

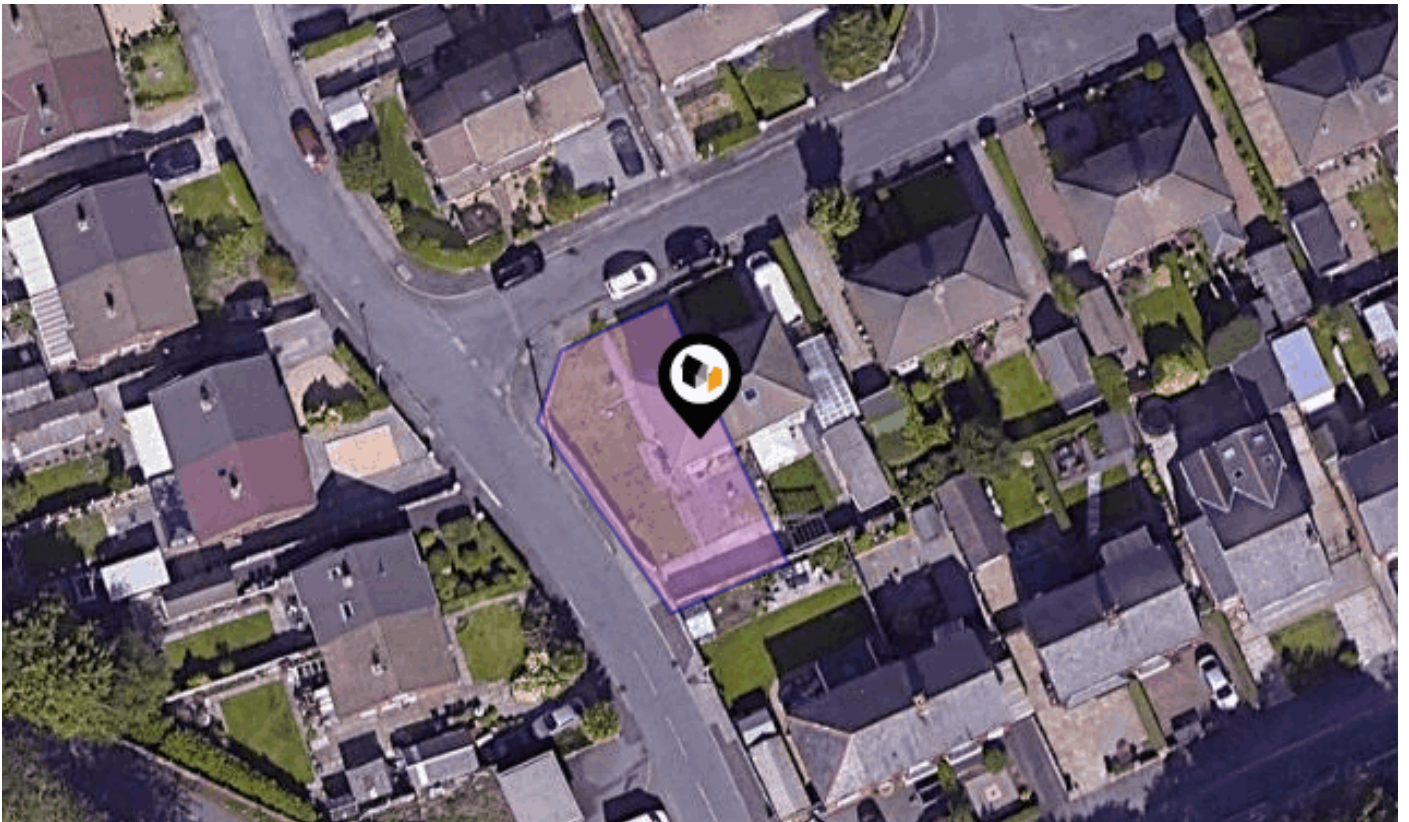


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd August 2024



ST. MARYS CLOSE, 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

An immaculate, extended 5-bedroom semi-detached house boasting top-tier specifications throughout. This property has been meticulously renovated to an exacting standard, featuring a gated driveway and a low-maintenance rear garden.

As you enter the home, you are welcomed by a hallway that sets the tone for the rest of the property, showcasing its elegance and attention to detail. Porcelain tiles run through the entire ground floor, adding a touch of sophistication and easy maintenance.

The stunning home features two open-plan reception rooms that seamlessly connect to a beautiful dining kitchen. The kitchen is outfitted with sleek navy shaker-style cabinets, white granite worktops, integrated appliances, and space for an American-style fridge freezer. Bifold doors open to the garden, creating a perfect blend of indoor and outdoor living.

The third reception room is currently used as a home salon, offering versatile space that can be adapted to suit your needs.

