

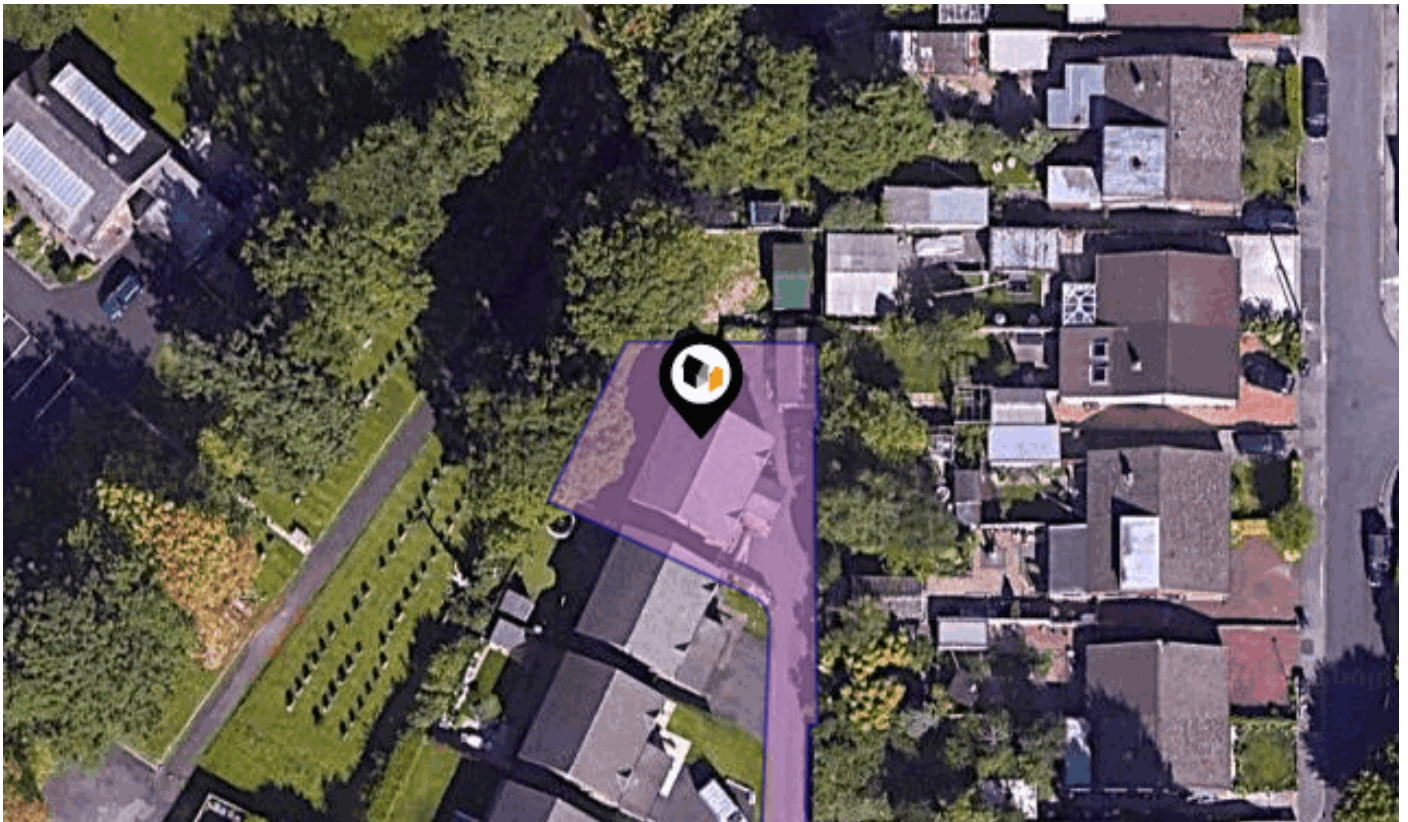


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 28<sup>th</sup> April 2025**



**ROSEWOOD COURT, HIGHER WALTON, PRESTON, PR5**

## Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



### Property Overview

#### Deceptively Spacious 4-Bedroom Detached Family Home on a Generous Private Plot

Tucked away in the quiet corner of a peaceful cul-de-sac, this impressive four-bedroom detached home offers extensive living space, flexible accommodation, and a fantastic plot that wraps around the rear and side of the property - ideal for families seeking privacy, space, and convenience.

