

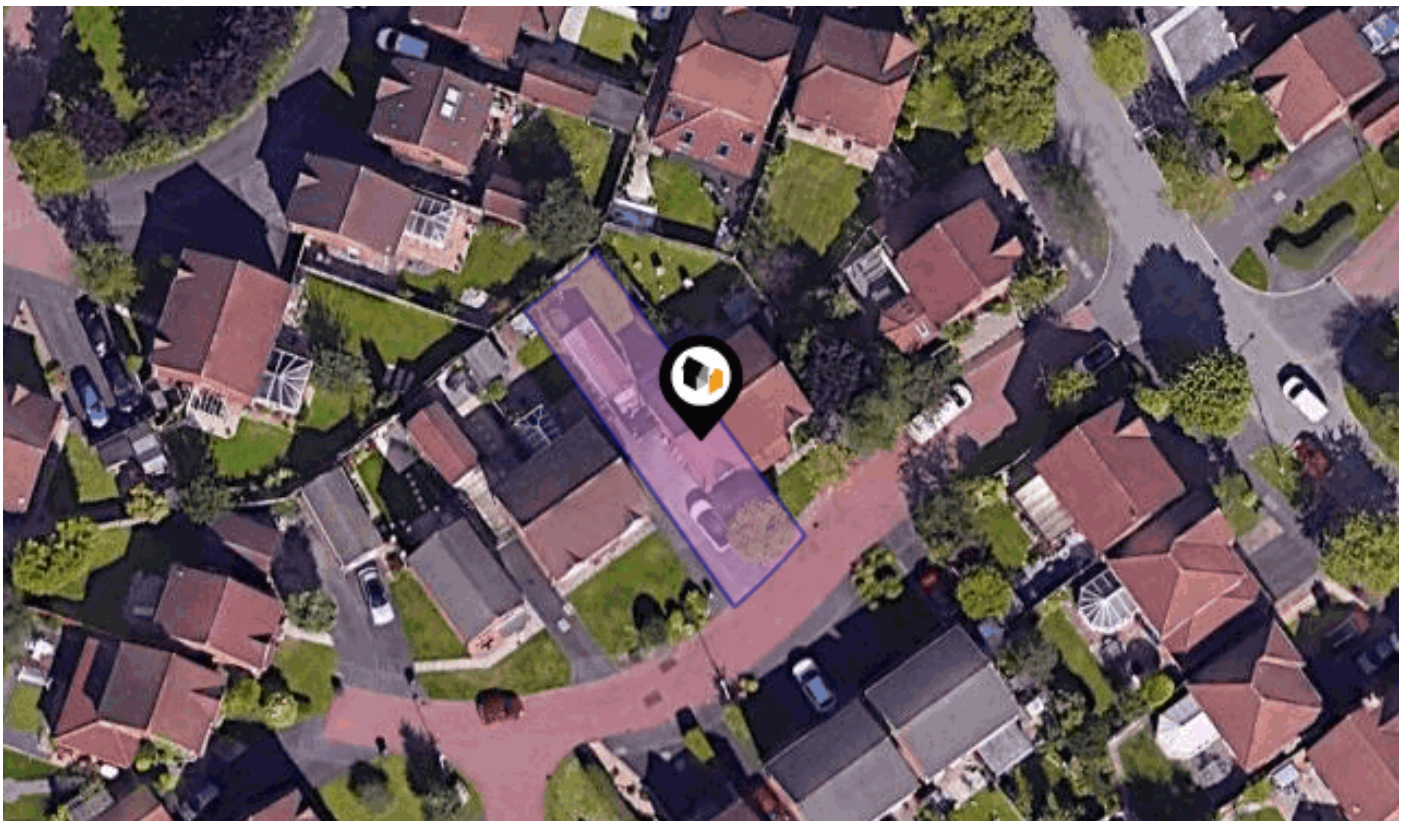


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> May 2025**



**LOWESBY CLOSE, WALTON-LE-DALE, PRESTON, PR5**

## Roberts & Co

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

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### Attractive Modern Home with Stylish Interiors, Private Garden & Garage

Located in a popular and convenient residential area, this beautifully presented home is modern throughout and ideal for a range of buyers. The property offers a great blend of practical living space and contemporary finishes, with a private garden, garage, and off-road parking.