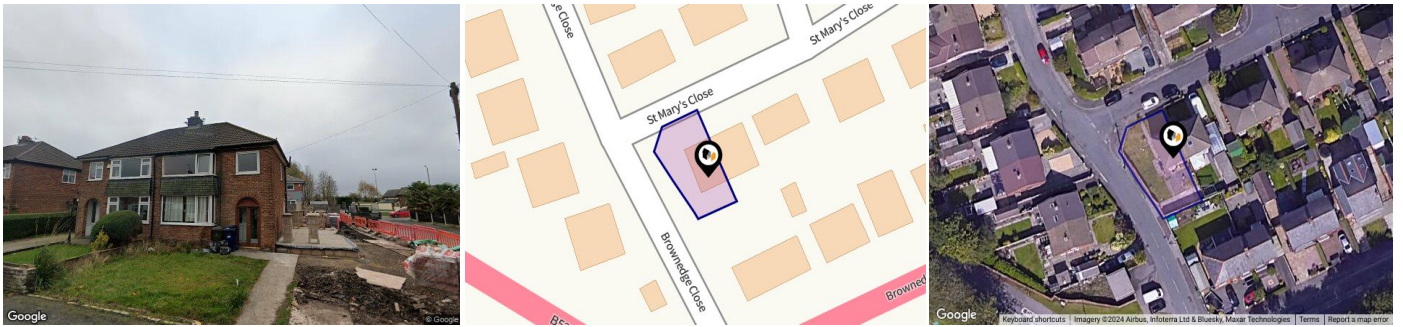
Additionally, there is a utility room and a convenient downstairs WC, adding to the home's functionality.

On the first floor, you'll find three spacious double bedrooms. The principal bedroom boasts an en-suite shower room for added privacy and convenience. There is also a single bedroom and a well-appointed family bathroom on this floor, ensuring ample accommodation for family and guests. The fifth bedroom is situated on the second floor, providing a private retreat ideal for a guest room or a quiet office space.

Outside, you'll find a charming covered pergola, perfect for outdoor dining and relaxation. The area features printed concrete flooring, offering a stylish and durable surface that complements the home's aesthetic.

Gated access provides both security and convenience, making it an ideal space for entertaining guests or enjoying quiet moments in your private garden.

This property is offered with no chain delay, ensuring a smooth and swift purchase process.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,023 ft ² / 188 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA775129		

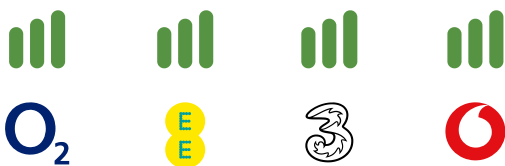
Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	67 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

