

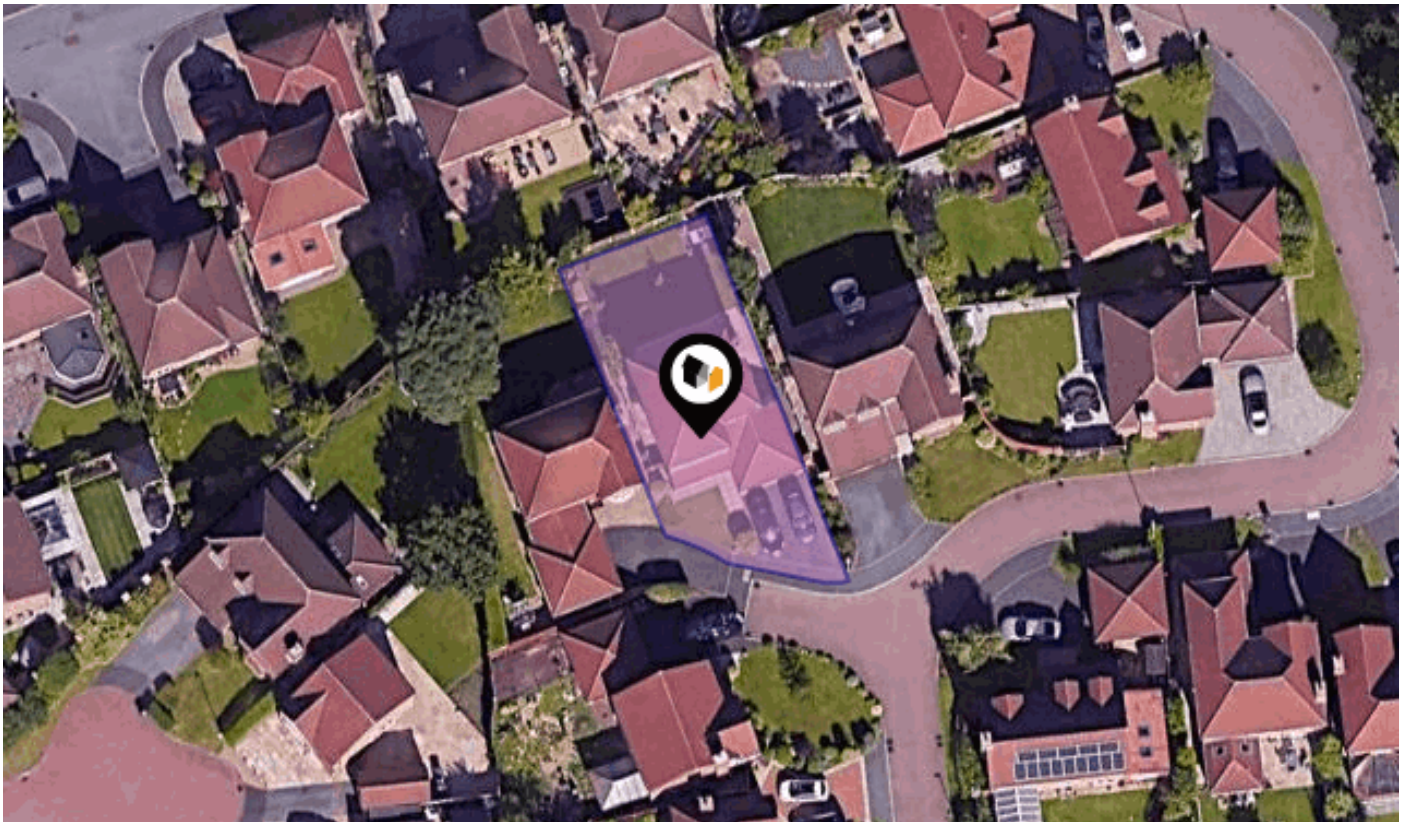


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th July 2024



FAREHAM CLOSE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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Property Overview

This property is an ideal family home, offering a perfect blend of comfort, convenience, and accessibility. Situated just a short drive from Preston City Centre, it is surrounded by excellent local schools, supermarkets, and amenities. The location also boasts fantastic travel links, with nearby bus and train stations and easy access to the M6 and M61 motorways.

The home features a beautifully maintained garden, nestled in a corner plot on a quiet cul-de-sac. This idyllic outdoor space provides a serene retreat for relaxation and leisure.

