

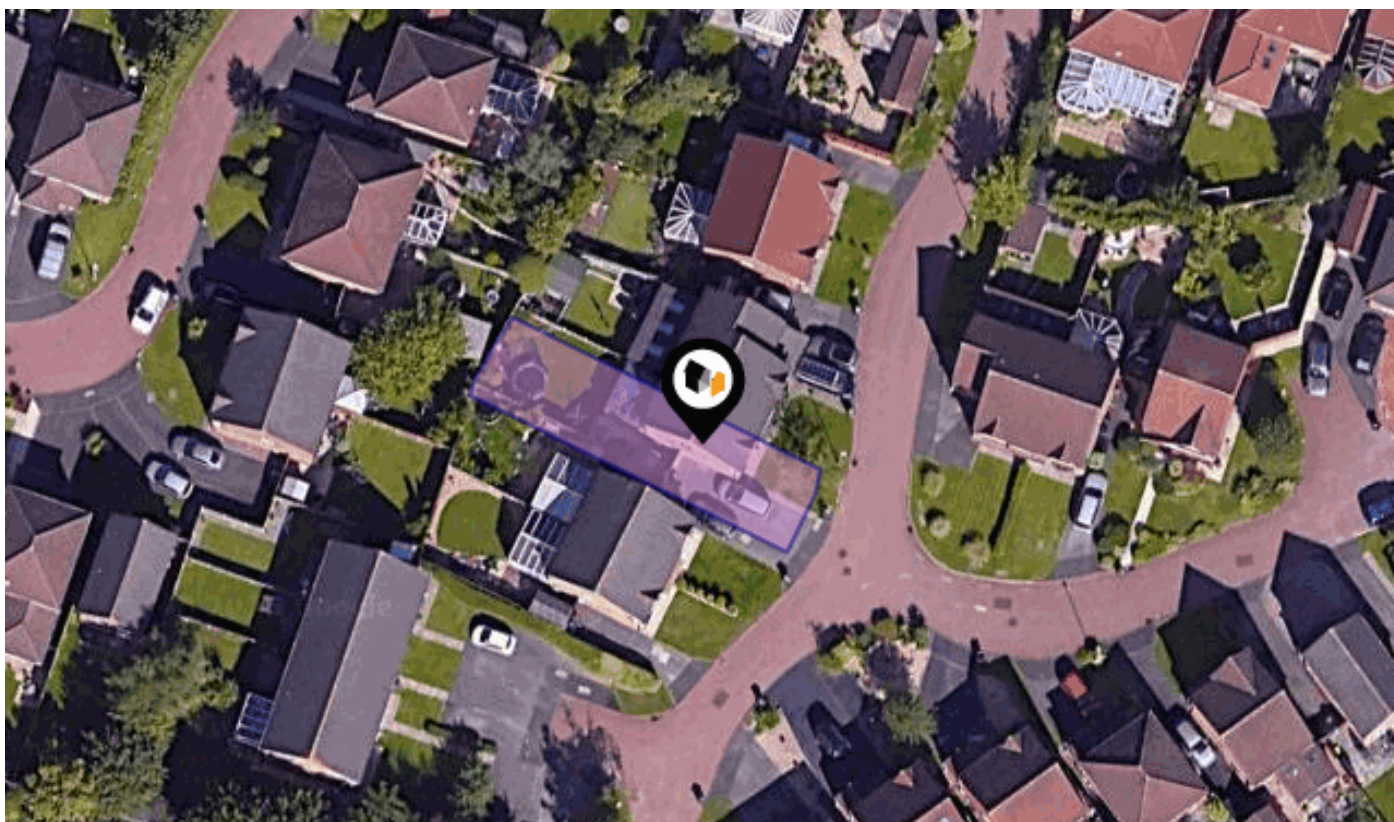


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 23<sup>rd</sup> May 2025**



**ODELL WAY, WALTON-LE-DALE, PRESTON, PR5**

## Roberts & Co

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

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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Situated in a quiet cul-de-sac in a popular residential area, this attractive three-bedroom semi-detached home occupies a generously sized plot and offers a blend of comfort, space, and potential-perfect for first-time buyers or growing families.

Upon entering the property, you're welcomed into a bright and inviting hallway, leading to a spacious living room, ideal for relaxing or entertaining. To the rear is a well-appointed kitchen diner, offering ample space for family meals and everyday living.

A standout feature of this home is the lovely orangery, which adds a significant extension to the living space. Flooded with natural light, it provides the perfect spot for a second sitting area, playroom, or home office. The orangery remains under warranty, offering peace of mind and added value.