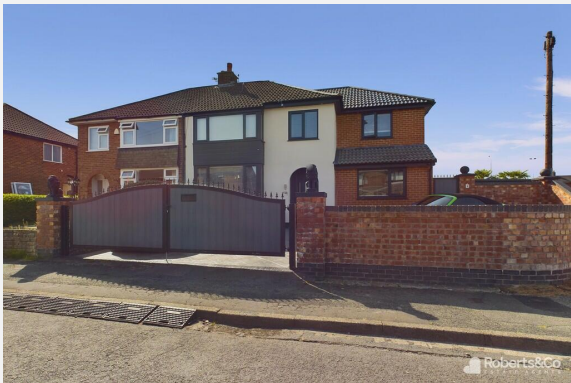


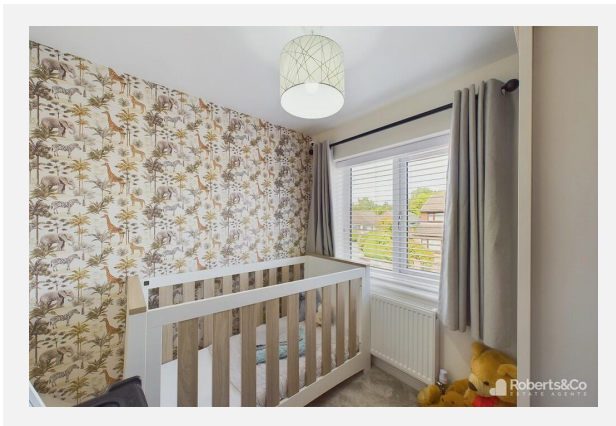
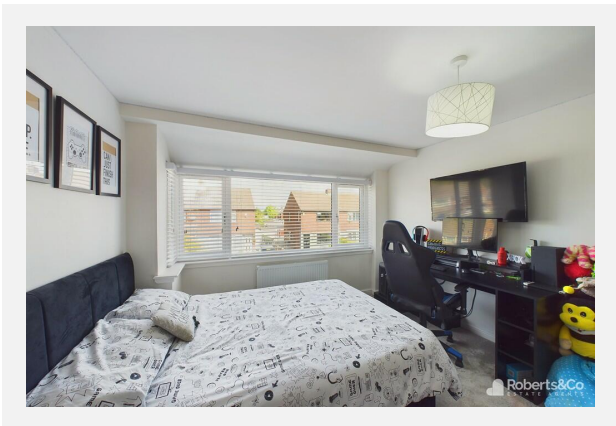
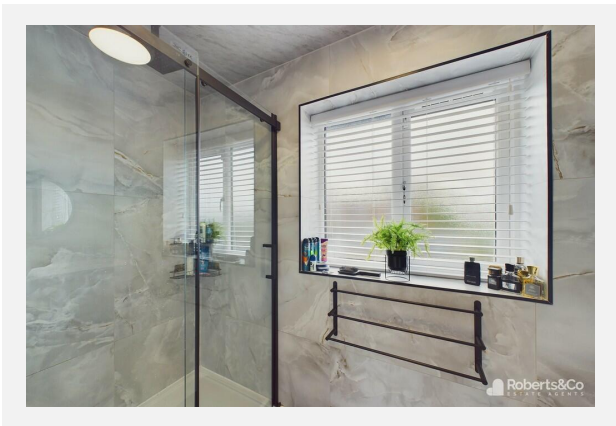
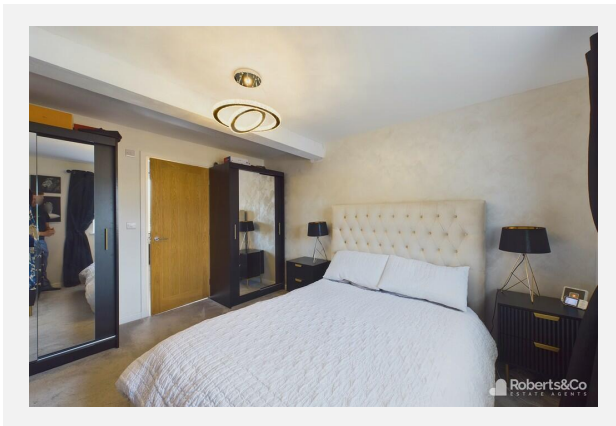
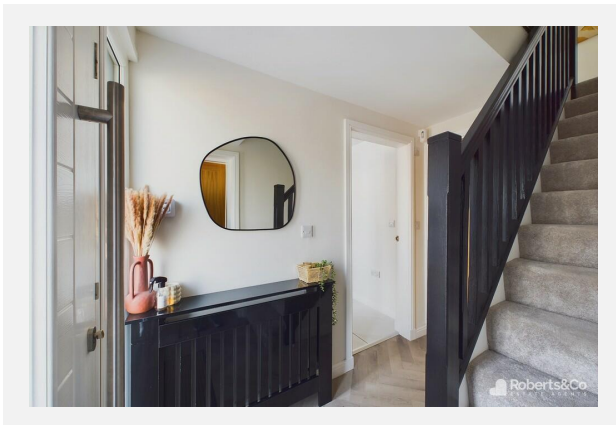
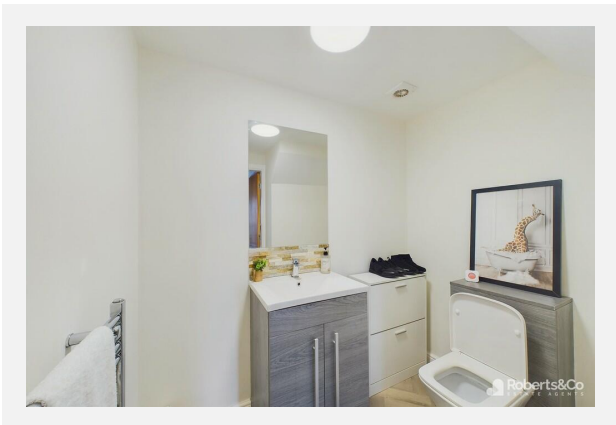
Planning History