Inside, the property features two generously sized reception rooms. At the front, you'll find an elegant dining room, perfect for hosting dinner parties and family meals. Towards the rear, the inviting living room boasts patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living spaces. This arrangement creates a bright and airy atmosphere, ideal for relaxation and entertaining.

The well-appointed dining kitchen comes with a utility room, offering plenty of space for culinary endeavors and household chores. The kitchen's thoughtful layout ensures convenience and efficiency, while the utility room provides additional storage and functionality.

Completing the ground floor is a convenient downstairs WC, adding an extra level of practicality to the home.

Upstairs, the property offers four spacious bedrooms, providing ample room for family members and guests. The primary bedroom is a true highlight, featuring an ensuite bathroom for added privacy and convenience. This luxurious space ensures a comfortable retreat for the homeowners.

The family bathroom features a modern three-piece suite.

The property also includes a double garage and a driveway with parking space for two cars.

The front and rear gardens are well-maintained, with the rear garden offering a sunny, private patio area ideal for outdoor dining and entertaining.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.09 acres		
Year Built :	2003		
Council Tax :	Band E		
Annual Estimate:	£2,740		
Title Number:	LA949623		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

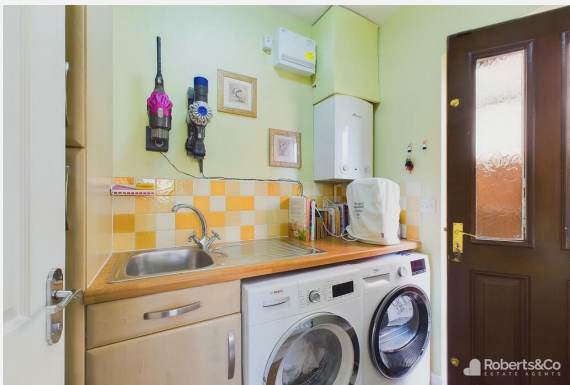
7 mb/s	31 mb/s	1000 mb/s

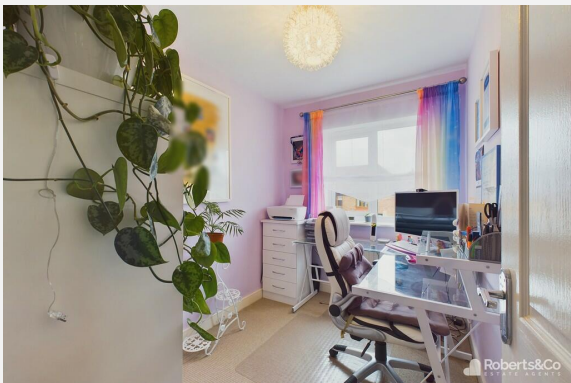
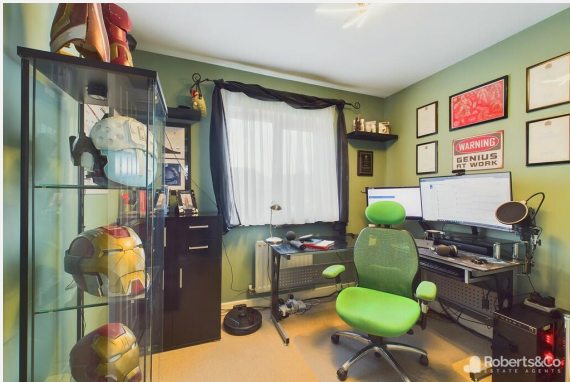
Mobile Coverage: (based on calls indoors)

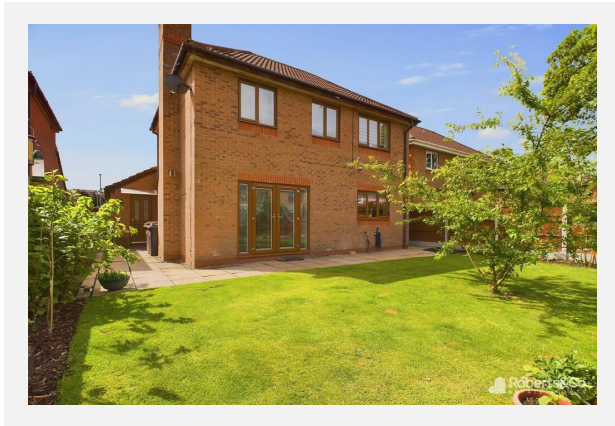


Satellite/Fibre TV Availability:









FAREHAM CLOSE, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area[®]
140.29 m²
1510.12 ft²

(1) Excluding balconies and terraces

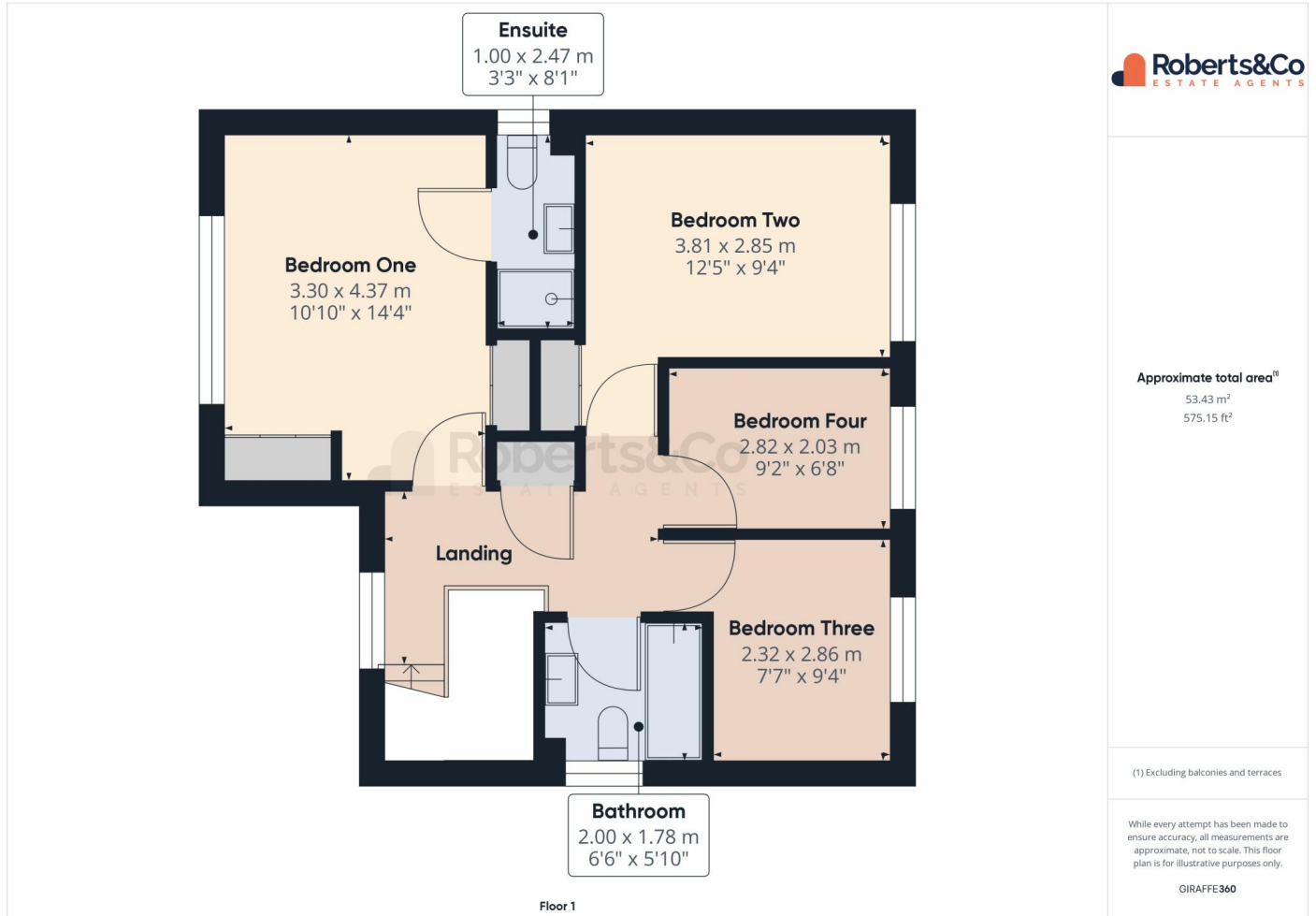
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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FAREHAM CLOSE, WALTON-LE-DALE, PRESTON, PR5