Upstairs, the property boasts three bedrooms-two generous doubles and a well-sized single-along with a modern three-piece family bathroom.

Externally, the home benefits from driveway parking and is set back slightly from the cul-de-sac, providing a greater sense of privacy. The property occupies a desirable plot with a square-shaped rear garden, making it more spacious and versatile than neighbouring properties.

Additional features include a modern boiler, ensuring energy-efficient heating and hot water throughout the home.




This well-maintained property is move-in ready, offering both immediate comfort and long-term potential in a sought-after location.










## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1998		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	LA834795		

## Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	9 mb/s	65 mb/s	10000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:	
			
			

# Planning History

## This Address

Planning records for: *Odell Way, Walton-le-dale, Preston, PR5*

Reference - 07/2020/00202/HPD	
Decision:	-
Date:	20th February 2020
Description:	Application for prior approval for single storey rear extension. Proposed length - 3.6m height - 3.4m and height to eaves - 2.3m.









ODELL WAY, WALTON-LE-DALE, PRESTON, PR5

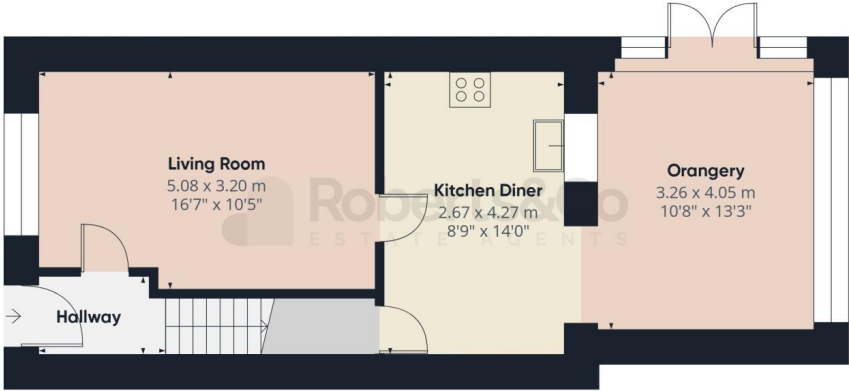


ODELL WAY, WALTON-LE-DALE, PRESTON, PR5

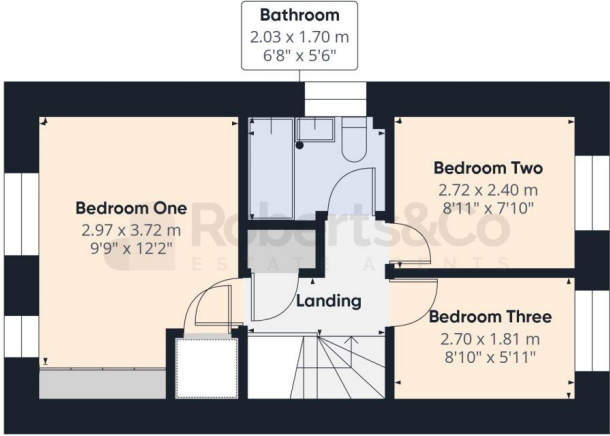




ODELL WAY, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1

Roberts&Co  
ESTATE AGENTS

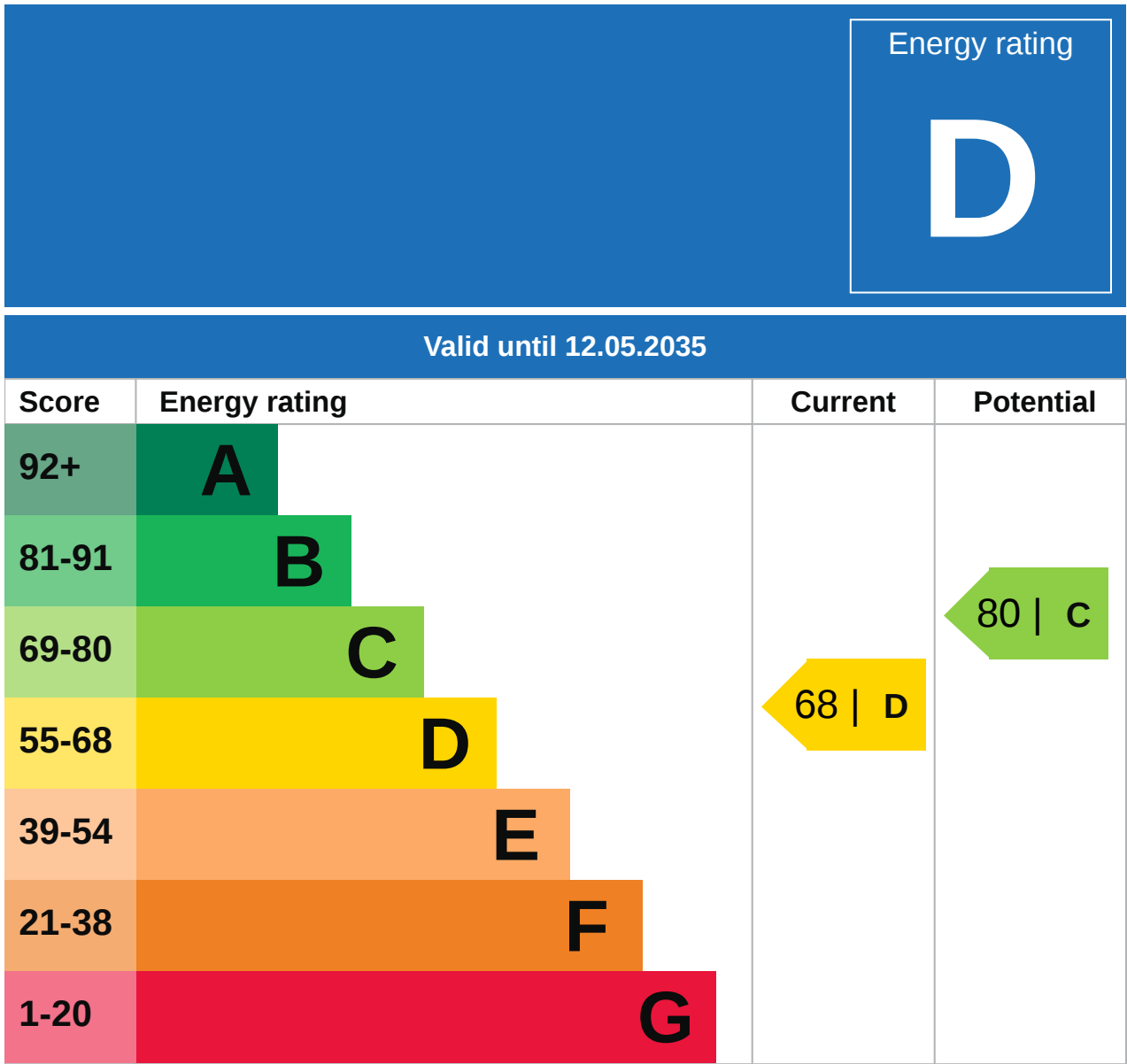
Approximate total area<sup>®</sup>  
75.7 m<sup>2</sup>  
814 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



### Additional EPC Data

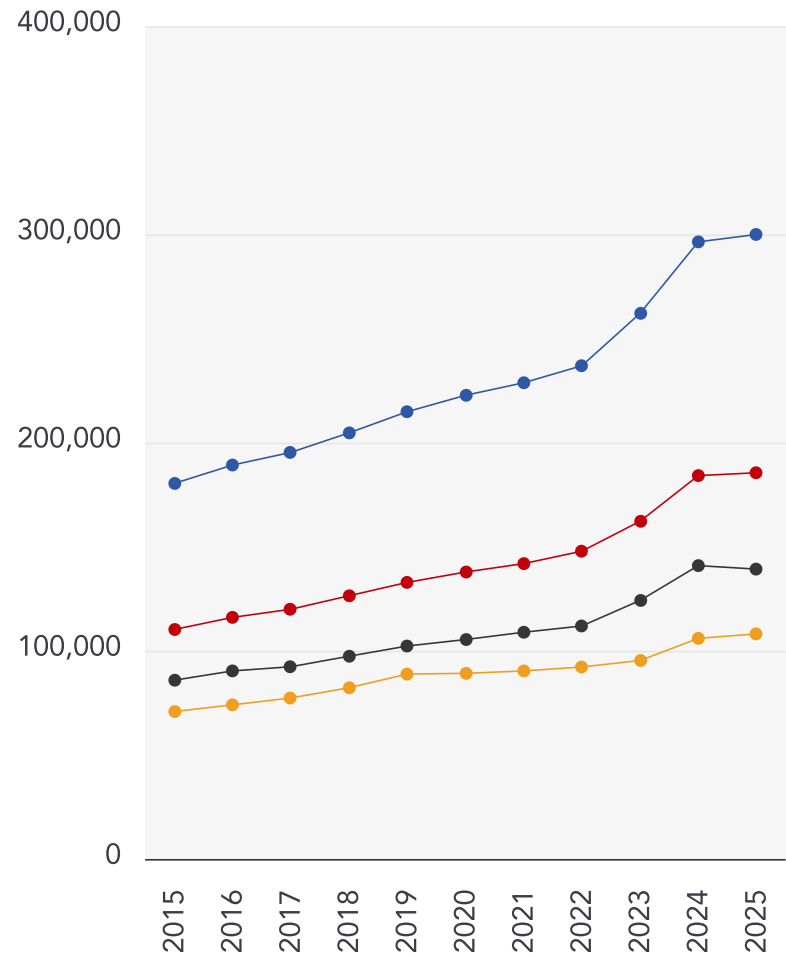
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<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	80 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%**