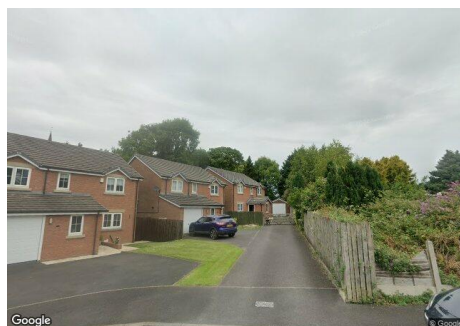
Step inside and you're greeted by a welcoming entrance hall with a handy understairs storage cupboard and a downstairs WC. The ground floor boasts three versatile reception rooms, including a bright front-facing office, playroom, or bedroom, a formal dining room that opens seamlessly into a spacious living room, and double doors that lead out to the garden - perfect for both entertaining and relaxing.

The kitchen is well-equipped with a gas hob, electric oven, integrated dishwasher and fridge freezer, and plumbing for both a washing machine and dryer, making it as functional as it is stylish.

Upstairs, you'll find four generous double bedrooms, including a spacious primary bedroom with its own modern en-suite shower room. A well-appointed four-piece family bathroom serves the remaining bedrooms, providing comfort and convenience for the whole household.

Outside, the property occupies a deceptively large plot with additional land to the side, offering scope for further landscaping or potential extension (subject to planning). There is driveway parking and a detached single garage, all set within a private and established garden setting.

This superb home offers a rare combination of size, setting, and flexibility - ideal for growing families or those working from home.



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>
<b>Plot Area:</b>	0.1 acres
<b>Year Built :</b>	After 2007
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,875
<b>Title Number:</b>	LAN86156