On entry, you're welcomed into a spacious and inviting living room featuring a stylish gas fireplace and a large window that floods the space with natural light. The staircase to the first floor is tucked neatly to the side, maintaining an open and airy feel.

To the rear of the property, the modern dining kitchen is fitted with sleek white cabinetry, contrasting black worktops, and ample space for appliances including a washing machine and tall fridge freezer. French patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living-perfect for entertaining or relaxing.

Upstairs, the home offers three well-proportioned bedrooms, including two generous doubles and a spacious single room. The family bathroom is finished with a modern three-piece suite.

Externally, the property benefits from a driveway leading to a single garage, providing both parking and additional storage. The front garden offers curb appeal, while the rear garden is a particular highlight-enclosed, private, and ideal for outdoor enjoyment.

With modern décor throughout and a quiet, well-connected location, this home is ready to move into and would make an excellent choice for families, first-time buyers, or downsizers alike.



## Property

|                  |   |
|------------------|---|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 775 ft <sup>2</sup> / 72 m <sup>2</sup> |
| Plot Area:       | 0.06 acres                              |
| Year Built :     | 1996                                    |
| Council Tax :    | Band C                                  |
| Annual Estimate: | £2,091                                  |
| Title Number:    | LA790146                                |

**Tenure:** Freehold

## Local Area

|                    |            |
|--------------------|------------|
| Local Authority:   | Lancashire |
| Conservation Area: | No         |
| Flood Risk:        |            |
| • Rivers & Seas    | Very low   |
| • Surface Water    | Very low   |

