

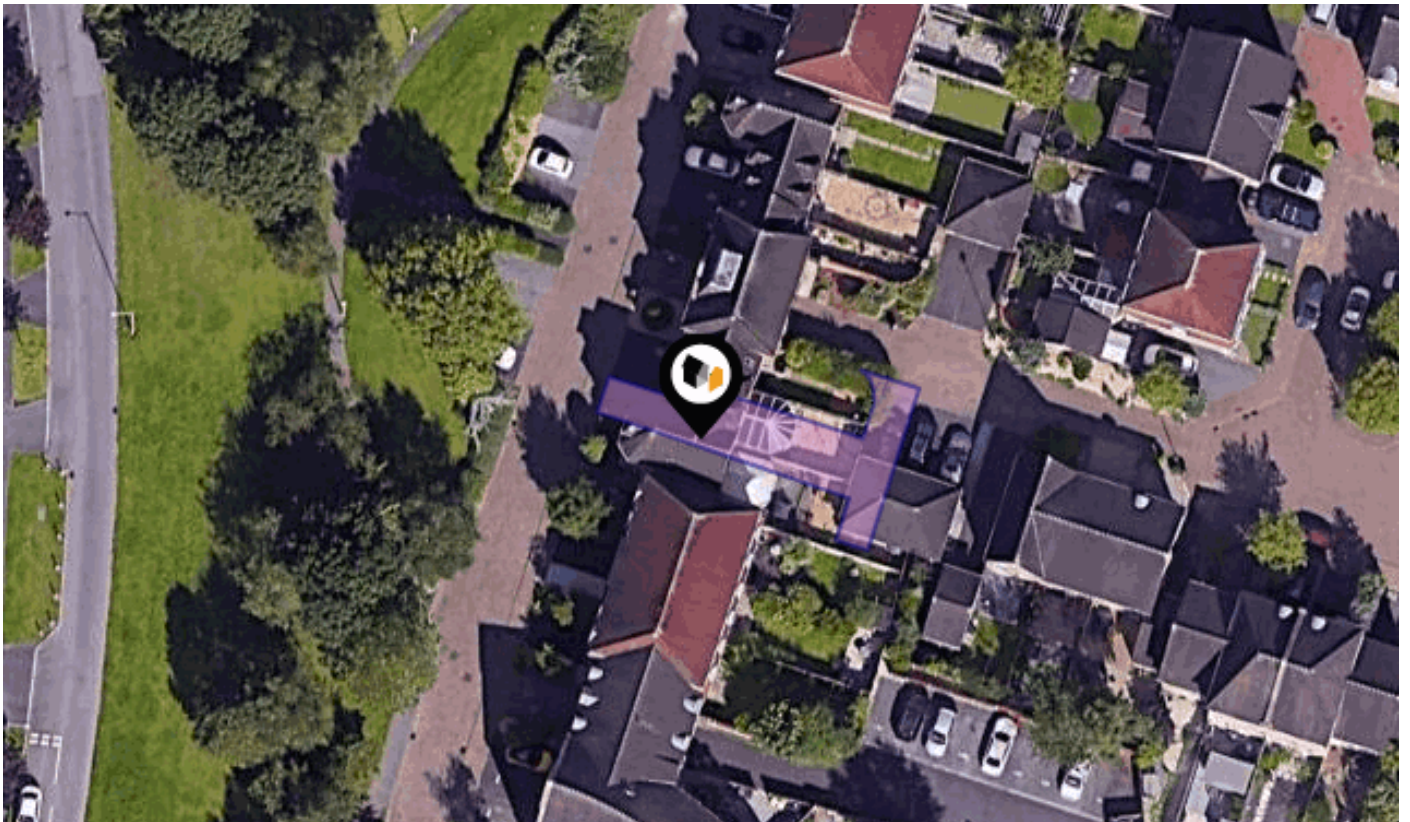


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd July 2024



**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
PR5**

Roberts & Co

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Introduction

Our Comments

Property Overview

Discover the elegance and comfort of this exquisite two-bedroom townhouse, thoughtfully designed across three spacious floors and offered with no onward chain.

As you arrive, you'll appreciate the convenience of parking available at the front of the house.

Upon entering the ground floor, you'll find two well-appointed bedrooms, with the primary bedroom featuring an en-suite bathroom for added privacy and convenience.

