

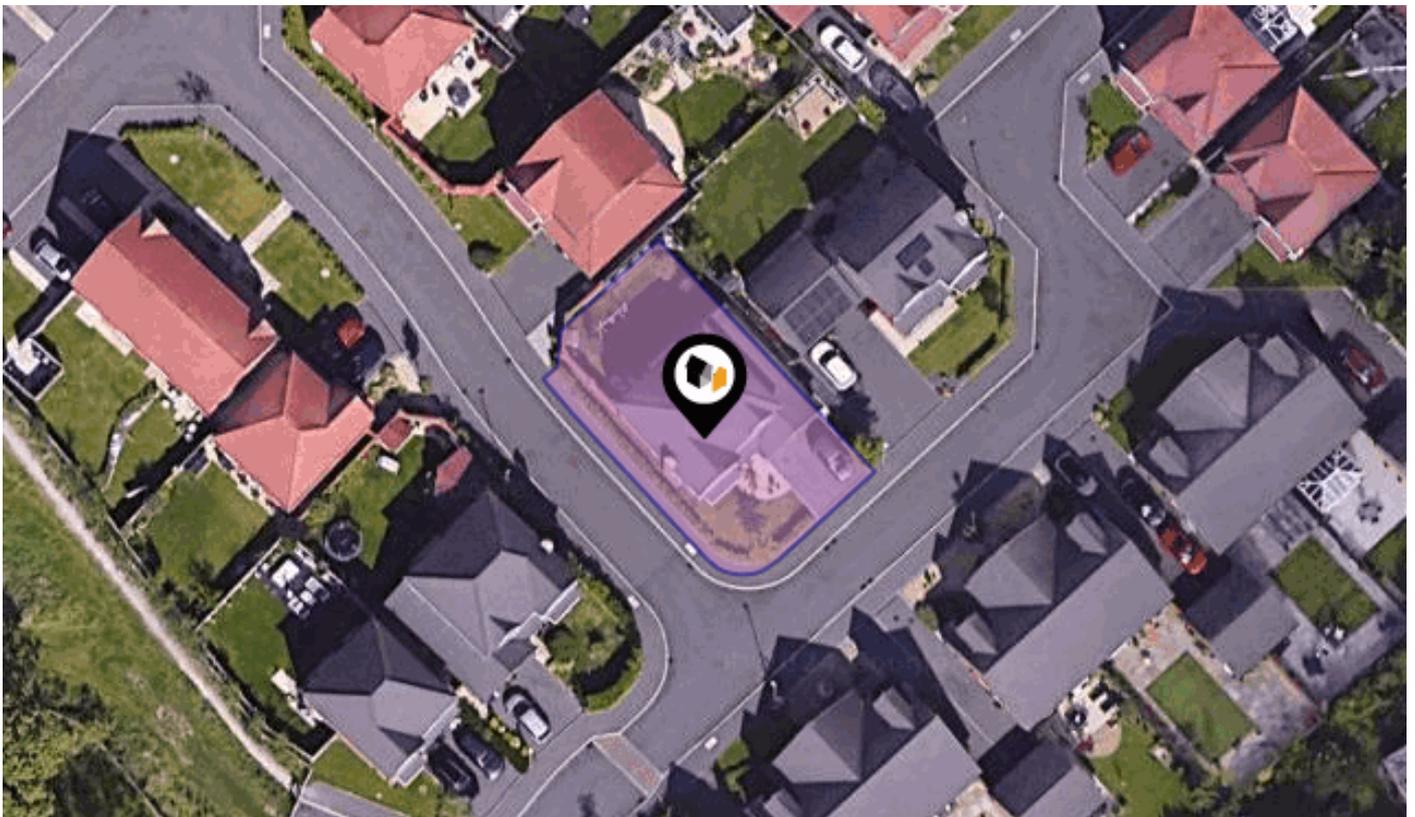


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02<sup>nd</sup> January 2025



## WALTON GARDENS, HUTTON, PRESTON, PR4

### Roberts & Co

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# Introduction

## Our Comments

### Property Overview

Welcome to Walton Gardens, a stunning four-bedroom sanctuary nestled in the private and sought-after location of Hutton. With its exceptional features and prime location, this home truly stands out. Luxury living awaits.