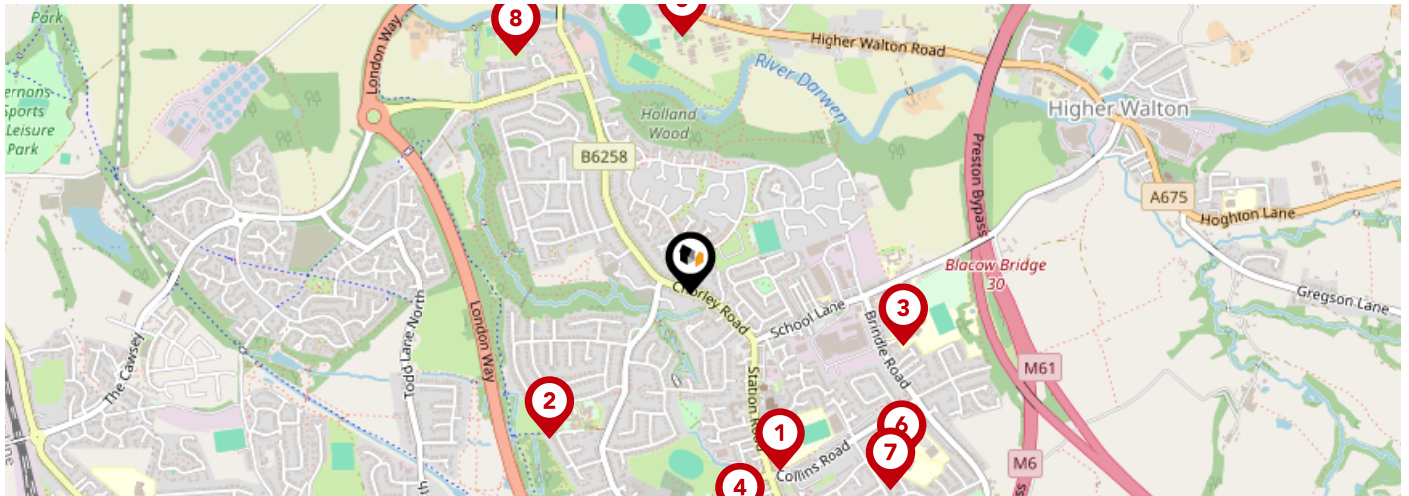
Terraced

**+62.15%**

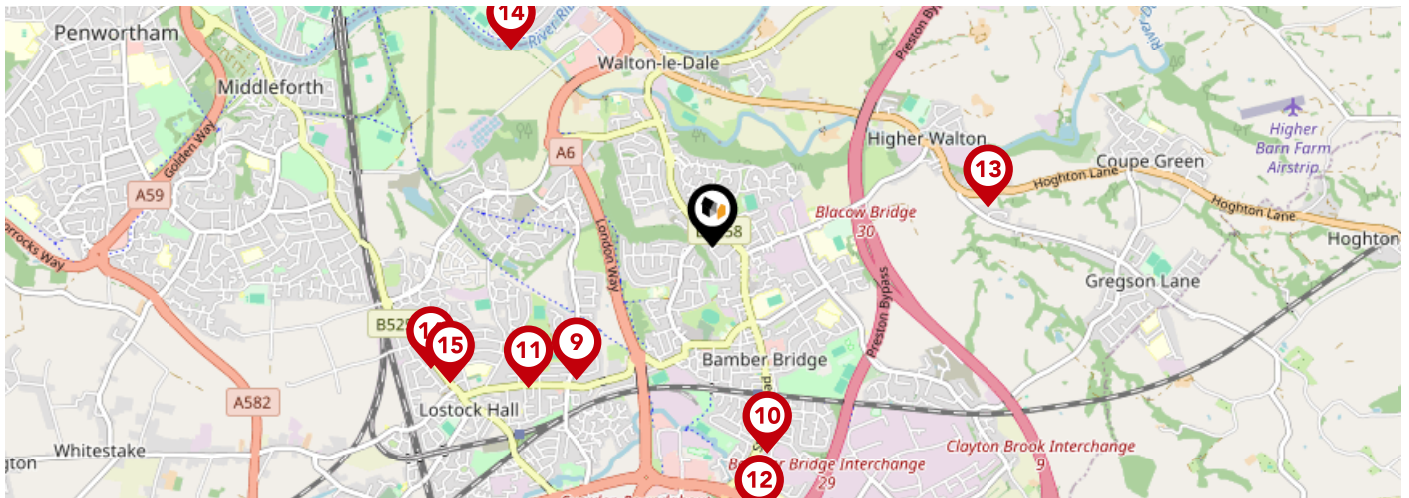
Flat









**+52.7%**





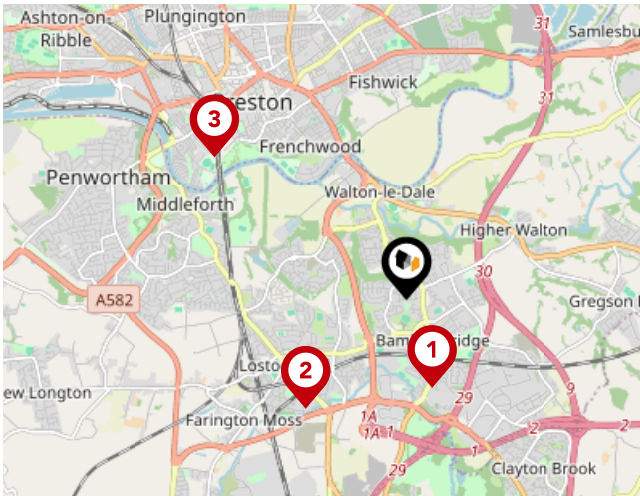
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Lostock Hall Academy</b> 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>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance: 0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> 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>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance: 1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