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

**10**  
mb/s



**75**  
mb/s



**1800**  
mb/s



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

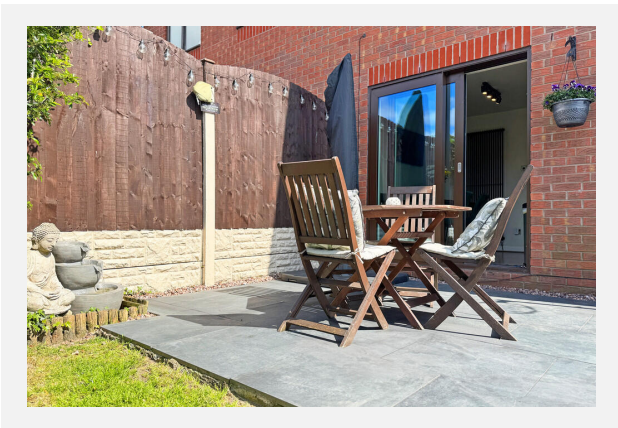


**Satellite/Fibre TV Availability:**









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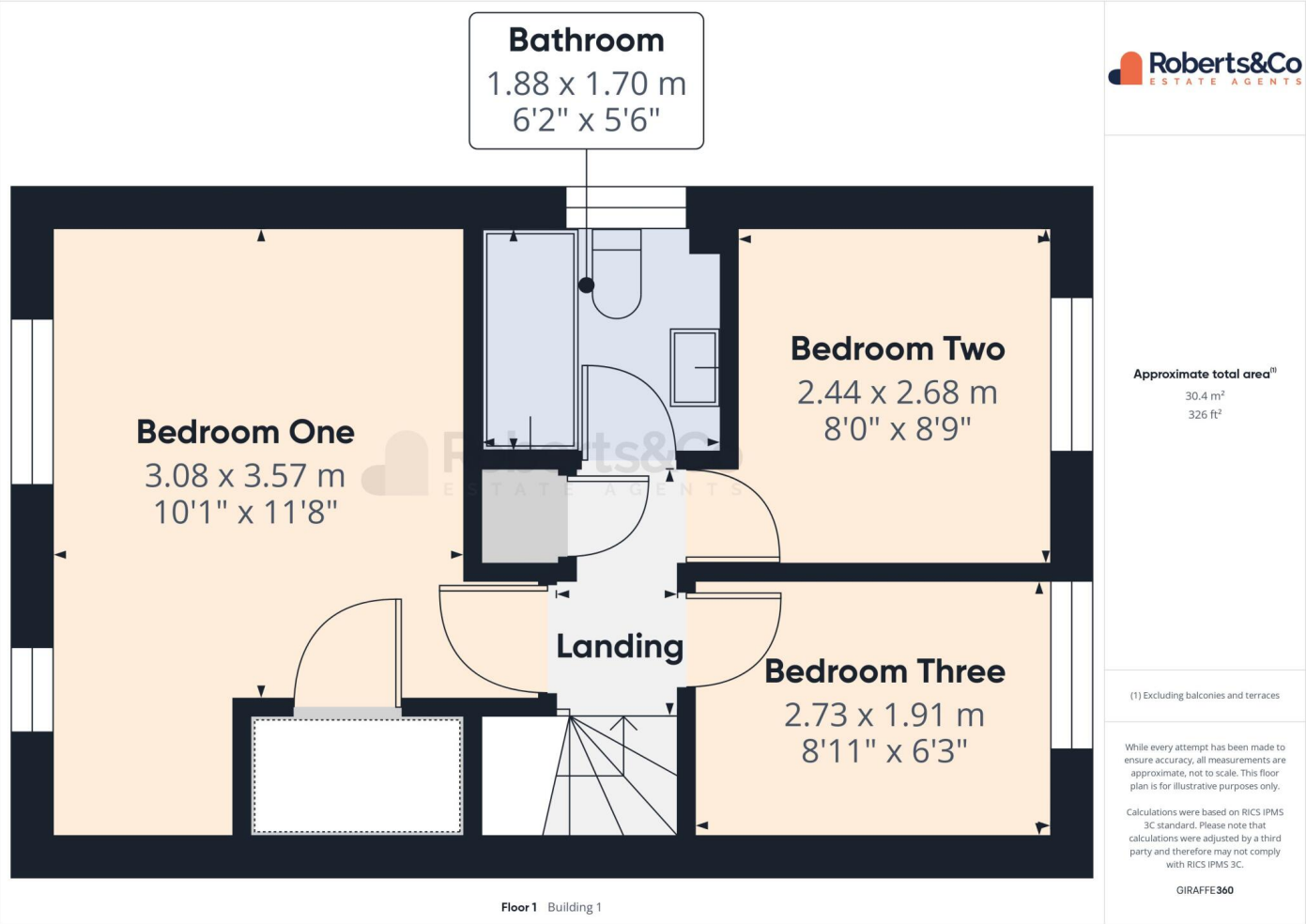


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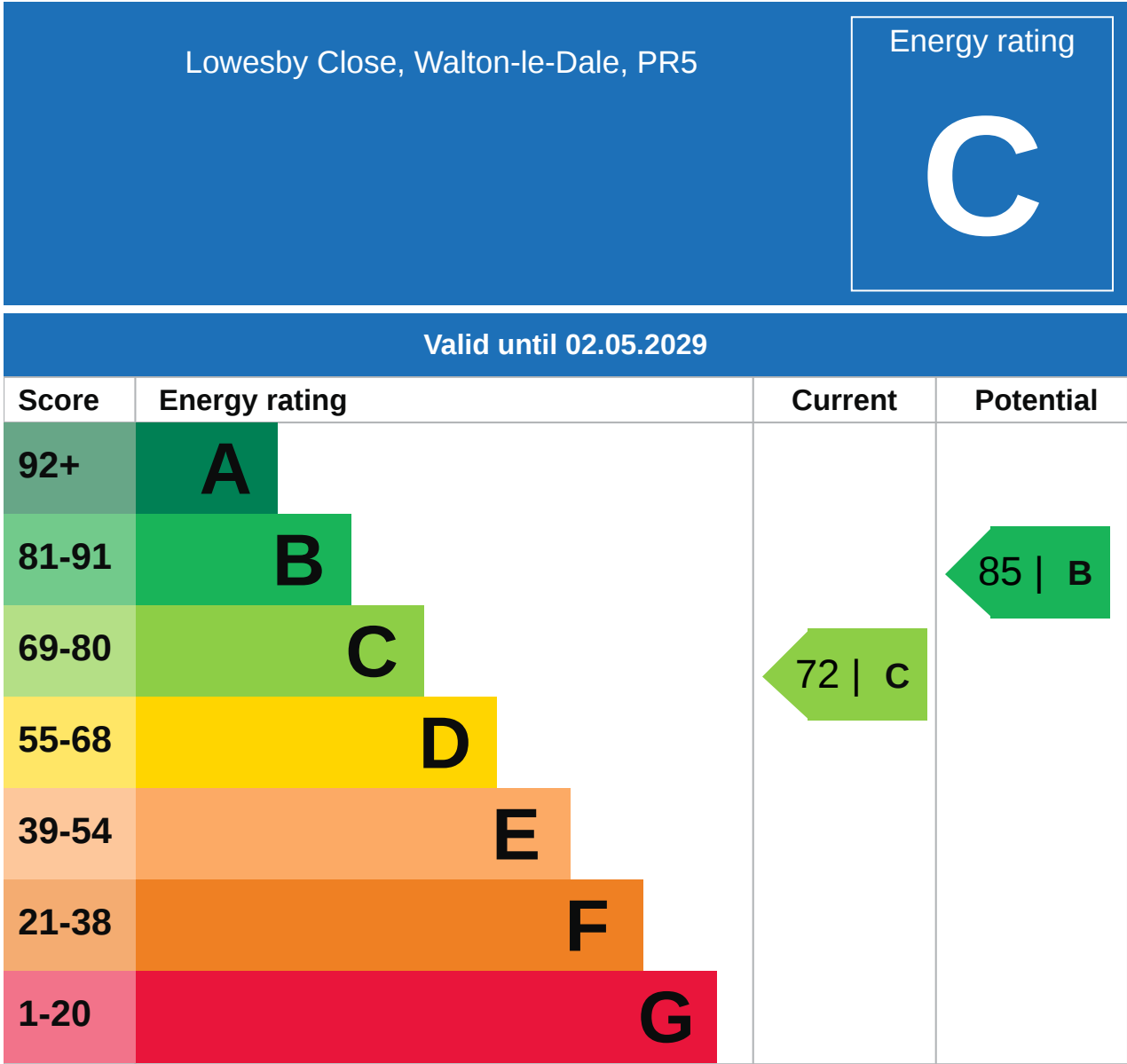