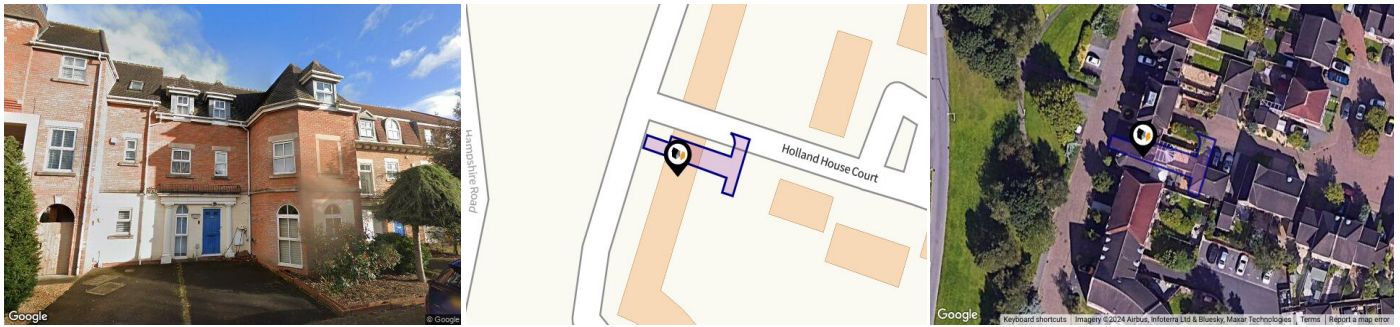
The ground floor also boasts a delightful conservatory that offers a serene view of the garden, creating a perfect space for relaxation and leisure.

Ascending to the first floor, you'll discover a modern fitted kitchen and a welcoming dining room, ideal for both everyday meals and entertaining guests. This floor also includes a stylish three-piece bathroom, ensuring comfort and functionality for all residents.

The top floor is dedicated to a dual-aspect living room, illuminated by windows at both ends. This expansive space provides a bright and airy atmosphere, perfect for unwinding or hosting gatherings.

The rear garden is a private oasis, offering access to the garage where additional driveway parking is available, enhancing the home's practicality.

Situated in a highly sought-after estate, this townhouse combines contemporary living with convenience.



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 699 ft ² / 65 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 2001 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,993 | | |
| Title Number: | LA896294 | | |

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 | 40 mb/s | 9000 mb/s |
| | | |

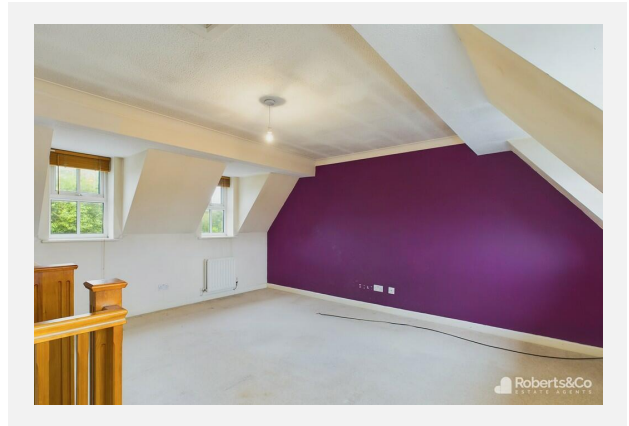
Mobile Coverage: (based on calls indoors)