**Tenure:** Freehold

## Local Area

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

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

<b>5</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



**Satellite/Fibre TV Availability:**



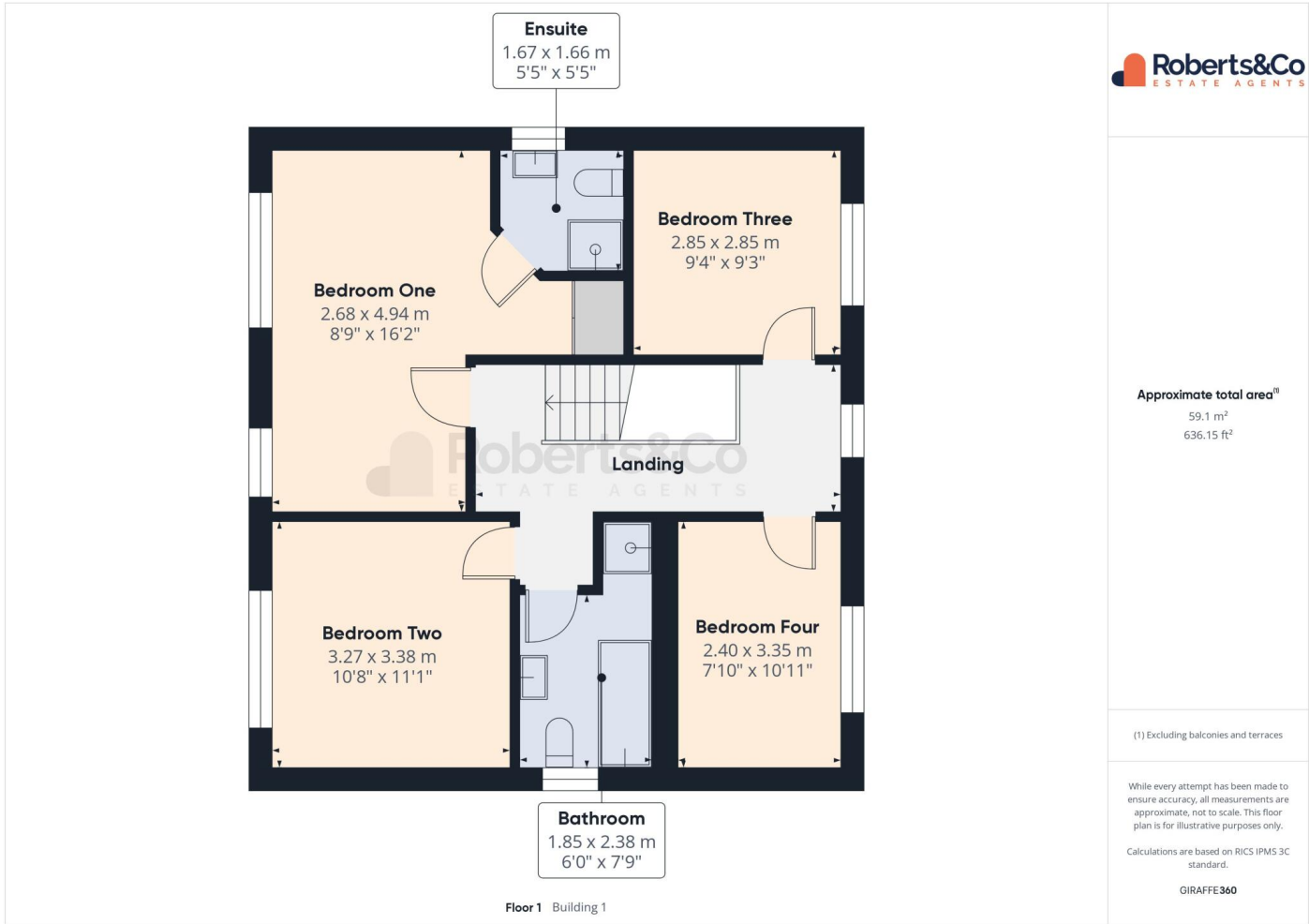