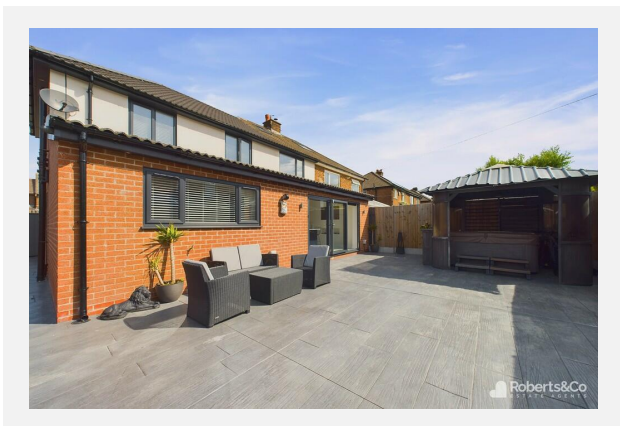
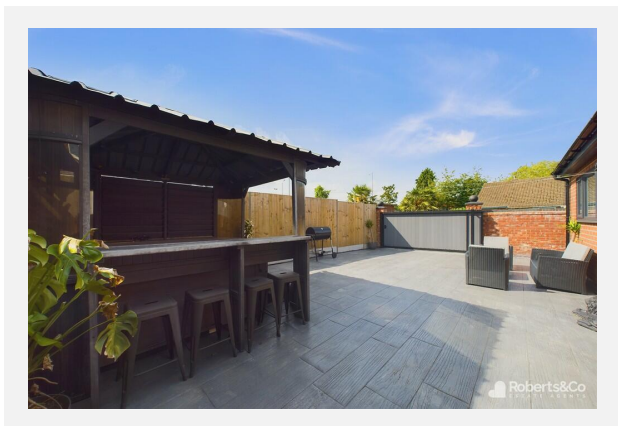
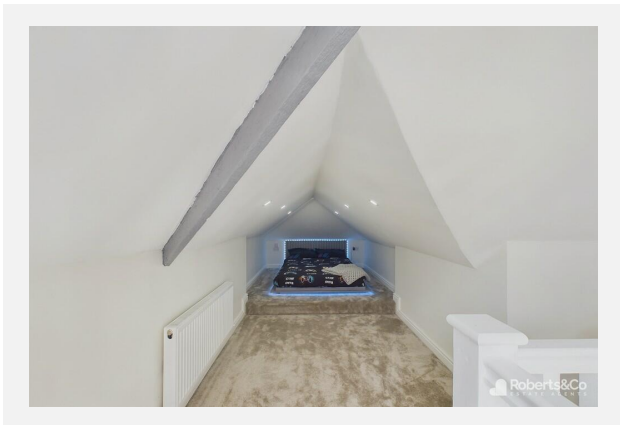
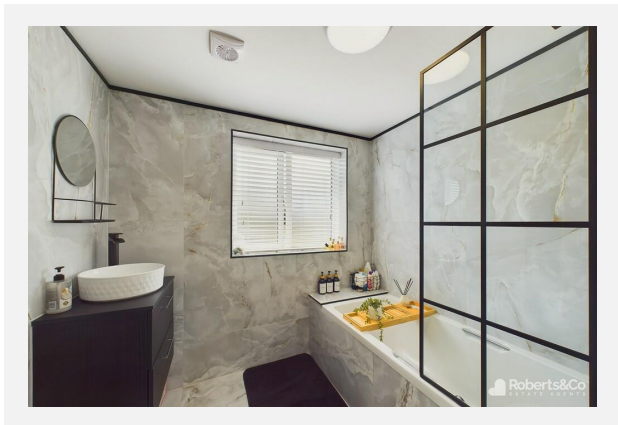
This Address

Planning records for: *St. Marys Close, Walton-le-dale, Preston, PR5*

Reference - 2022/0756/LDP	
Decision:	-
Date:	05th July 2022
Description:	Certificate of Lawfulness - Proposed use of dwelling house for the care of a maximum of 1 to 2 children between the ages of 12-18, with adult carers