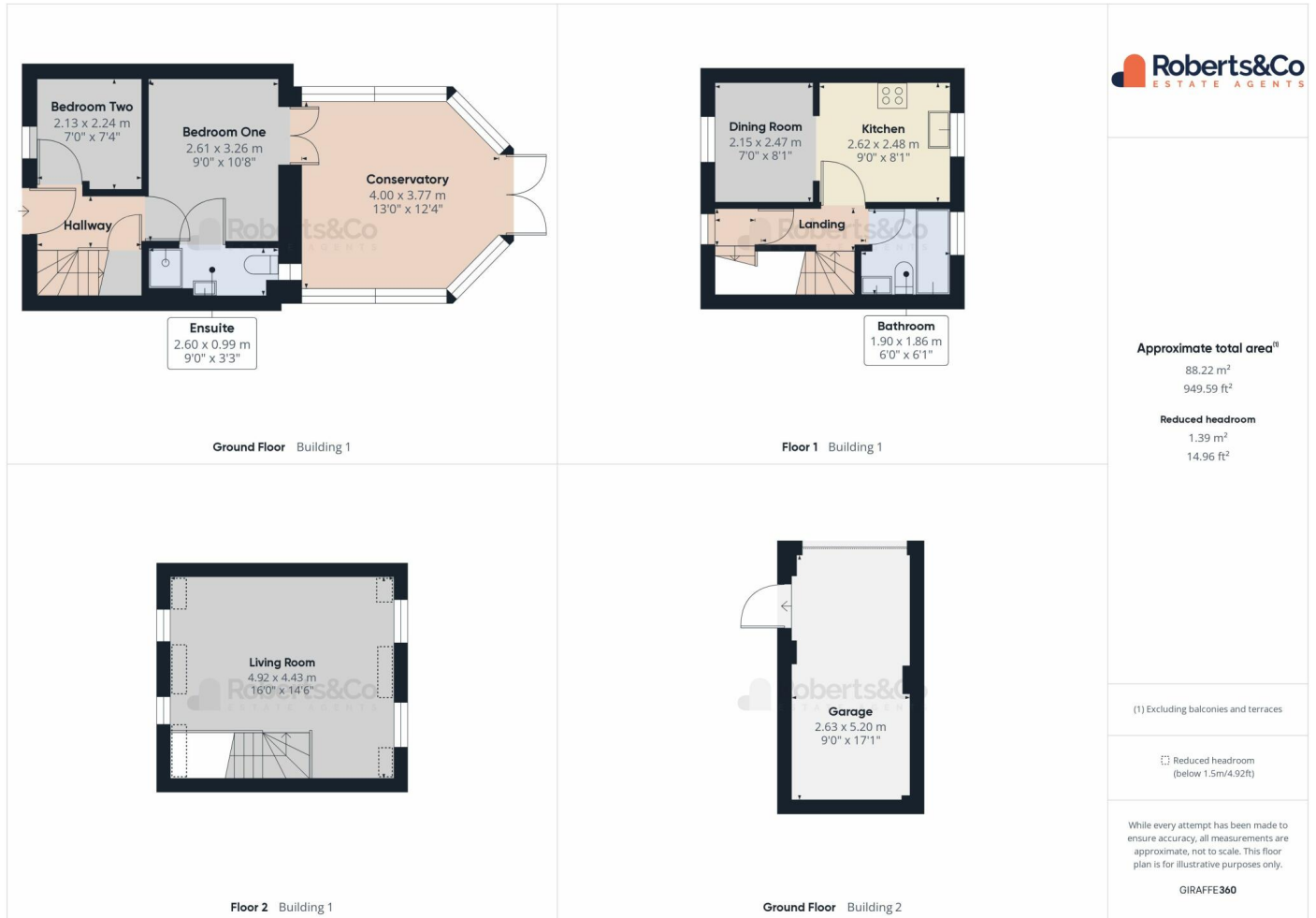
Satellite/Fibre TV Availability:



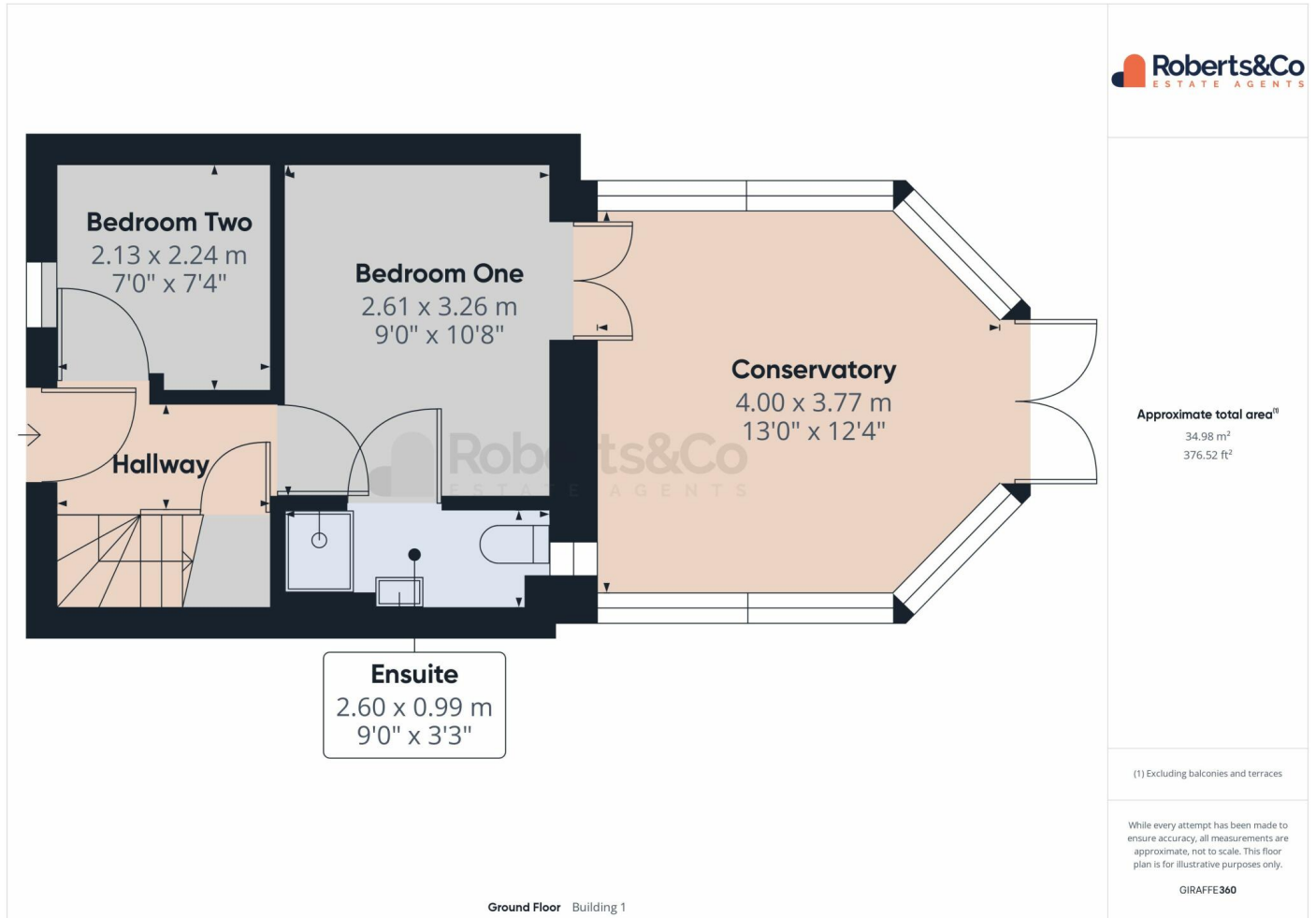




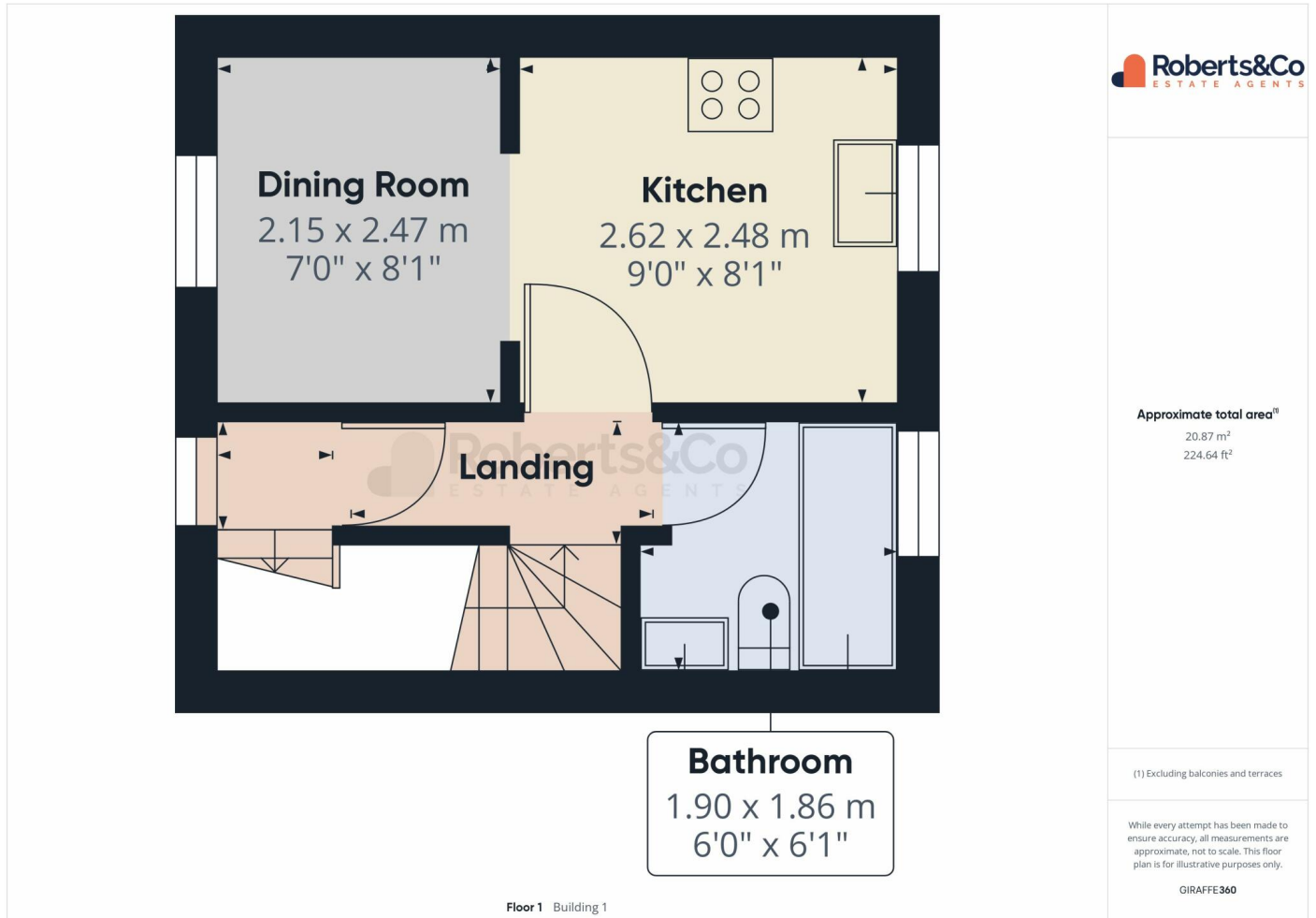
HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON, PR5