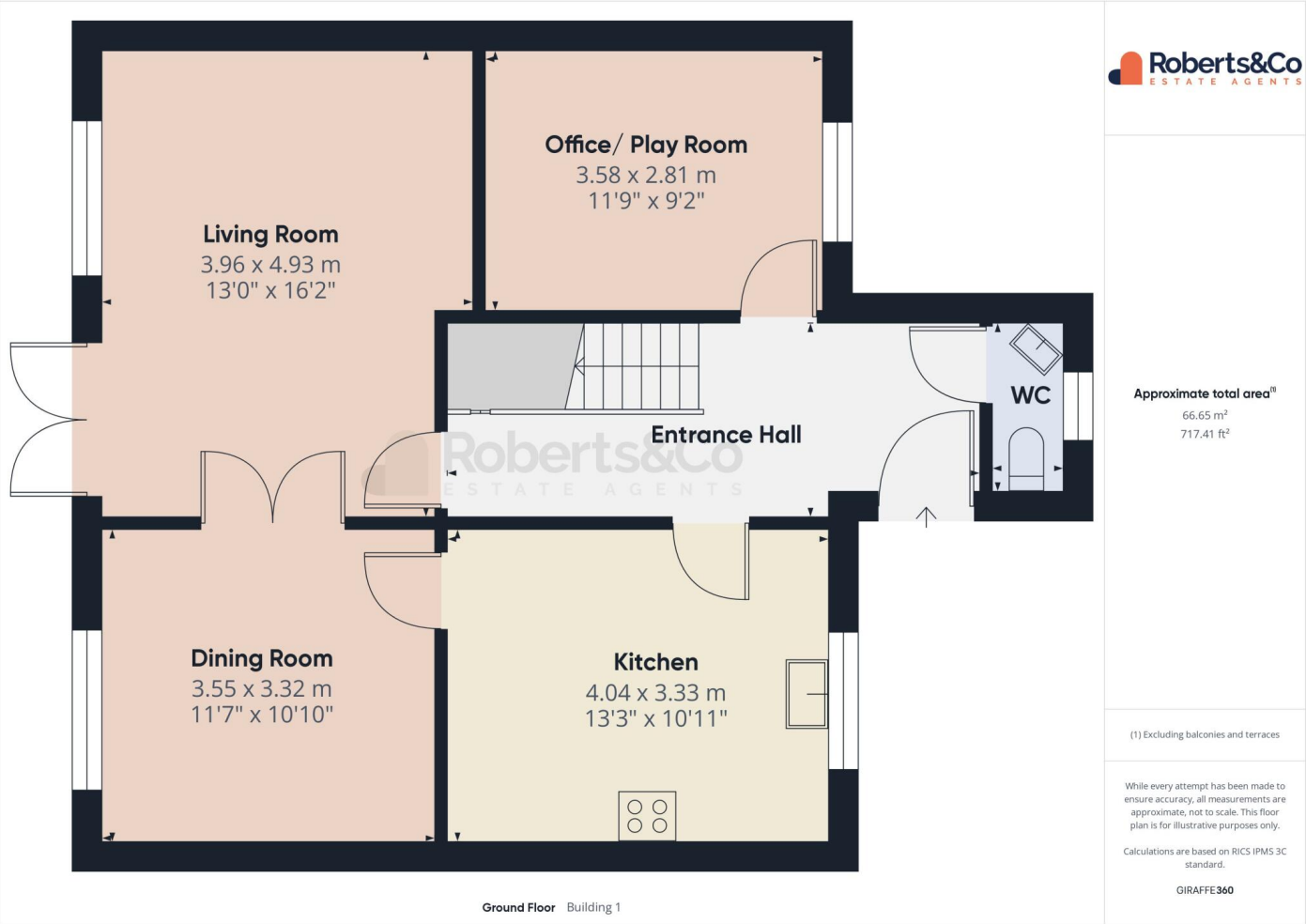




ROSEWOOD COURT, HIGHER WALTON, PRESTON, PR5



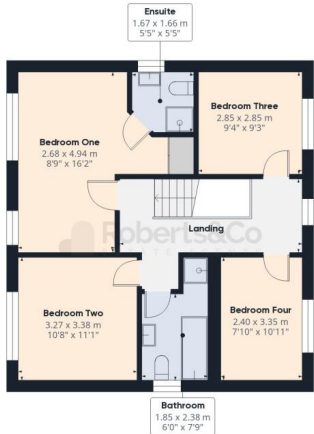
ROSEWOOD COURT, HIGHER WALTON, PRESTON, PR5



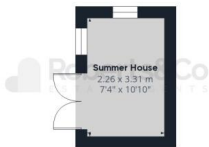
ROSEWOOD COURT, HIGHER WALTON, PRESTON, PR5