Walton-le-Dale, PRESTON, PR5

Energy rating

C

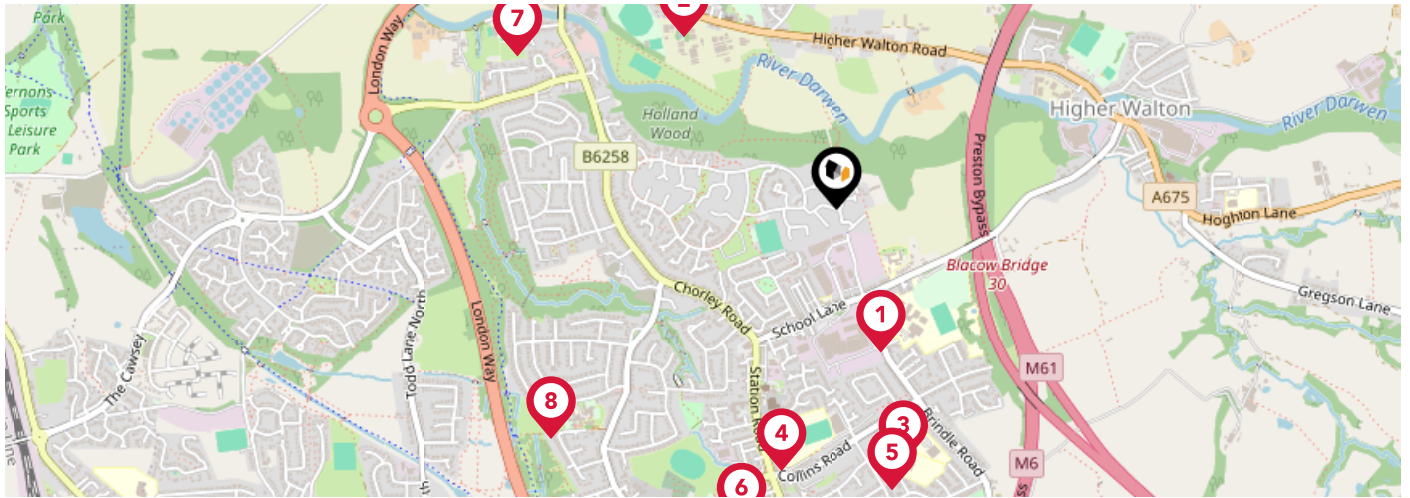
Valid until 27.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

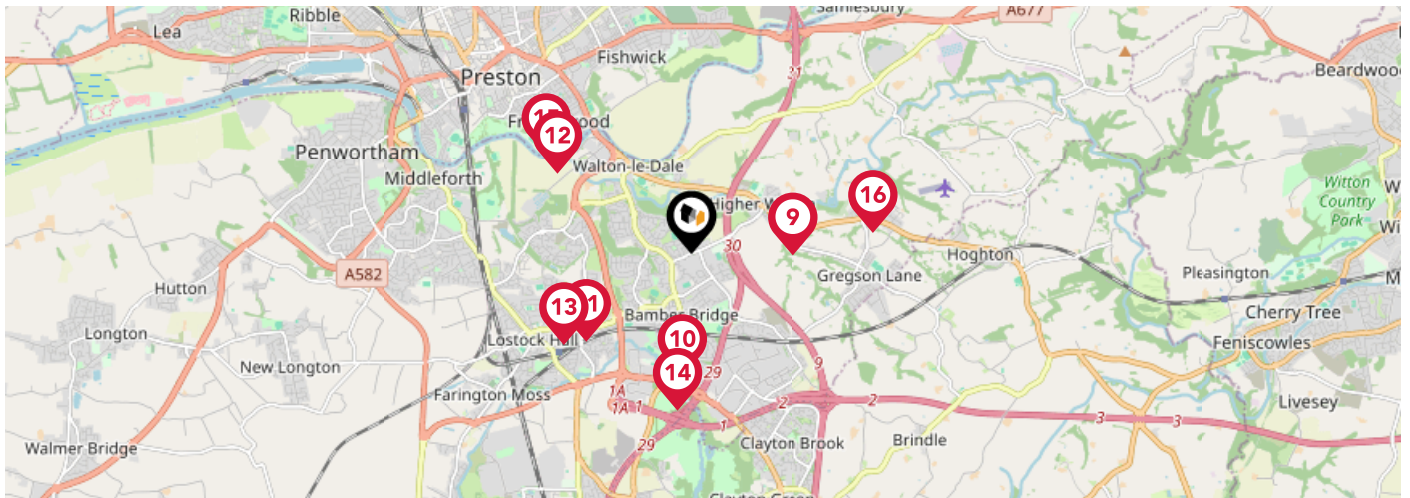
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	127 m ²