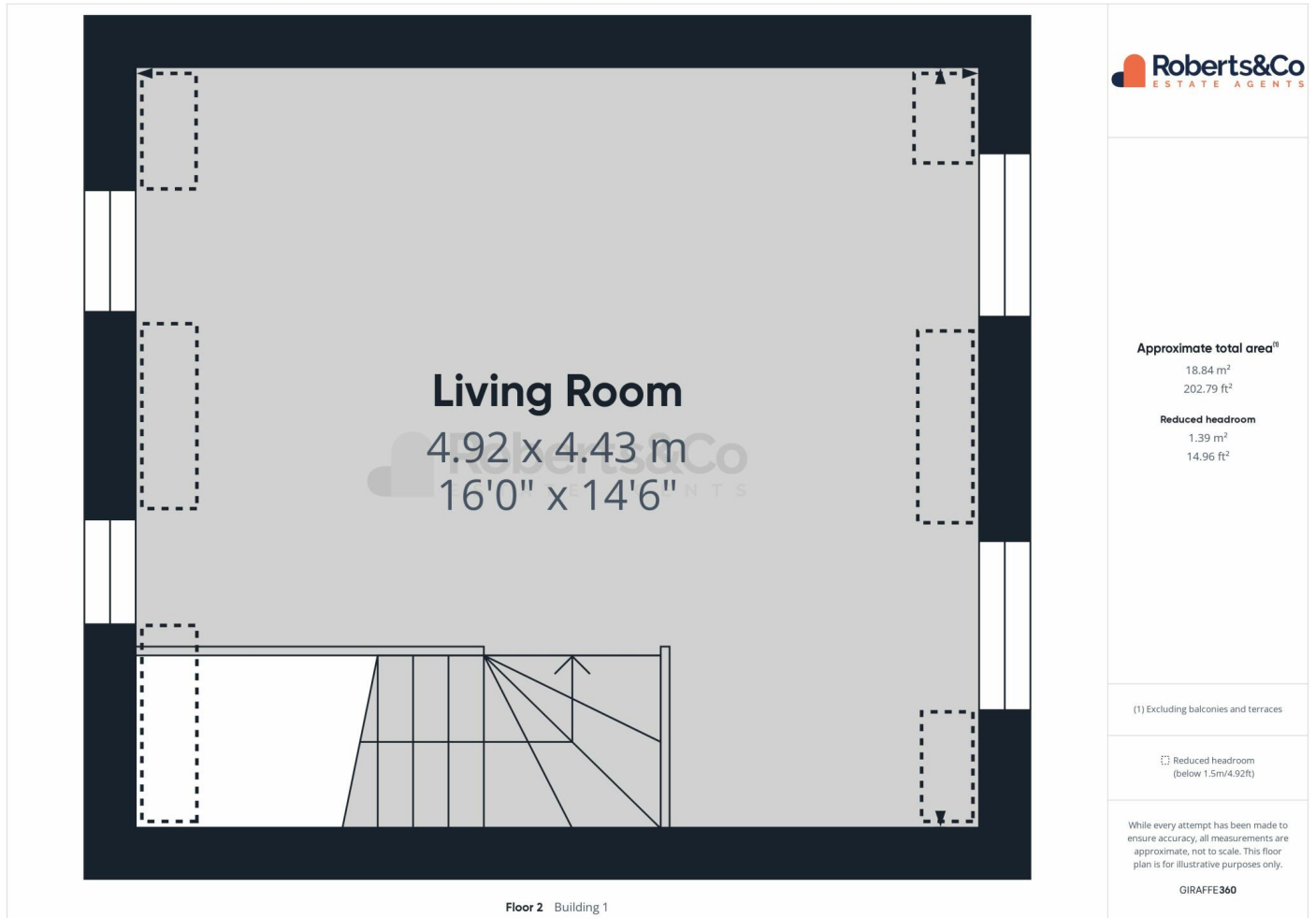
**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
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HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
PR5