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

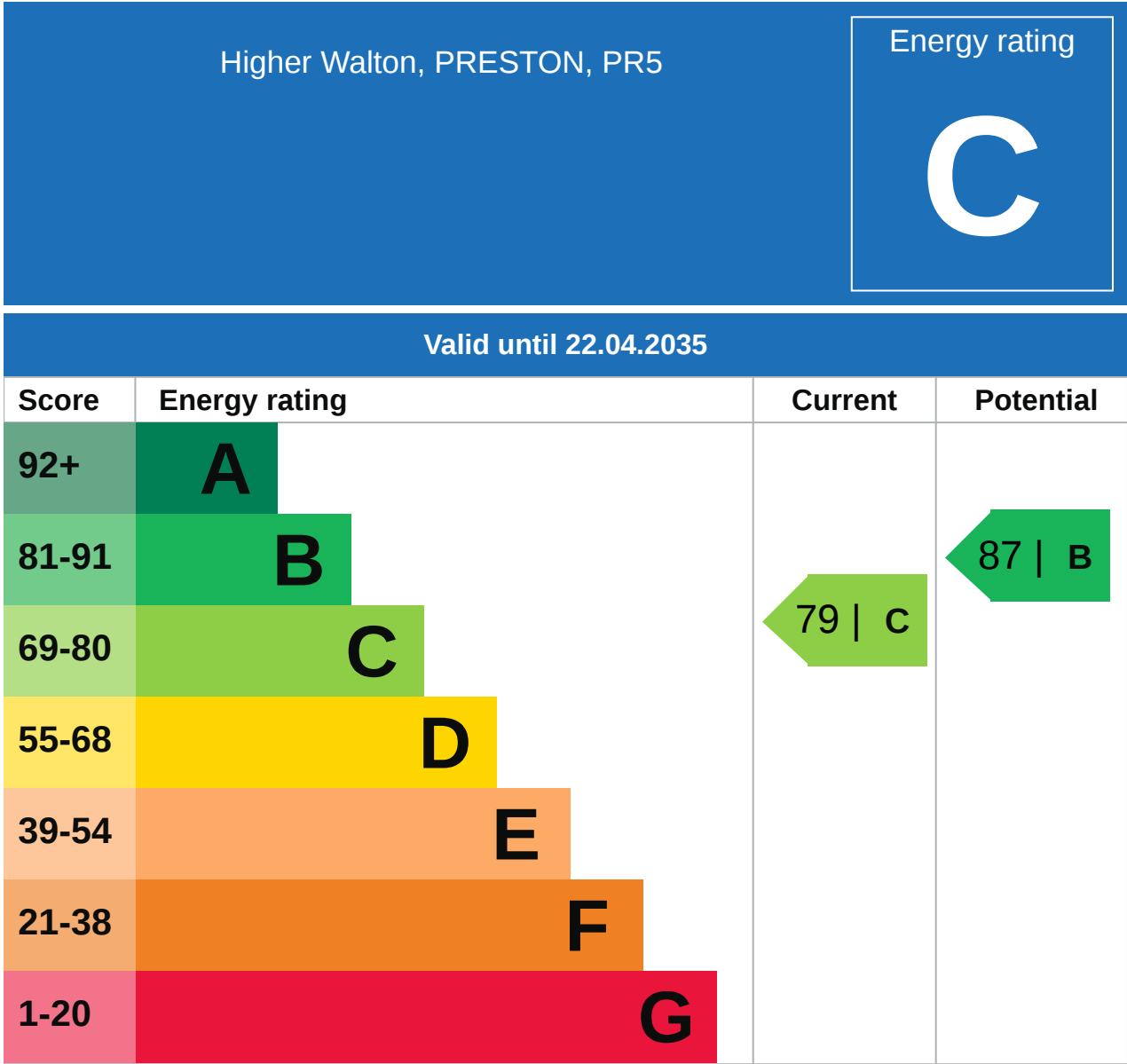
Approximate total area<sup>†</sup>  
149.83 m<sup>2</sup>  
1612.76 ft<sup>2</sup>