ST. MARYS CLOSE, WALTON-LE-DALE, PRESTON, PR5



Approximate total area⁽¹⁾
 156.57 m²
 1685.31 ft²

Reduced headroom
 10.31 m²
 110.98 ft²

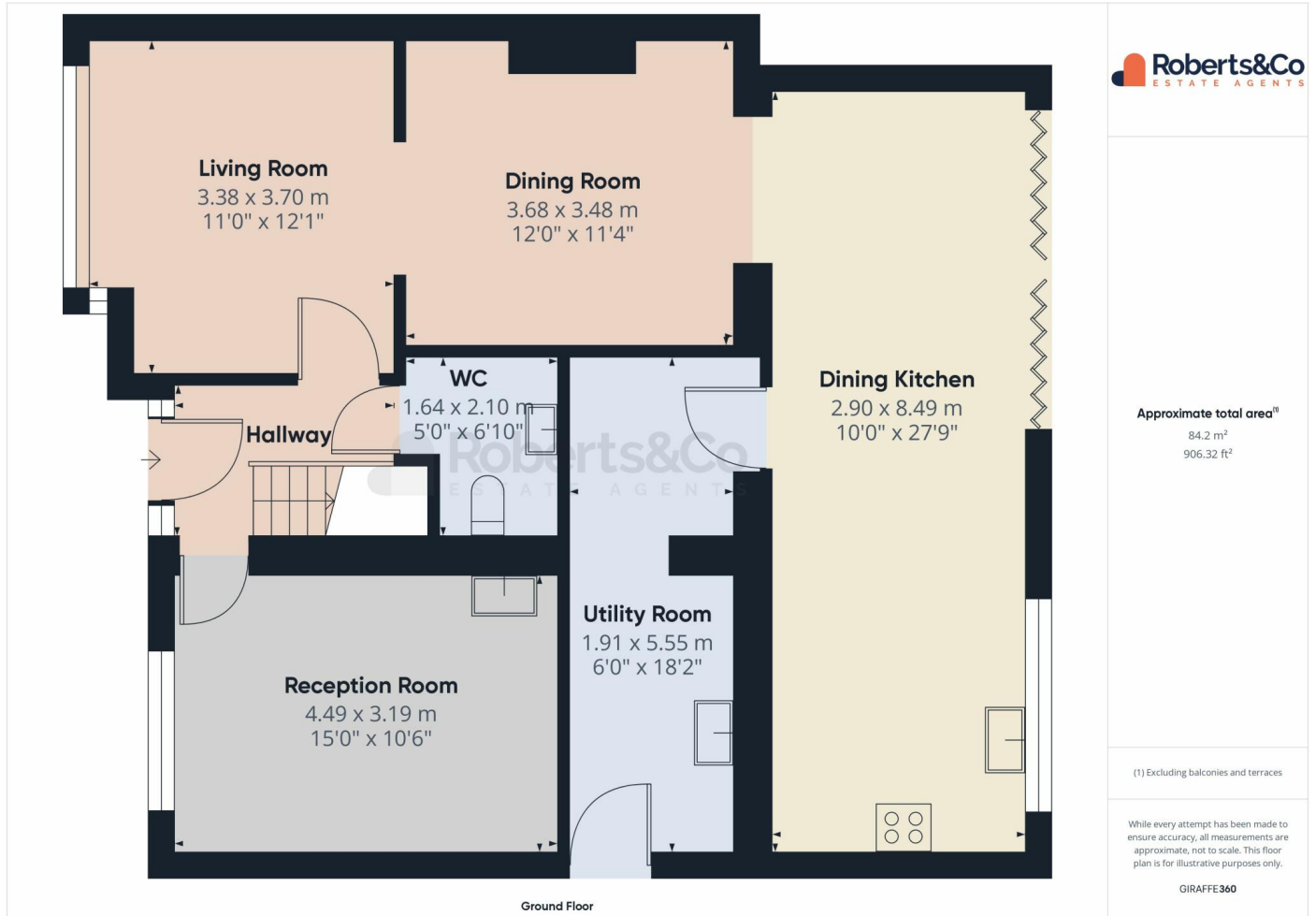
(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

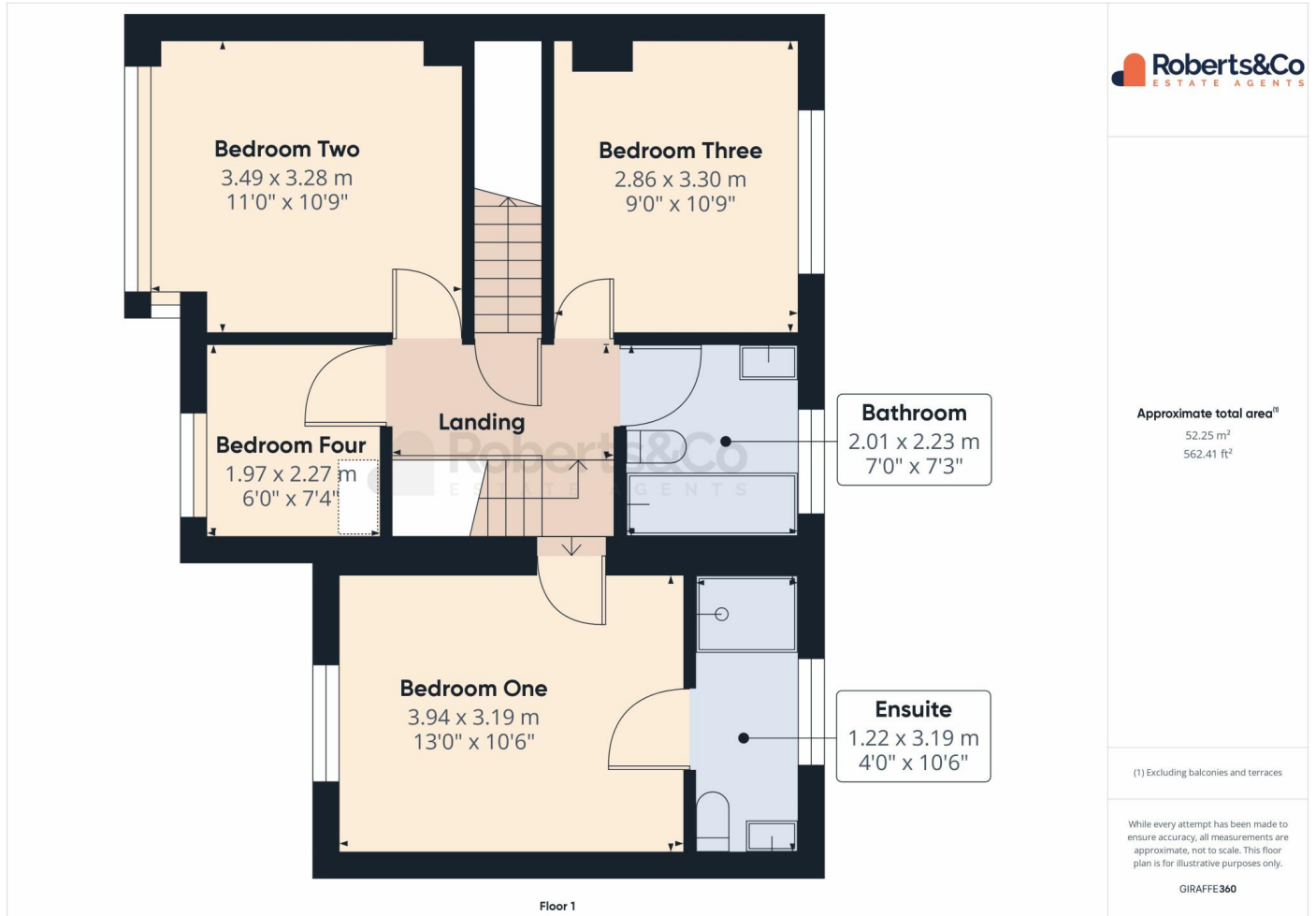
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ST. MARYS CLOSE, WALTON-LE-DALE, PRESTON, PR5