Holland House Road, Walton-le-Dale, PR5

Energy rating

C

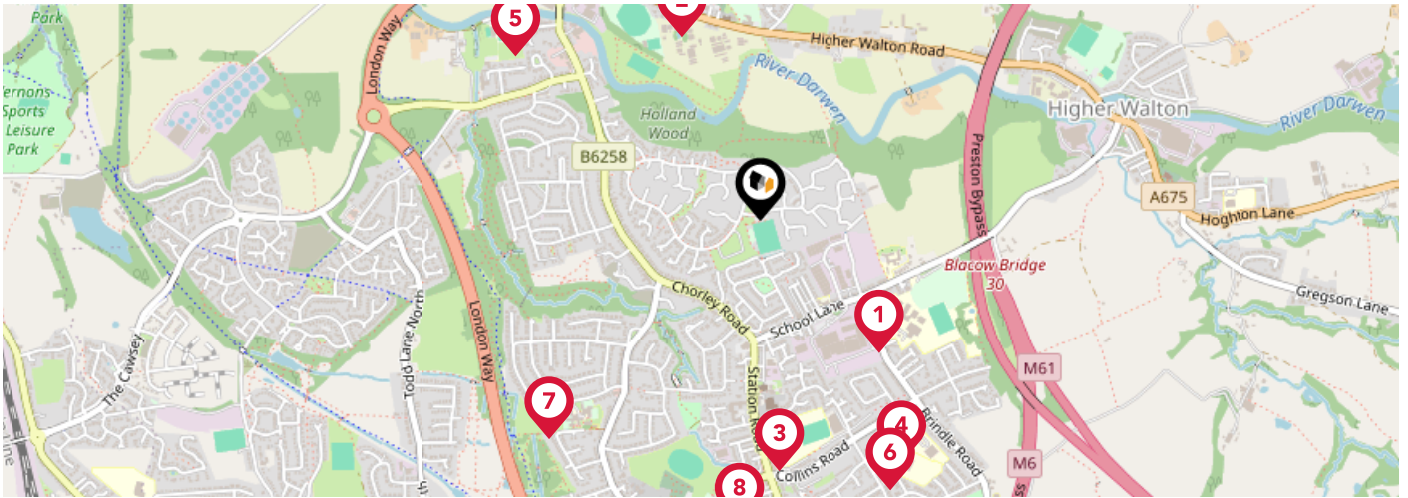
Valid until 02.10.2029

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

Additional EPC Data

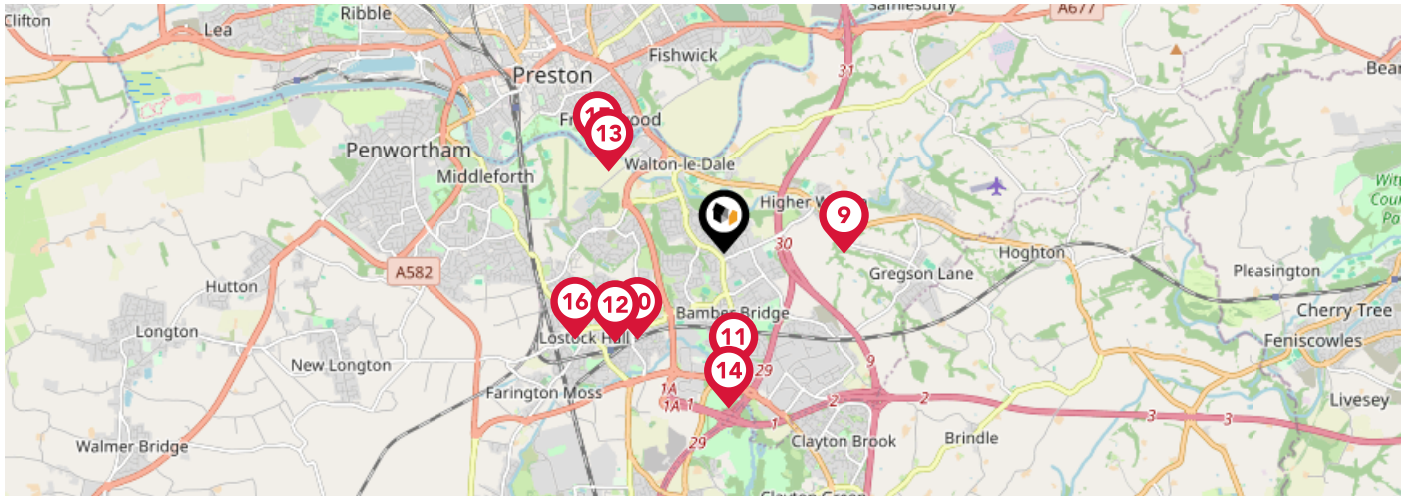
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 200 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 all fixed outlets |
| Floors: | Solid, limited insulation (assumed) |
| Total Floor Area: | 65 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.39 | <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:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