(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





### Additional EPC Data

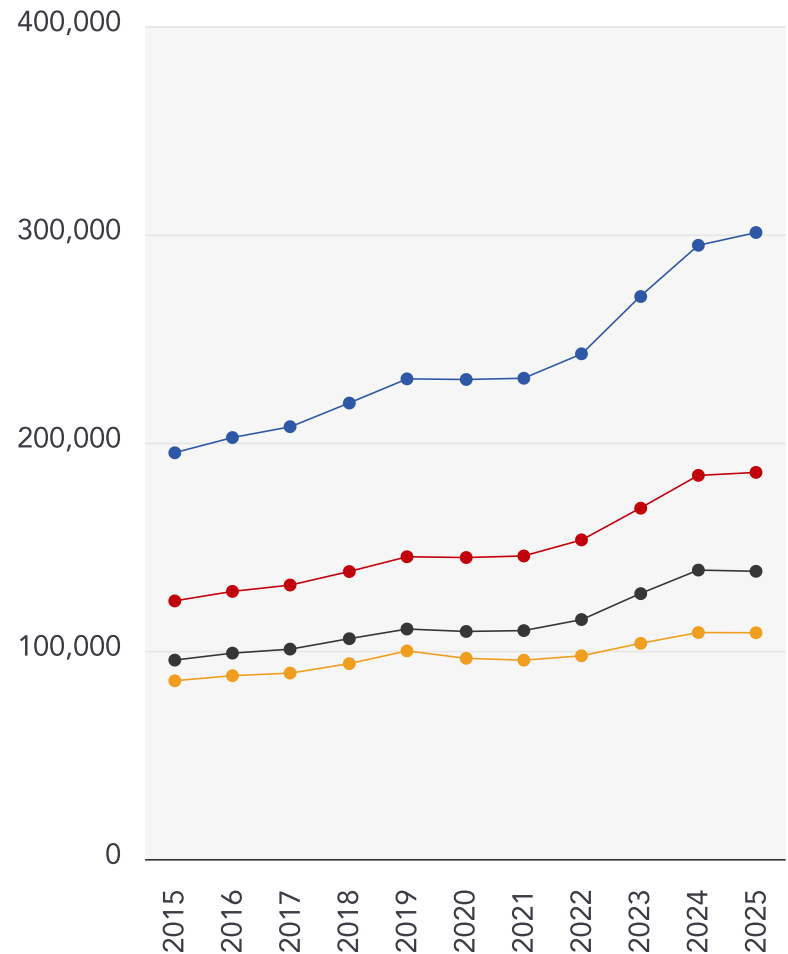
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	131 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