LOWESBY CLOSE, WALTON-LE-DALE, PRESTON, PR5







### Additional EPC Data

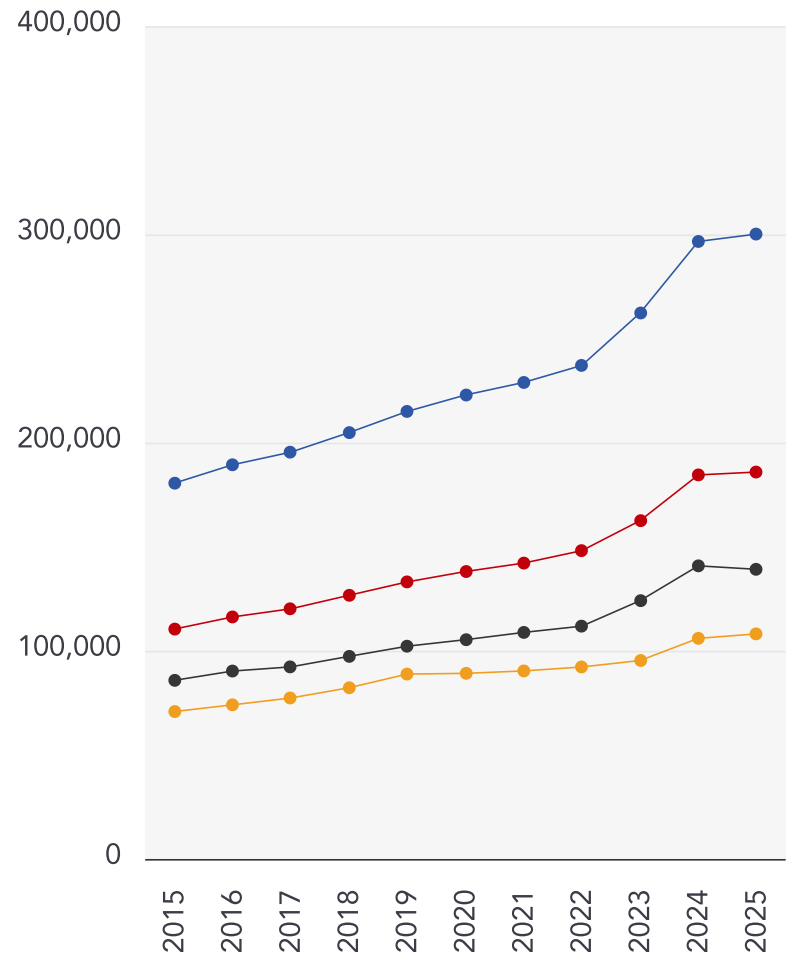
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|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Semi-Detached                               |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing, unknown install date        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation             |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 90% of fixed outlets |
| <b>Floors:</b>                      | Solid, limited insulation (assumed)         |
| <b>Total Floor Area:</b>            | 72 m <sup>2</sup>                           |

# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

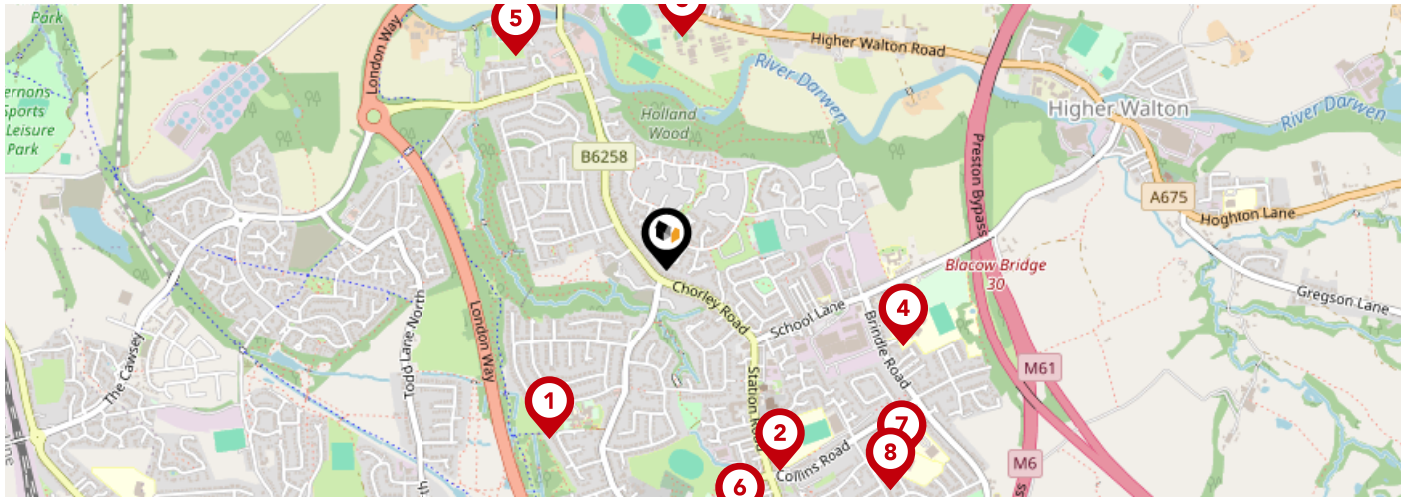
**+68.31%**

Terraced

**+62.15%**

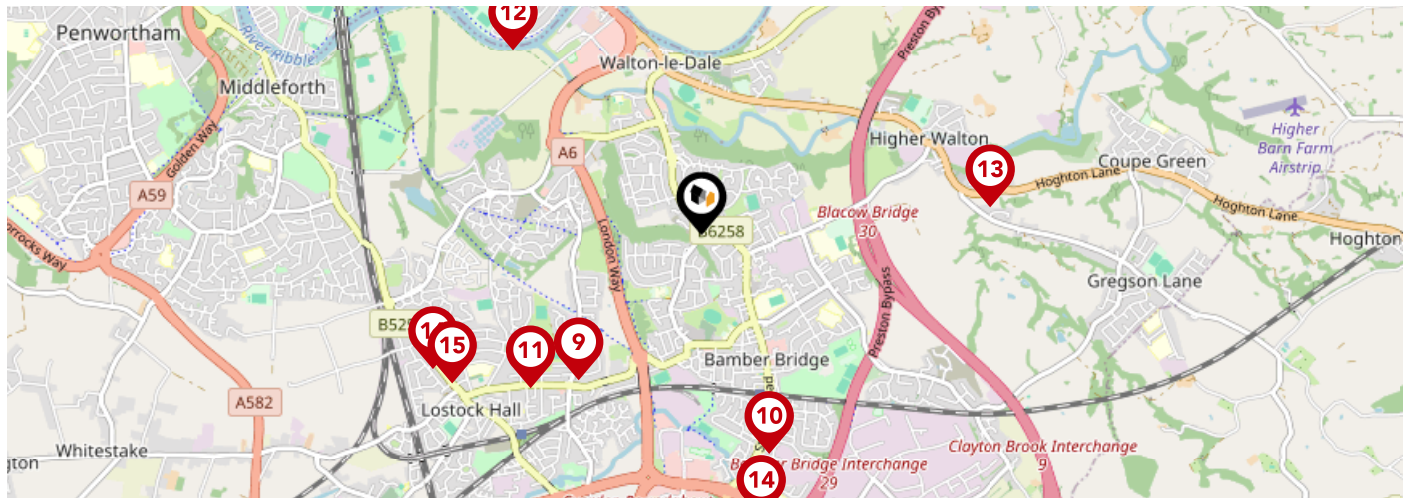
Flat

**+52.7%**



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Walton-le-Dale Community Primary School</b><br>Ofsted Rating: Good   Pupils: 431   Distance:0.45                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Brownedge St Mary's Catholic High School</b><br>Ofsted Rating: Good   Pupils: 742   Distance:0.51                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b><br>Ofsted Rating: Good   Pupils: 177   Distance:0.51                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Walton-Le-Dale High School</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:0.55                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Walton-le-Dale, St Leonard's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 258   Distance:0.57             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Mary's and St Benedict's Roman Catholic Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Coppice School</b><br>Ofsted Rating: Good   Pupils: 66   Distance:0.67   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Bamber Bridge St Aidan's Church of England Primary School</b><br>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"/> |

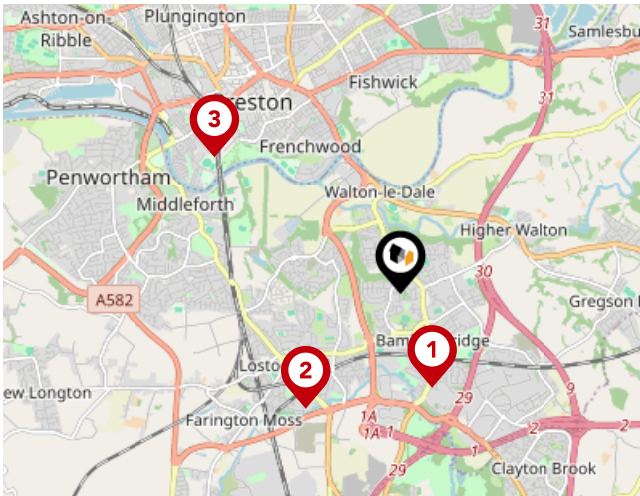




|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Lostock Hall Academy</b><br>Ofsted Rating: Good   Pupils: 778   Distance:0.84   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Cuerden Church School, Bamber Bridge</b><br>Ofsted Rating: Good   Pupils: 199   Distance:1  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Lostock Hall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 424   Distance:1.01  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Christ The King Catholic High School</b><br>Ofsted Rating: Not Rated   Pupils: 395   Distance:1.16  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Higher Walton Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 103   Distance:1.27                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Bridgeway School</b><br>Ofsted Rating: Good   Pupils: 56   Distance:1.27  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b><br>Ofsted Rating: Requires improvement   Pupils: 360   Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Applebee Wood Community Specialist School</b><br>Ofsted Rating: Good   Pupils: 161   Distance:1.32  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