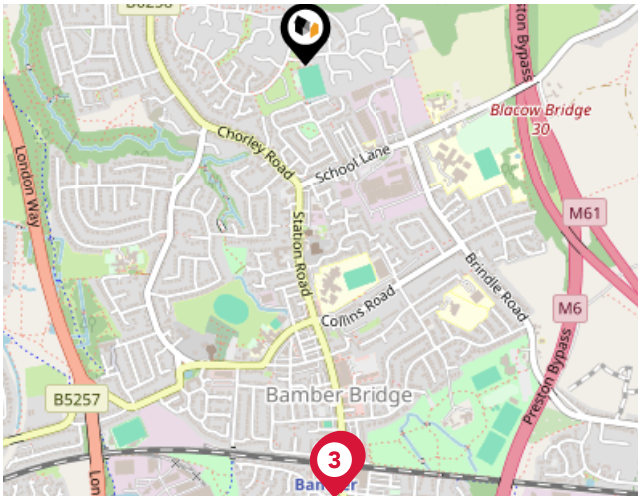
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:1.05 | <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:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.24 | <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:1.25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.35 | <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:1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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:1.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

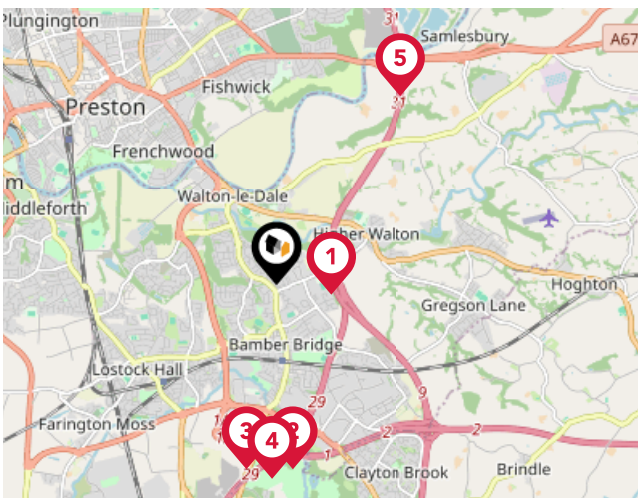
Area

Transport (National)



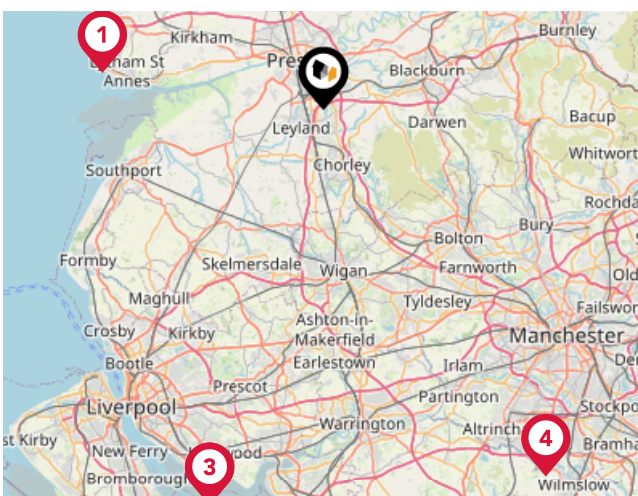
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bamber Bridge Rail Station | 0.94 miles |
| 2 | Bamber Bridge Rail Station | 0.95 miles |
| 3 | Rail Station | 0.95 miles |



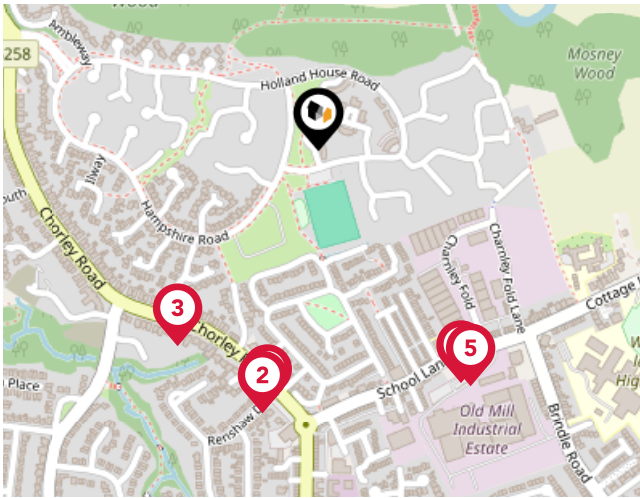
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J30 | 0.49 miles |
| 2 | M6 J29 | 1.61 miles |
| 3 | M65 J1A | 1.63 miles |
| 4 | M65 J1 | 1.69 miles |
| 5 | M6 J31 | 1.99 miles |