Area Schools



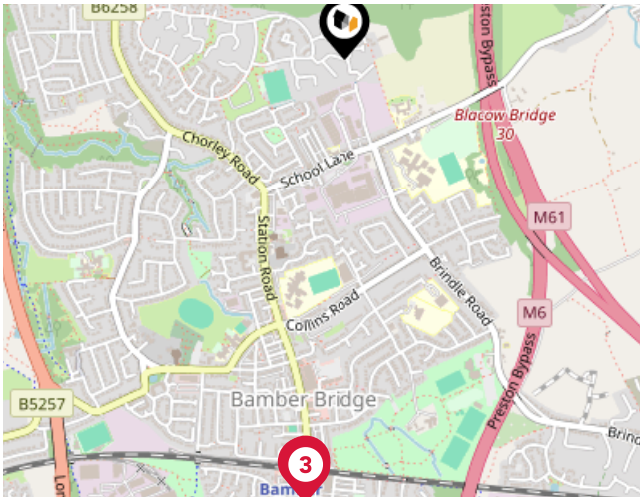
		Nursery	Primary	Secondary	College	Private
1	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.59	<input type="checkbox"/>	<input 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:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.09	<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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.37	<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:1.38	<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:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coupe Green Primary School Ofsted Rating: Good Pupils: 143 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

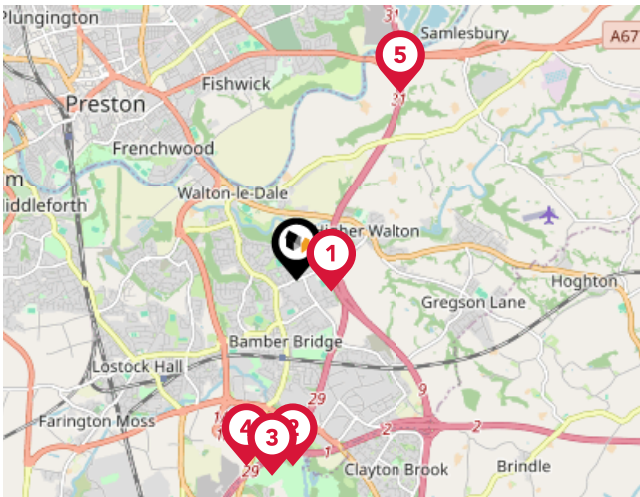
Area

Transport (National)



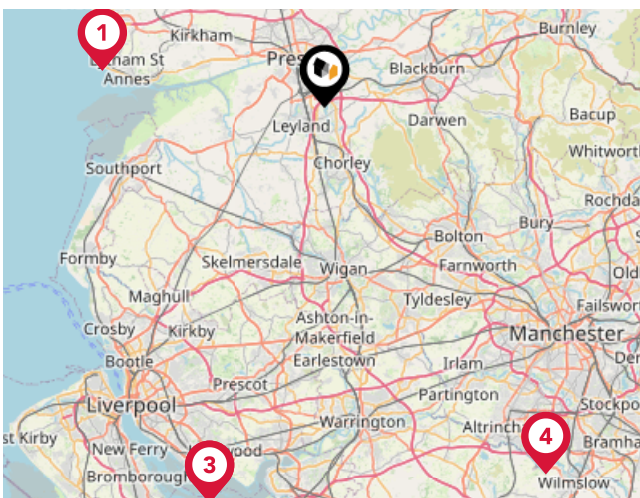
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.97 miles
2	Bamber Bridge Rail Station	0.97 miles
3	Bamber Bridge Rail Station	0.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.33 miles
2	M6 J29	1.63 miles
3	M65 J1	1.72 miles
4	M65 J1A	1.69 miles
5	M6 J31	1.88 miles

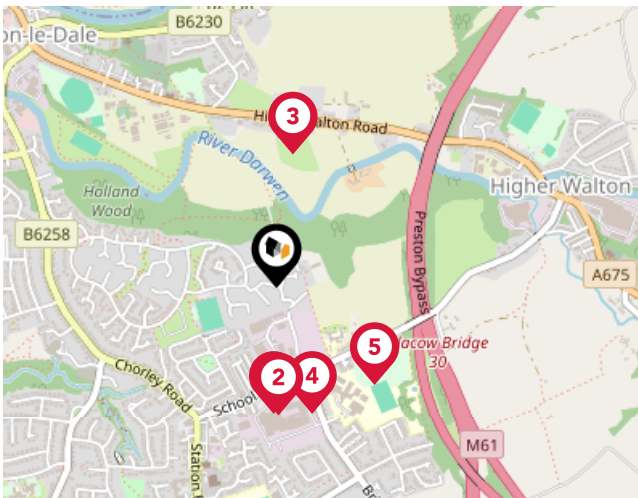


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.88 miles
2	Liverpool John Lennon Airport	29.03 miles
3	Liverpool John Lennon Airport	29.03 miles
4	Terminal Two Access	30.15 miles