Upon entering the home, you'll be greeted by the stylish kitchen and utility area. The kitchen is a true culinary delight. The Symphony contemporary fitted kitchen features shaker style cupboards and is equipped with top-of-the-line appliances, including Bosch ovens, a gas hob, an integrated dishwasher and fridge freezer. The laminate work surfaces and vinyl tile flooring add a touch of sophistication. Bifold doors lead you out to the garden which is low maintenance, mainly laid lawn giving the children plenty of space to run around and play on.

A thoughtfully designed utility room offering practical storage and laundry space, complemented by a stylish and convenient downstairs toilet for added comfort and functionality.

The living room and reception room are designed for both comfort and entertainment. The large living room features a bay window to the front, allowing abundant natural light to flood the space. The real wood flooring adds warmth and character. With ample space for seating and a cosy atmosphere, this room is perfect for relaxing evenings or hosting guests.

A further reception room, situated at the back of the house, that overlooks the rear garden.

The bedrooms are designed with both style and functionality in mind. The principal offers a peaceful retreat with fitted wardrobes, and carpet flooring. The en-suite bathroom features luxurious fittings, including a floating basin, WC, and a walk in shower. Bedrooms, 2, 3 and four are all doubles.

The bathroom in this home exude elegance and practicality. Featuring a bath tub, an over-bath shower, and a fitted shower cubicle with glass door. The pedestal sink, WC, and chrome vertical radiator add to the modern aesthetic. With tasteful tiling, and ample lighting, the bathrooms provide a luxurious experience.

At the front, a spacious double driveway leads to a double garage, providing ample parking. This is beautifully complemented by a thoughtfully landscaped front garden, adding curb appeal and charm. Other notable features of this property include electric vehicle charging point.

Three words : Stunning. Luxury. Home.



os-zoom-map

goolg-street-view

## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,679 ft <sup>2</sup> / 156 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,238		
<b>Title Number:</b>	LAN214408		

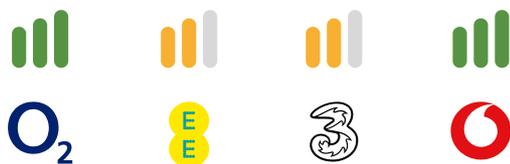
## Local Area

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

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

<b>14</b> mb/s	<b>70</b> mb/s	<b>1000</b> mb/s

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

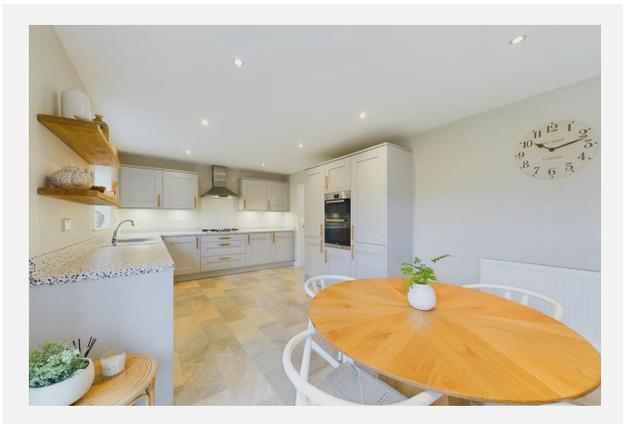
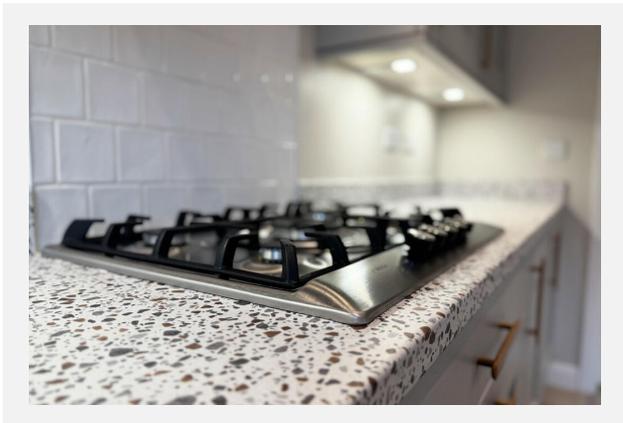
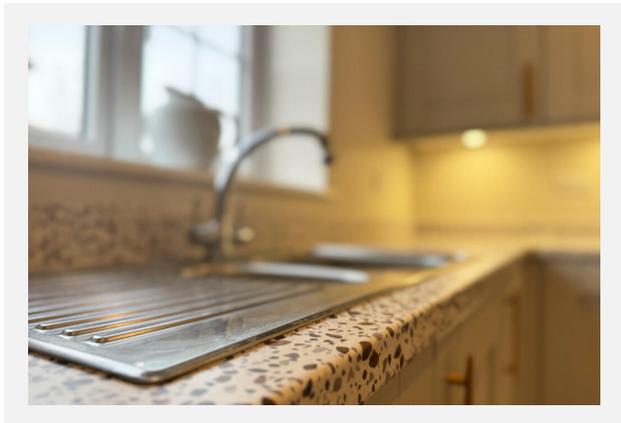


