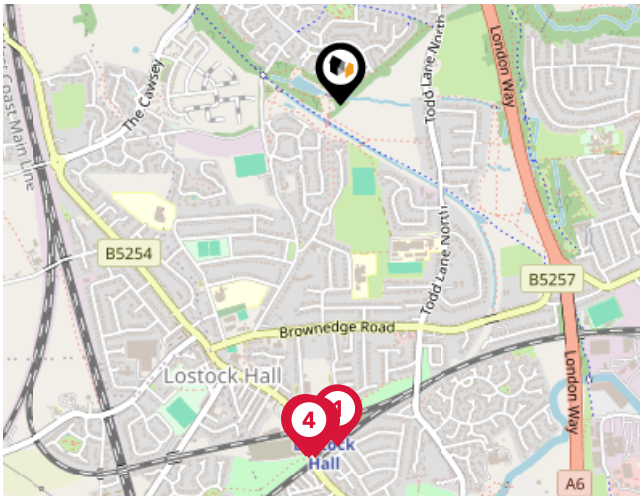
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires Improvement   Pupils: 775   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Good   Pupils: 341   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

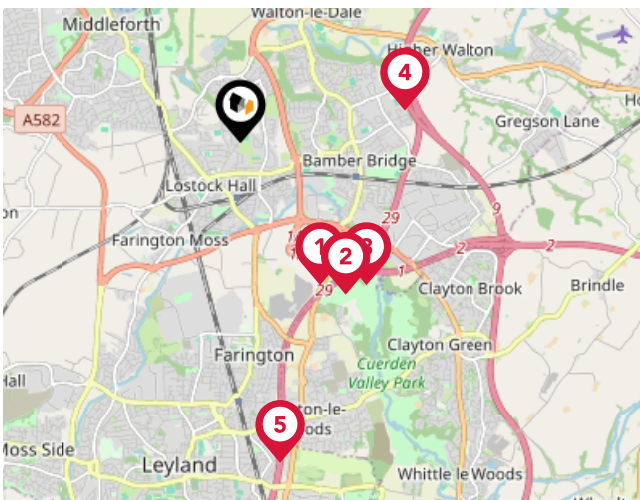
# Area

## Transport (National)



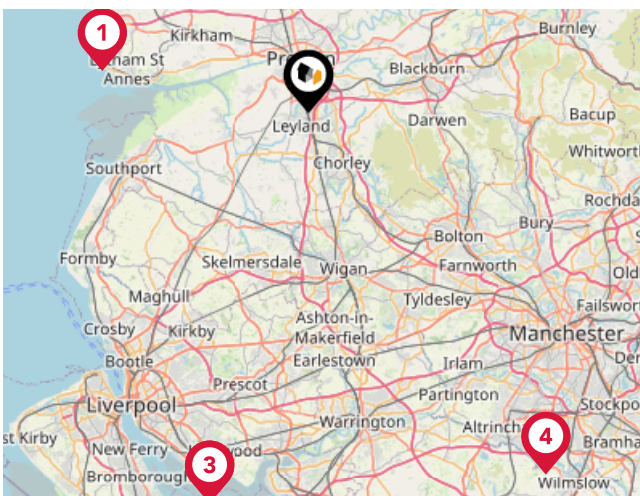
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.75 miles
2	Lostock Hall Rail Station	0.77 miles
3	Lostock Hall Rail Station	0.77 miles
4	Rail Station	0.77 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.44 miles
2	M65 J1	1.62 miles
3	M6 J29	1.67 miles
4	M6 J30	1.47 miles
5	M6 J28	2.84 miles

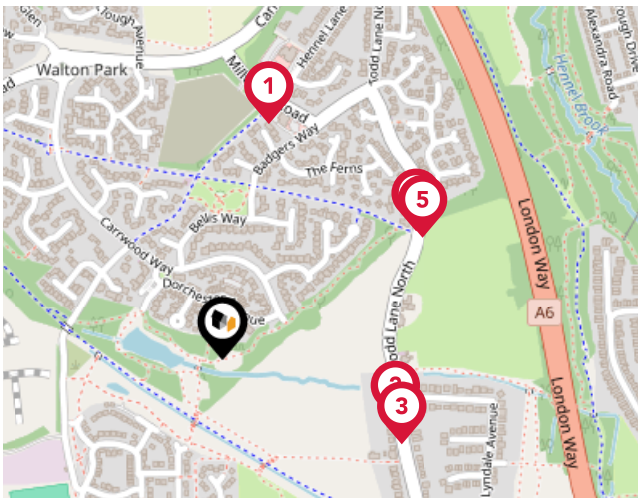


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.84 miles
2	Liverpool John Lennon Airport	28.37 miles
3	Liverpool John Lennon Airport	28.37 miles
4	Terminal Two Access	30.43 miles