**+54.23%**

Semi-Detached

**+49.8%**

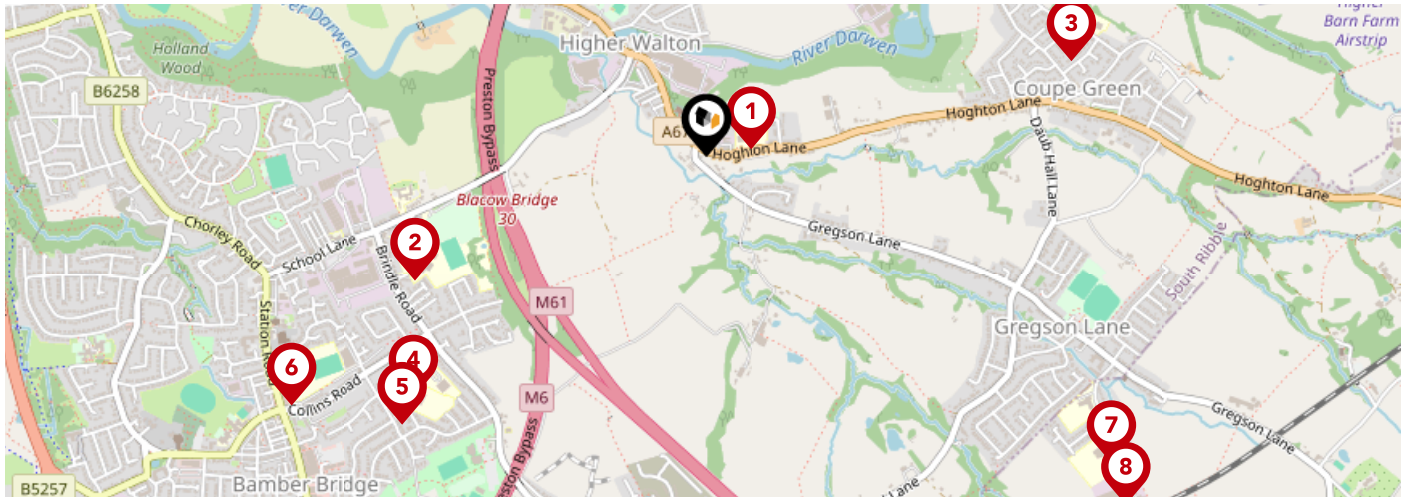
Terraced

**+44.66%**

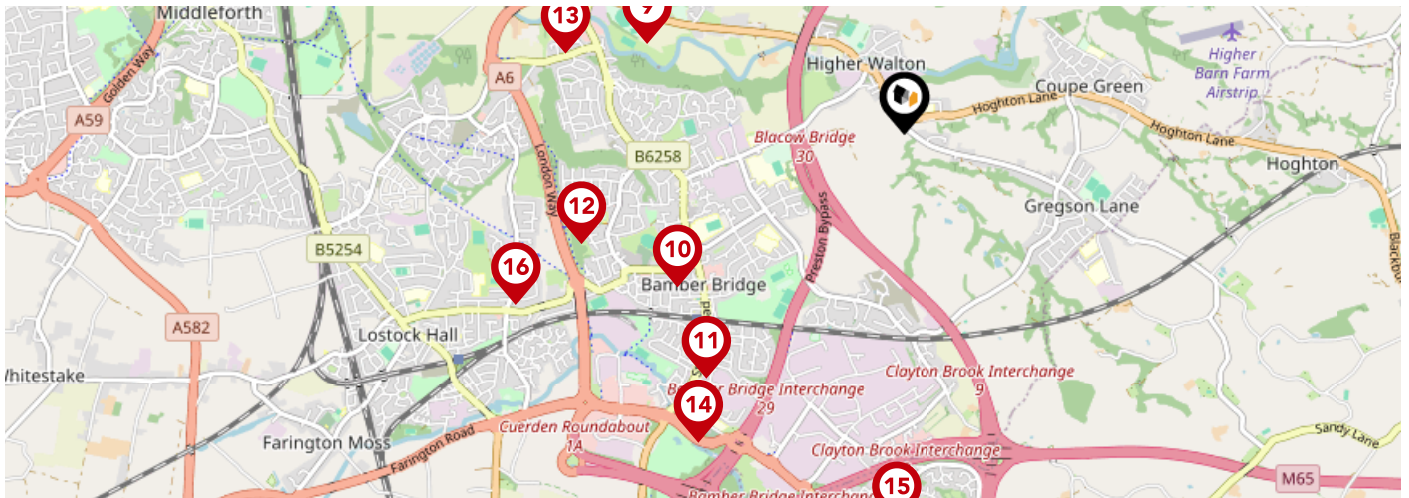
Flat

**+26.94%**





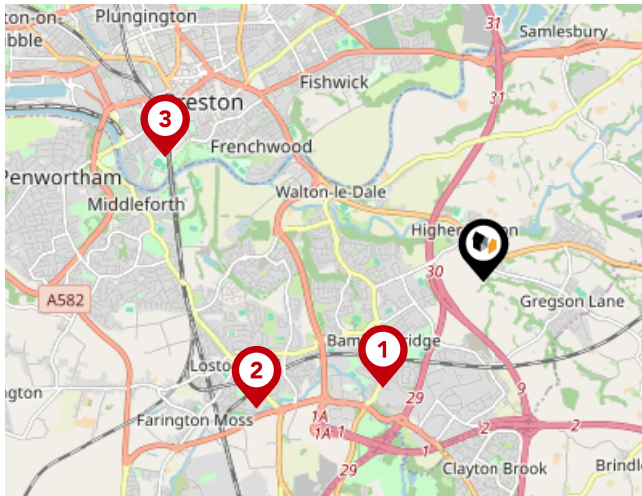
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coupe Green Primary School</b> Ofsted Rating: Good   Pupils: 150   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brownedale St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brindle Gregson Lane Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Joseph's Catholic Primary School, Brindle</b> Ofsted Rating: Good   Pupils: 90   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 14   Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