### Satellite/Fibre TV Availability:

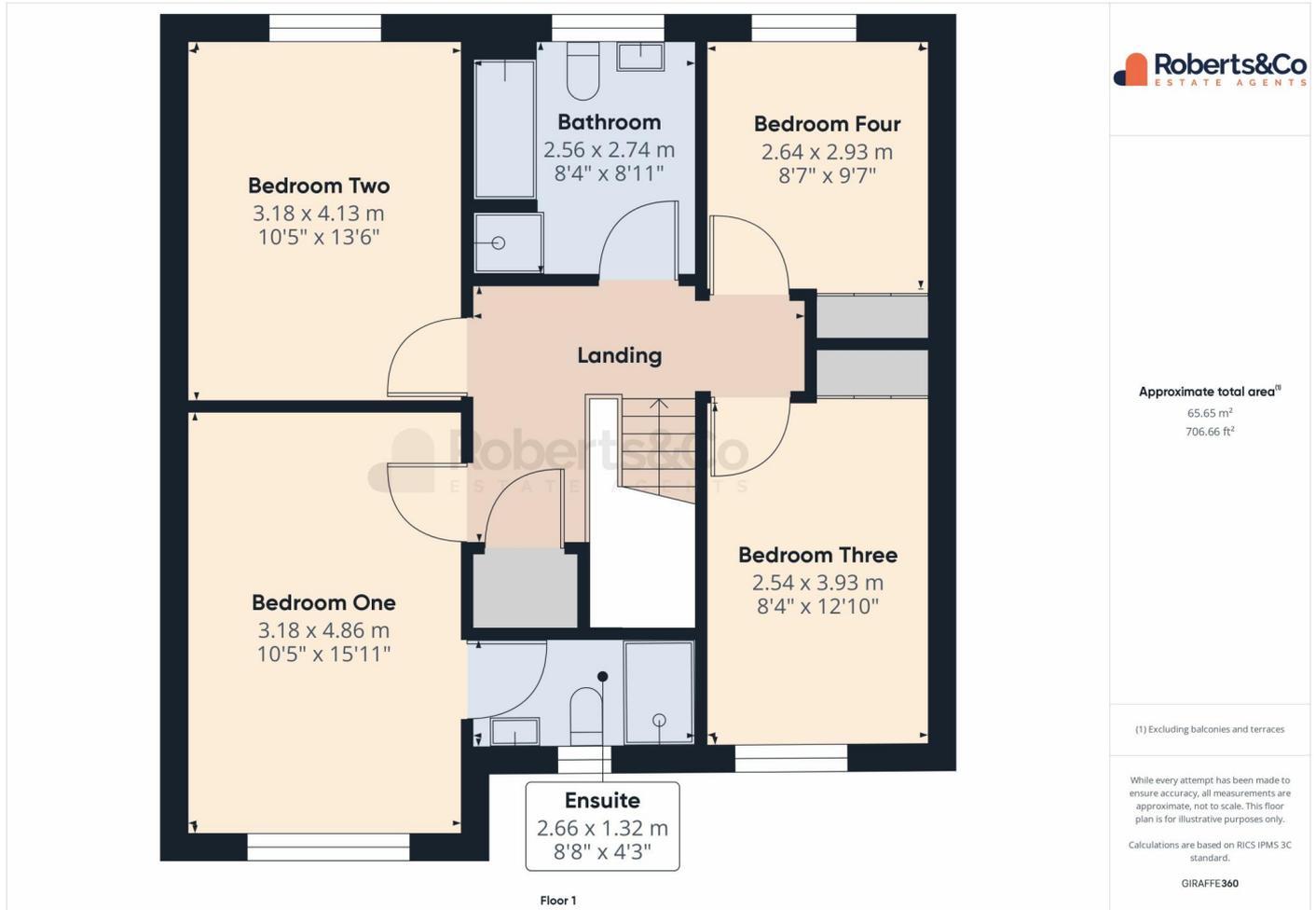








## WALTON GARDENS, HUTTON, PRESTON, PR4



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## WALTON GARDENS, HUTTON, PRESTON, PR4