ST. MARYS CLOSE, WALTON-LE-DALE, PRESTON, PR5



ST. MARYS CLOSE, WALTON-LE-DALE, PRESTON, PR5



Energy rating

C

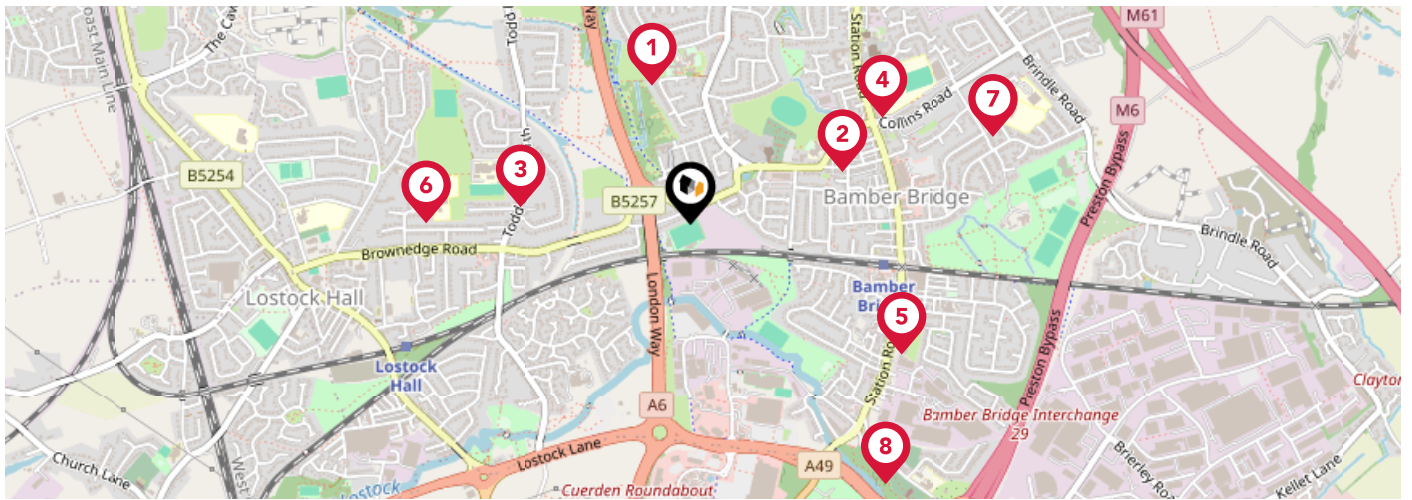
Valid until 23.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

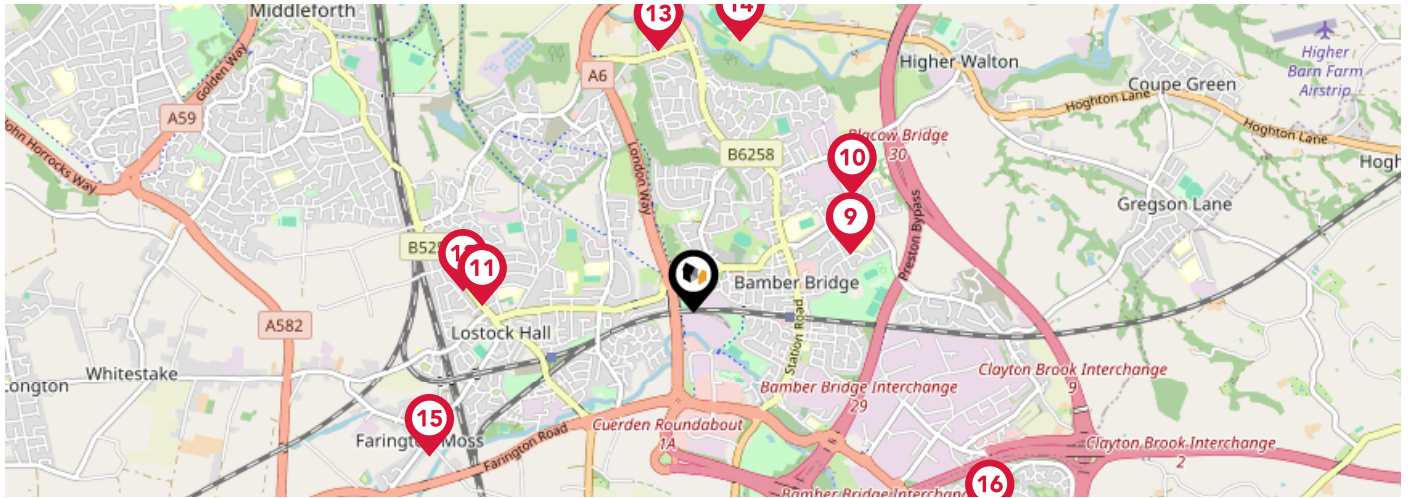
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched no insulation (assumed)
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	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 no insulation (assumed)
Total Floor Area:	188 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.38	<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: 742 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