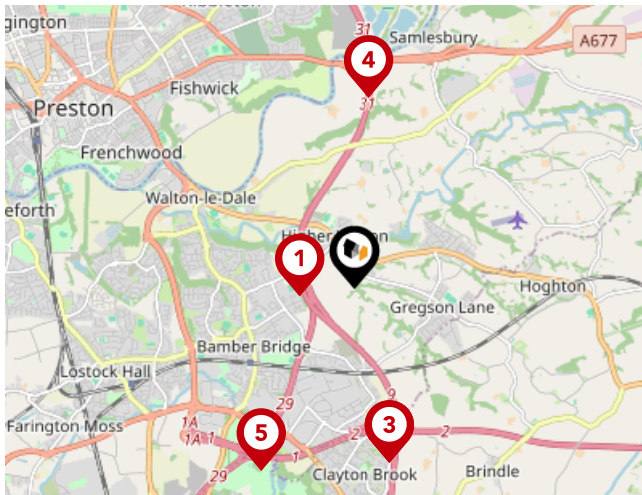
# Area

## Transport (National)



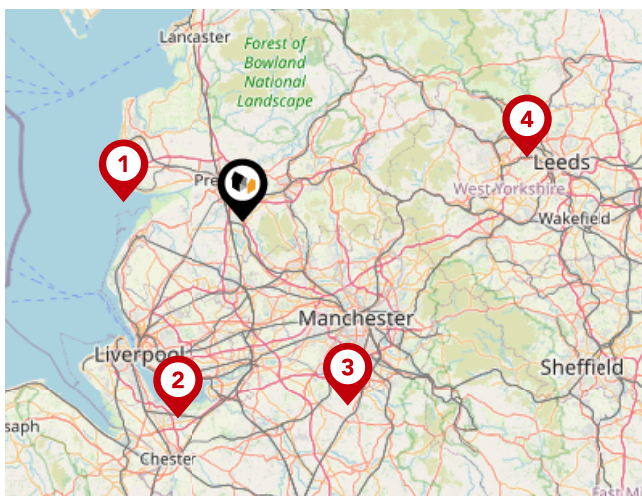
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bamber Bridge Rail Station	1.28 miles
<b>2</b>	Lostock Hall Rail Station	2.29 miles
<b>3</b>	Preston Rail Station	3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M6 J30	0.48 miles
<b>2</b>	M65 J2	1.56 miles
<b>3</b>	M61 J9	1.57 miles
<b>4</b>	M6 J31	1.67 miles
<b>5</b>	M6 J29	1.79 miles



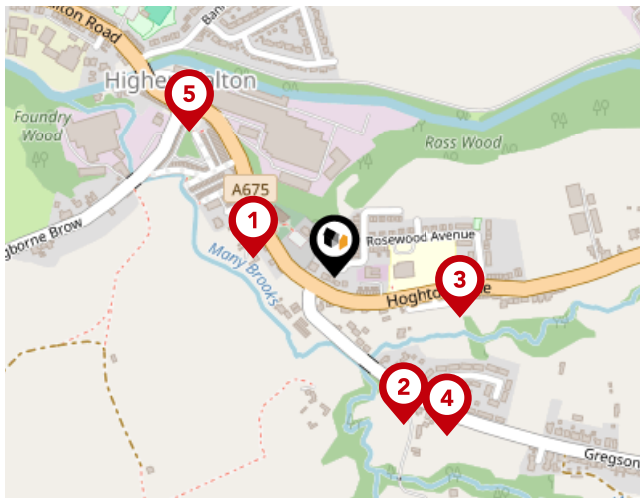
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	16.66 miles
<b>2</b>	Speke	29.24 miles
<b>3</b>	Manchester Airport	30.16 miles
<b>4</b>	Leeds Bradford Airport	40.97 miles








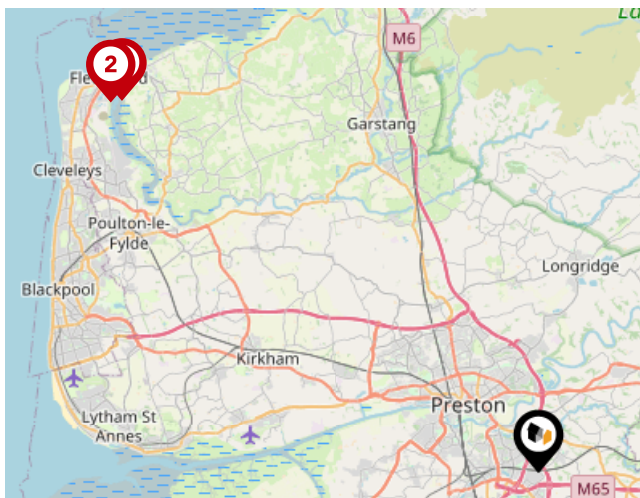
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	All Saints Church	0.09 miles
	Charles Crescent	0.18 miles
	Hawthorne Avenue	0.14 miles
	Charles Crescent	0.21 miles
	Mill Tavern	0.23 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	19.56 miles
	Fleetwood for Knott End Ferry Landing	19.79 miles



### 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



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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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