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
170.52 m<sup>2</sup>  
1835.47 ft<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Property EPC - Certificate

Walton Gardens, Hutton, PR4

Energy rating

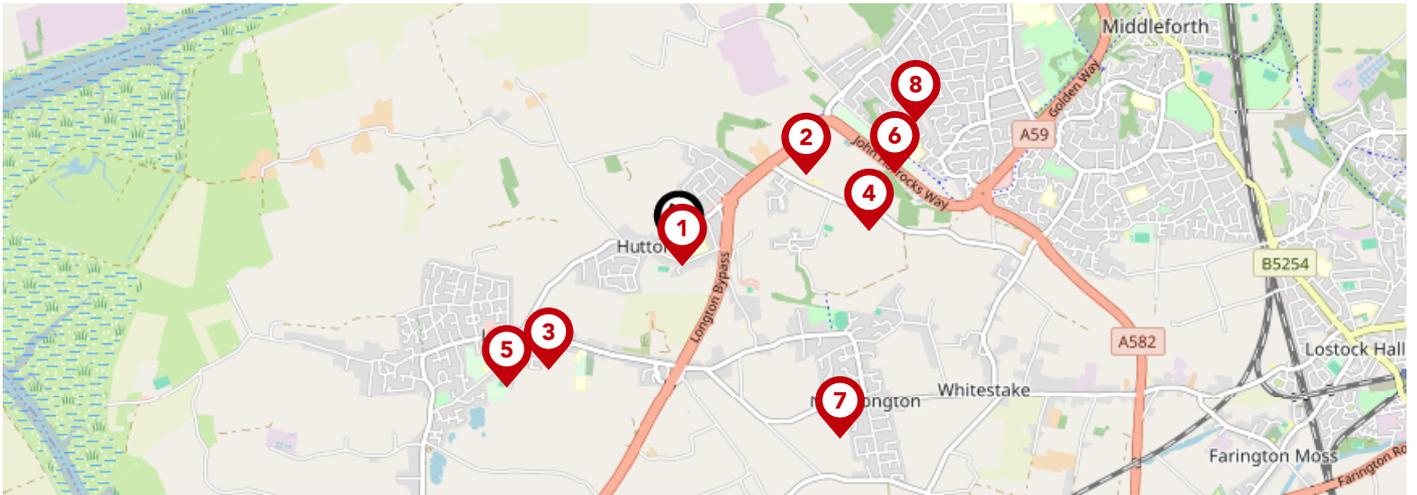
# B

Valid until 08.03.2028

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	87   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

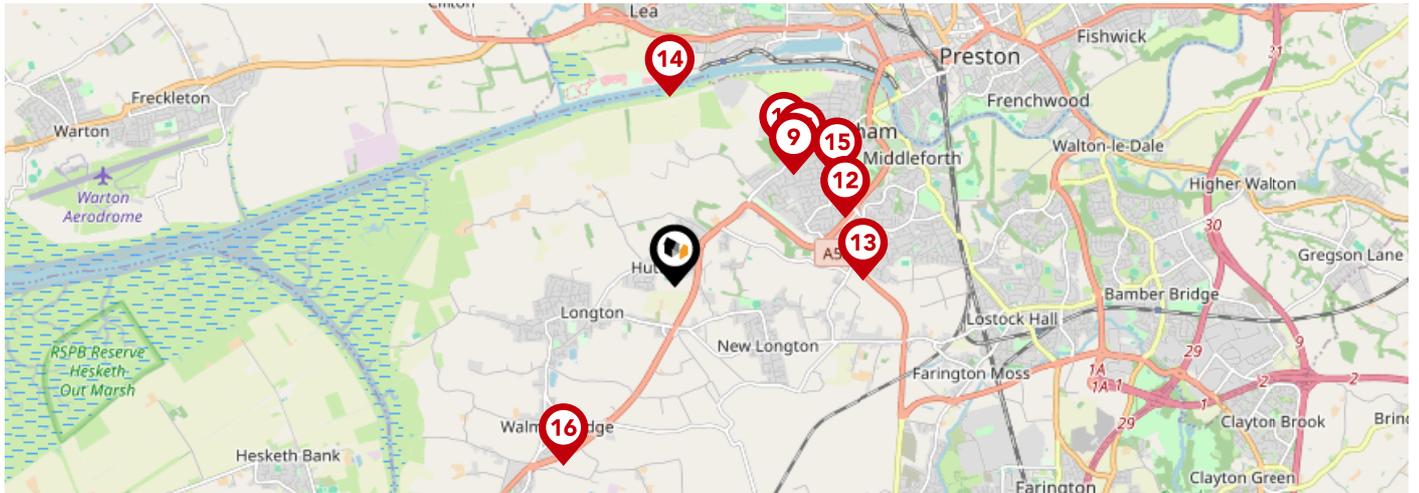
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, flue gas heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	156 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 857   Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 246   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