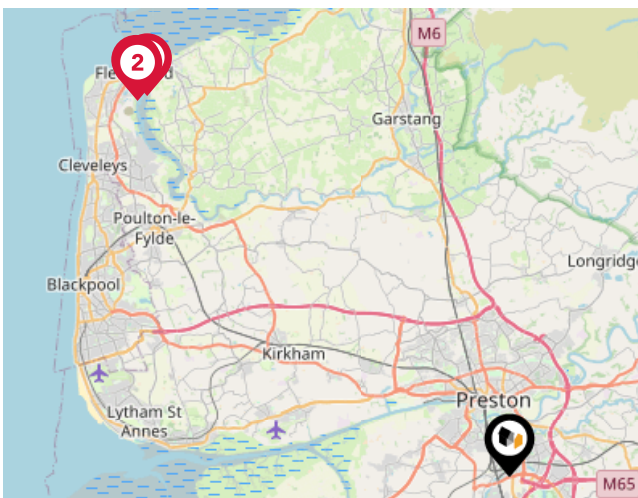
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hennel Lane	0.26 miles
2	Lyndale Avenue	0.2 miles
3	Lyndale Avenue	0.22 miles
4	Limekiln Cottage	0.26 miles
5	Limekiln Cottage	0.26 miles



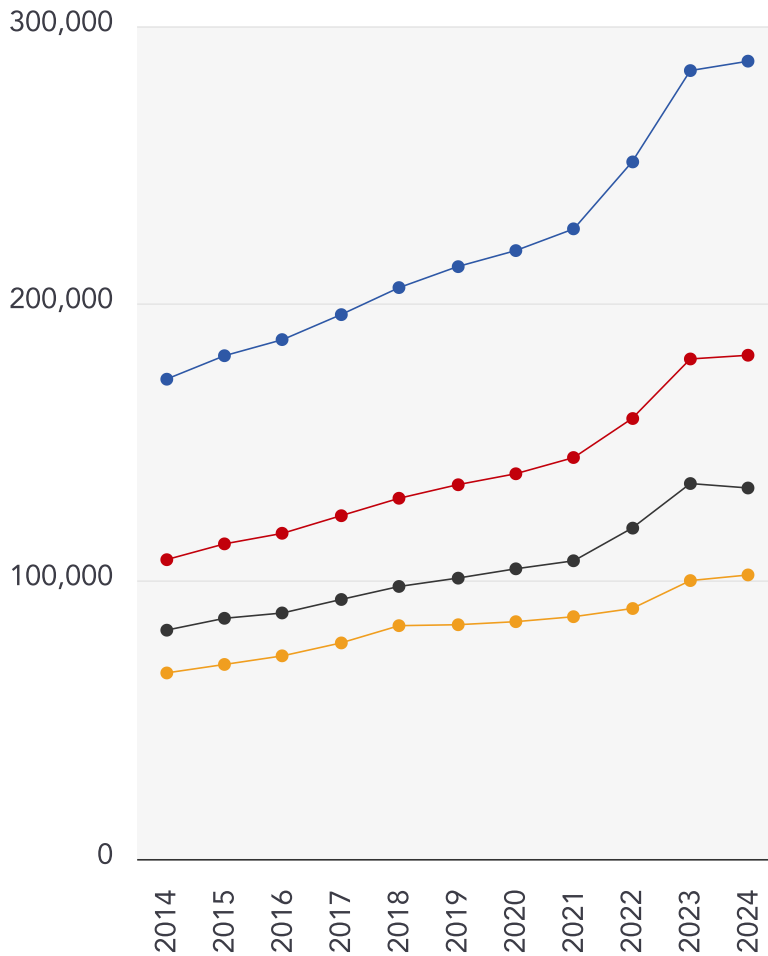
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.42 miles
2	Fleetwood for Ireland Ferry Terminal	18.51 miles
3	Fleetwood for Knott End Ferry Landing	18.63 miles

# 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%**





### 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Roberts & Co

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