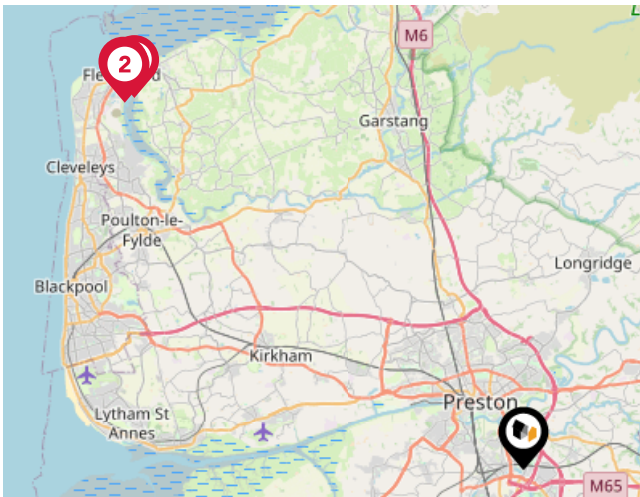
Airports/Helipads

| Pin | Name | Distance |
|-----|---------------------------------|-------------|
| 1 | Blackpool International Airport | 15.72 miles |
| 2 | Liverpool John Lennon Airport | 28.96 miles |
| 3 | Liverpool John Lennon Airport | 28.97 miles |
| 4 | Terminal Two Access | 30.21 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Renshaw Drive | 0.29 miles |
| 2 | Renshaw Drive | 0.29 miles |
| 3 | Duddle Lane | 0.26 miles |
| 4 | School Lane Nursery | 0.3 miles |
| 5 | School Lane Nursery | 0.31 miles |



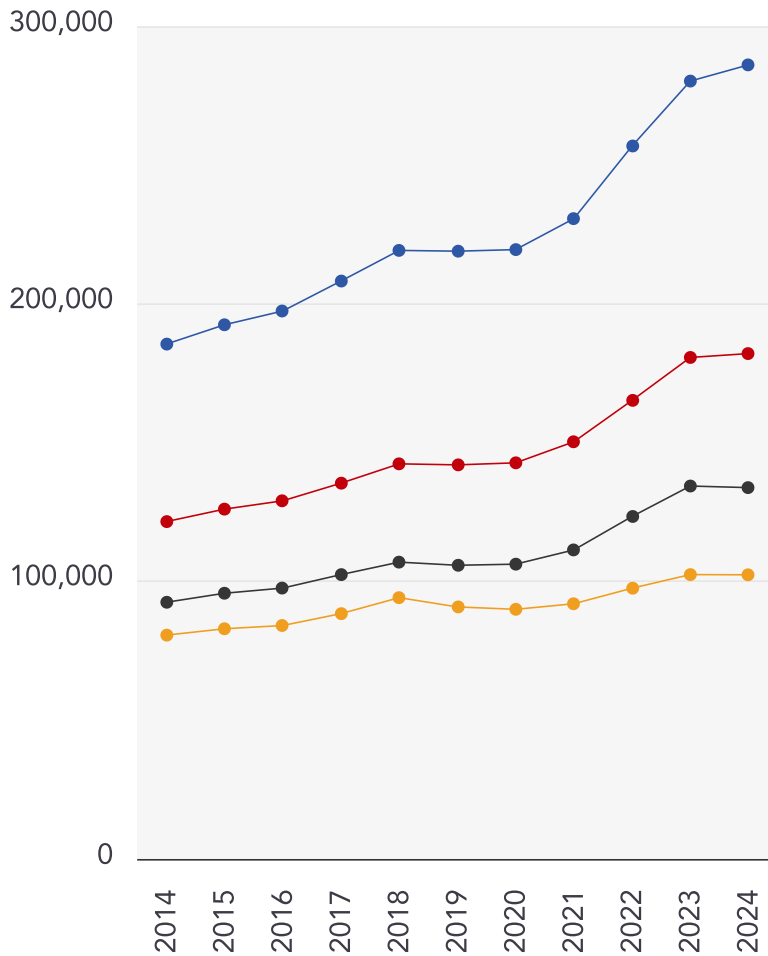
Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 18.85 miles |
| 2 | Fleetwood for Ireland Ferry Terminal | 18.96 miles |
| 3 | Fleetwood for Knott End Ferry Landing | 19.08 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_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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