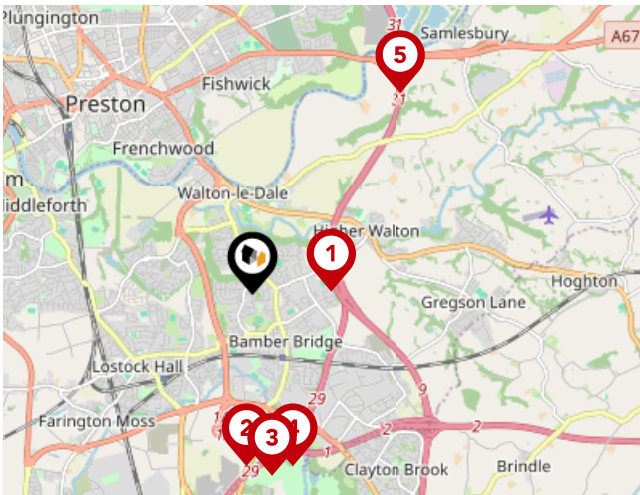
# Area

## Transport (National)



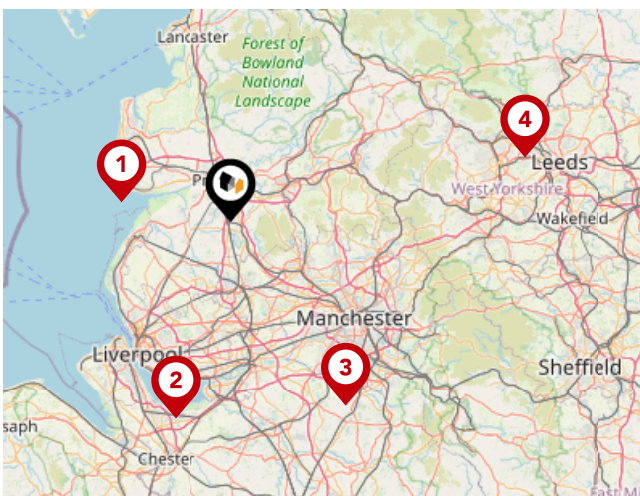
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Bamber Bridge Rail Station | 0.88 miles |
| 2   | Lostock Hall Rail Station  | 1.31 miles |
| 3   | Preston Rail Station       | 2.02 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M6 J30  | 0.69 miles |
| 2   | M65 J1A | 1.5 miles  |
| 3   | M65 J1  | 1.59 miles |
| 4   | M6 J29  | 1.53 miles |
| 5   | M6 J31  | 2.19 miles |

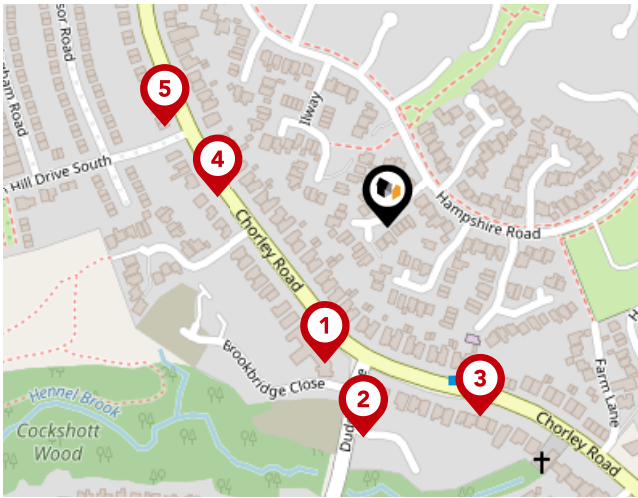


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Highfield              | 15.54 miles |
| 2   | Speke                  | 28.8 miles  |
| 3   | Manchester Airport     | 30.67 miles |
| 4   | Leeds Bradford Airport | 42.12 miles |

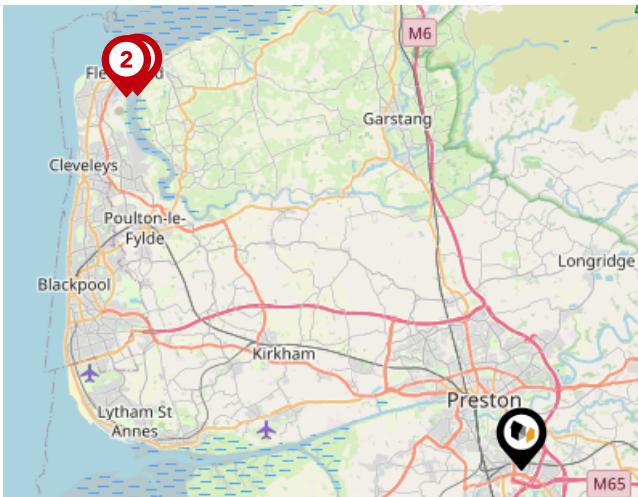
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Duddle Lane         | 0.08 miles |
| 2   | Chestnut Close      | 0.12 miles |
| 3   | Duddle Lane         | 0.11 miles |
| 4   | Cinnamon Hill Drive | 0.09 miles |
| 5   | Cinnamon Hill Drive | 0.13 miles |



### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 18.78 miles |
| 2   | Fleetwood for Knott End Ferry Landing | 19 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



@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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