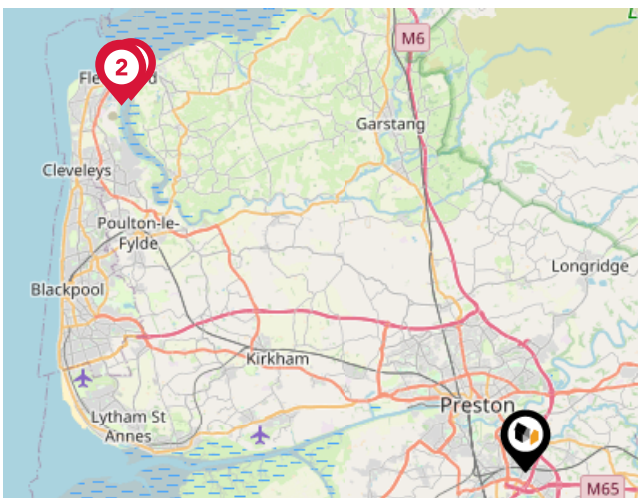
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Lane Nursery	0.28 miles
2	School Lane Nursery	0.28 miles
3	Little Oaks	0.3 miles
4	Clinic	0.29 miles
5	Walton Le Dale HS	0.3 miles



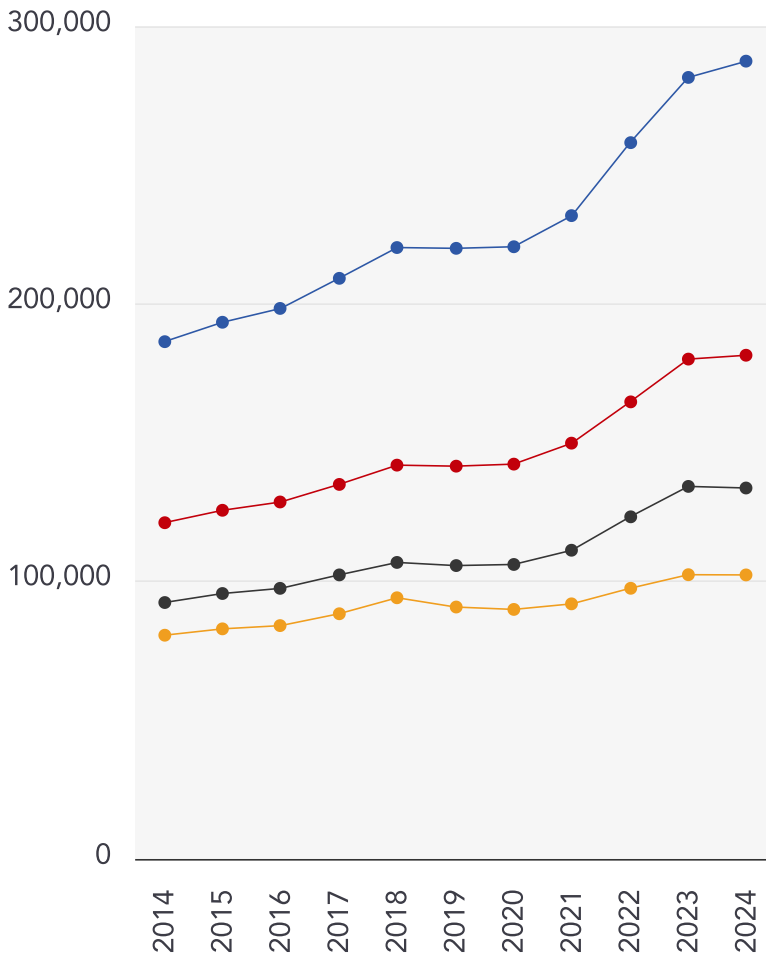
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.95 miles
2	Fleetwood for Ireland Ferry Terminal	19.06 miles
3	Fleetwood for Knott End Ferry Landing	19.18 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



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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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