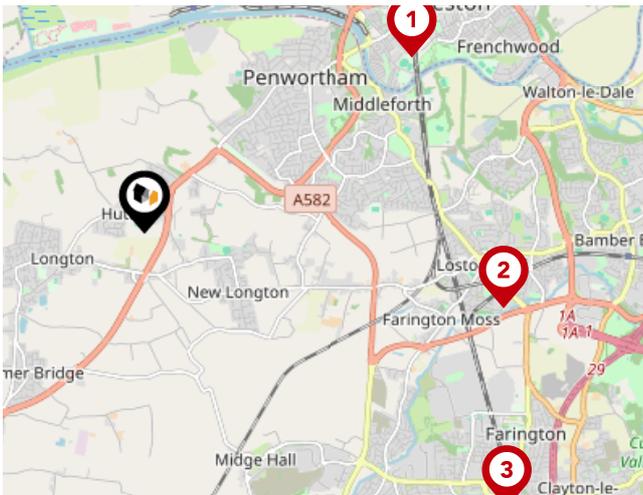
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

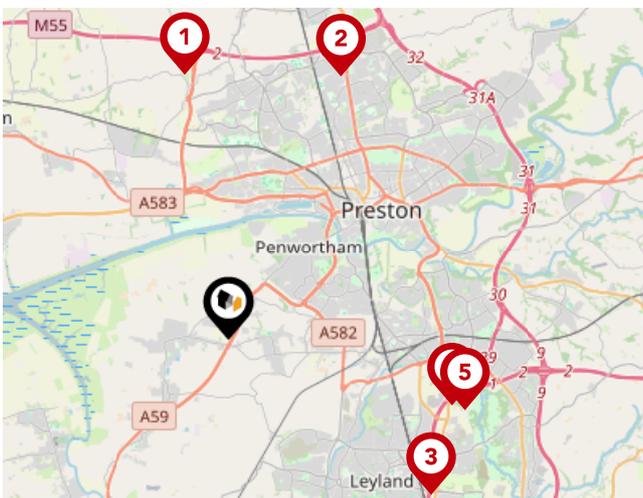
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.8 miles
2	Lostock Hall Rail Station	3.2 miles
3	Leyland Rail Station	3.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.72 miles
2	M55 J1	5.03 miles
3	M6 J28	4.47 miles
4	M65 J1A	4.08 miles
5	M65 J1	4.31 miles

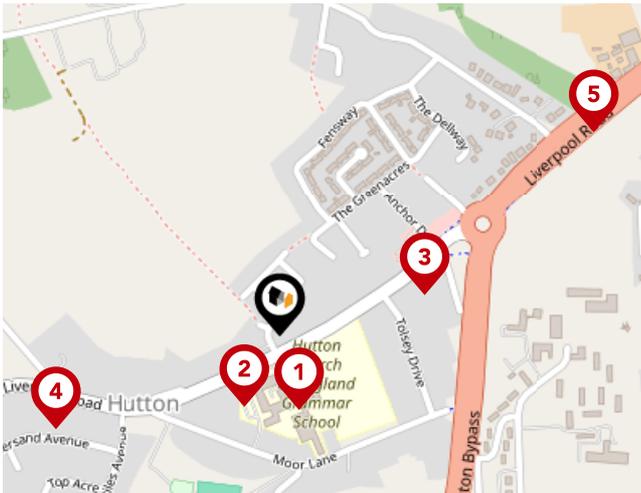


### Airports/Helipads

Pin	Name	Distance
1	Highfield	11.74 miles
2	Speke	27.66 miles
3	Manchester Airport	32.68 miles
4	Leeds Bradford Airport	46.07 miles