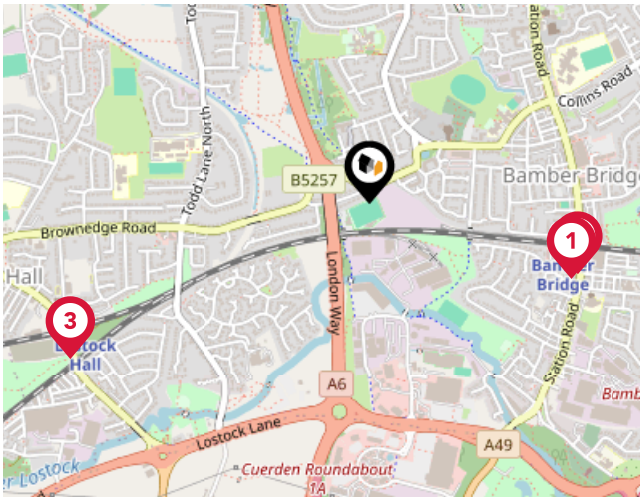
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

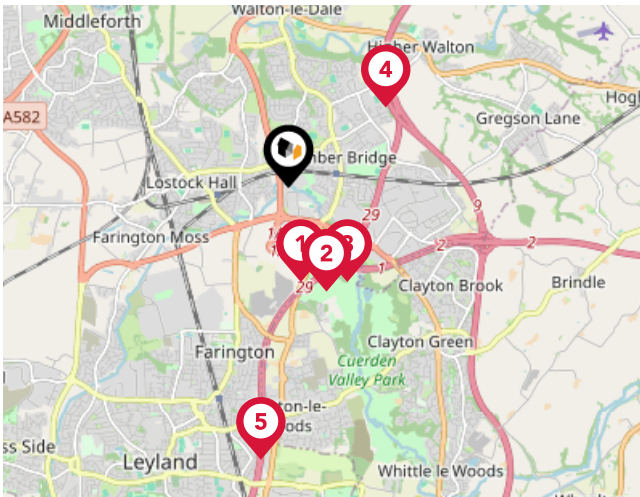
Area

Transport (National)



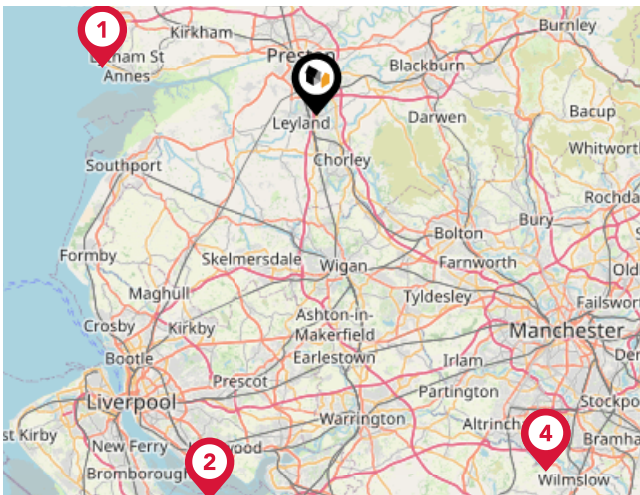
National Rail Stations

Pin	Name	Distance
1	Rail Station	0.47 miles
2	Bamber Bridge Rail Station	0.48 miles
3	Rail Station	0.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.83 miles
2	M65 J1	0.96 miles
3	M6 J29	0.97 miles
4	M6 J30	1.12 miles
5	M6 J28	2.39 miles