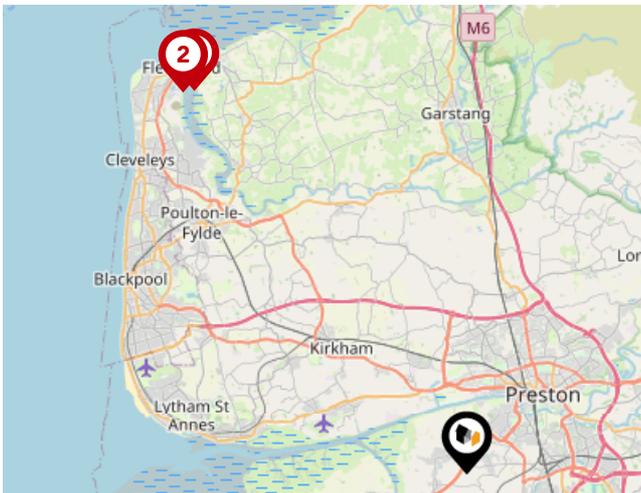
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Grounds	0.08 miles
2	Grammar School	0.09 miles
3	Anchor Drive	0.16 miles
4	Skip Lane	0.26 miles
5	Lindle Lane	0.41 miles



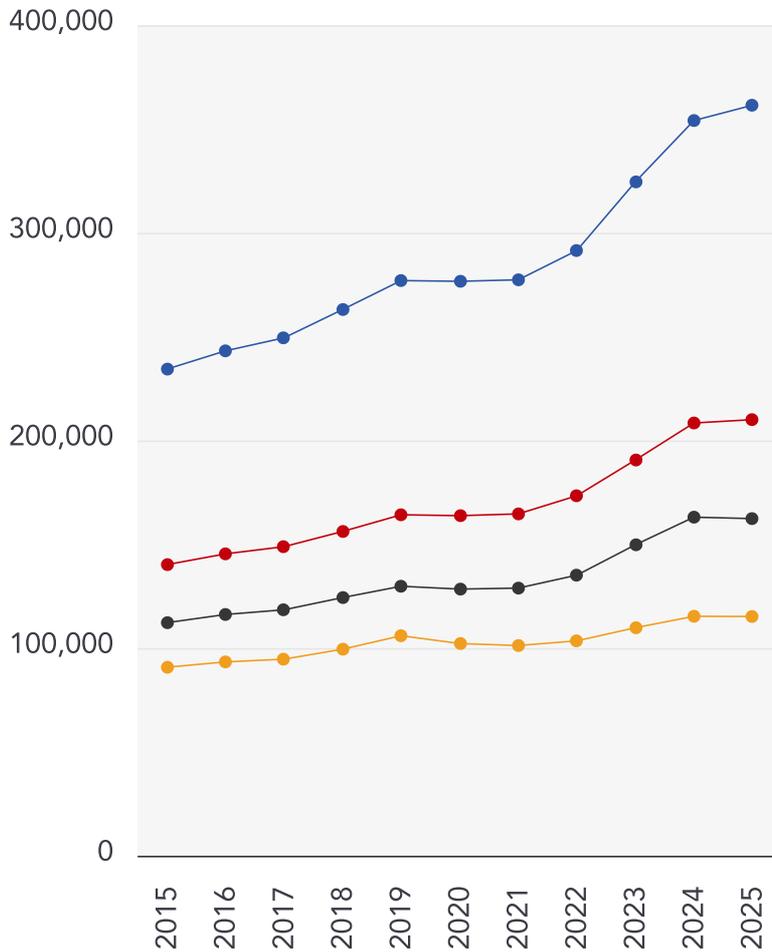
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.47 miles
2	Fleetwood for Knott End Ferry Landing	16.63 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

**+54.23%**

Semi-Detached

**+49.8%**

Terraced

**+44.66%**

Flat

**+26.94%**



### Roberts & Co

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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

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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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