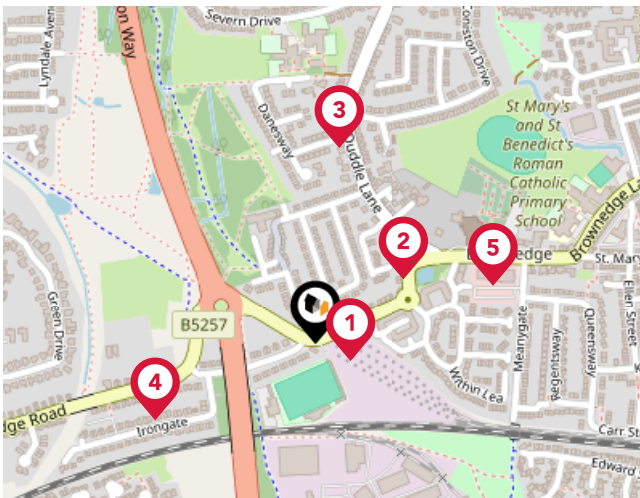


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.5 miles
2	Liverpool John Lennon Airport	28.11 miles
3	Manchester Airport Terminal 2	29.78 miles
4	Terminal Two Access	29.78 miles

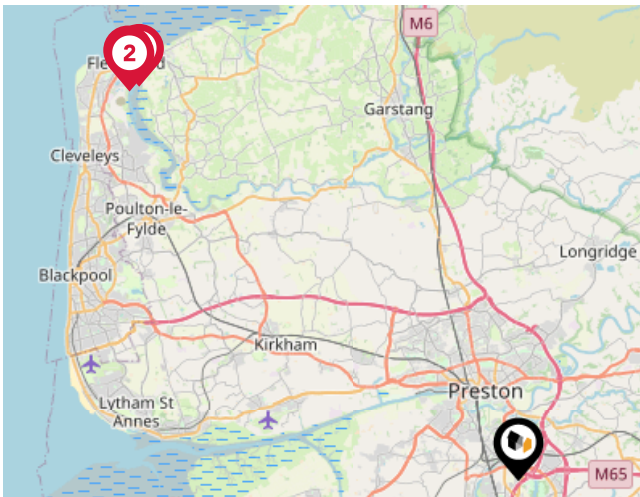
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownedge Close	0.04 miles
2	St Mary's Memorial	0.12 miles
3	Danes Drive	0.22 miles
4	Irongate	0.2 miles
5	St Marys Church	0.2 miles



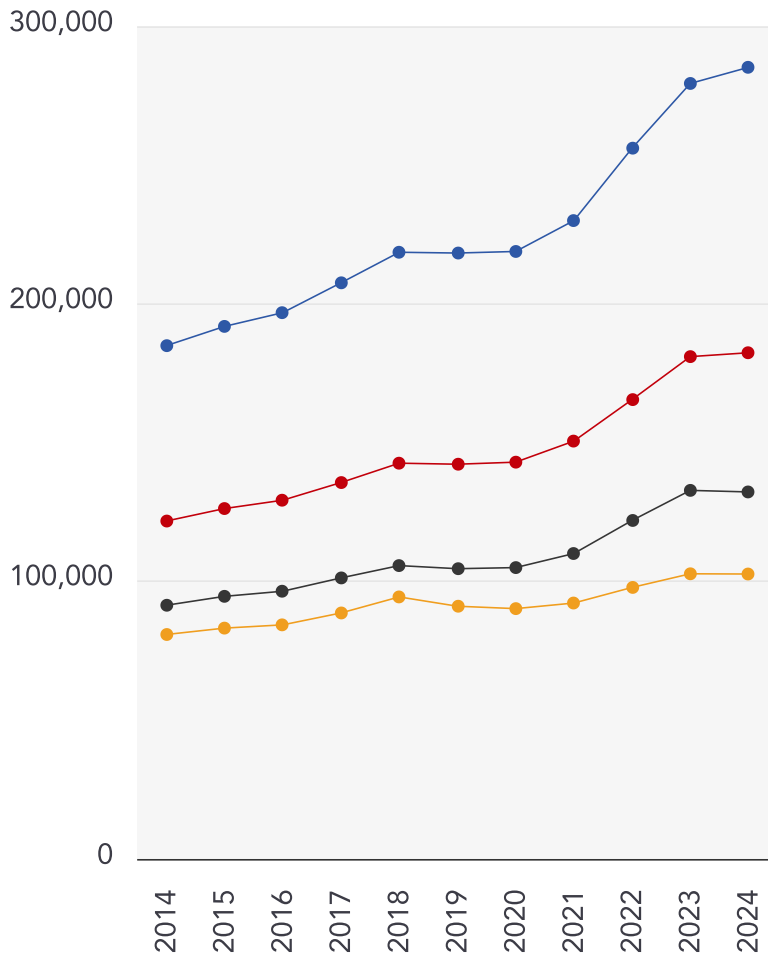
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.14 miles
2	Fleetwood for Ireland Ferry Terminal	19.23 miles
3	Fleetwood for Knott End Ferry Landing	19.35 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.



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