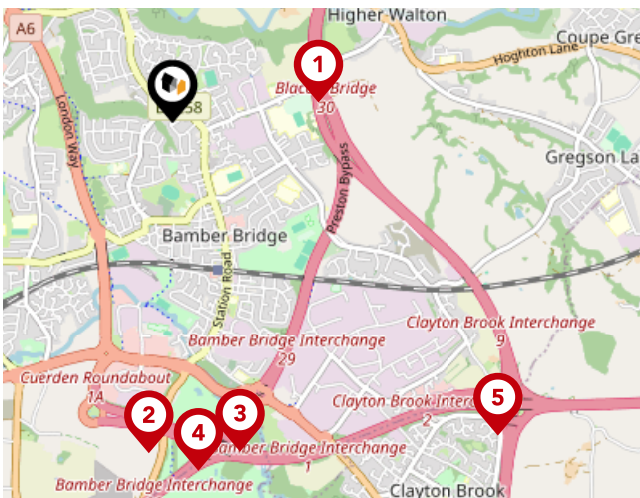
# Area

## Transport (National)



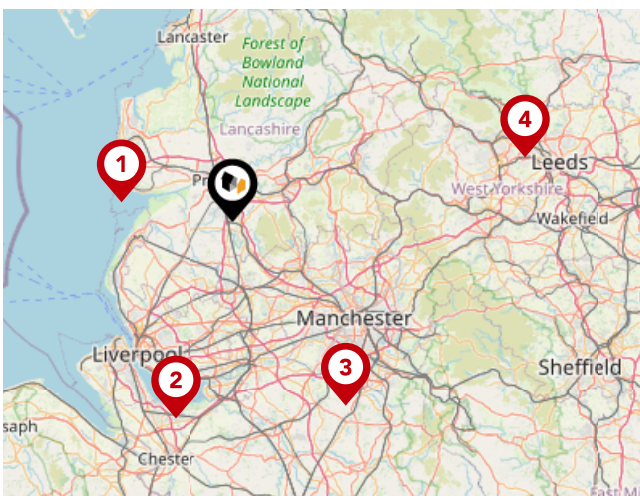
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bamber Bridge Rail Station	0.81 miles
<b>2</b>	Lostock Hall Rail Station	1.3 miles
<b>3</b>	Preston Rail Station	2.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M6 J30	0.64 miles
<b>2</b>	M65 J1A	1.45 miles
<b>3</b>	M6 J29	1.47 miles
<b>4</b>	M65 J1	1.53 miles
<b>5</b>	M65 J2	1.97 miles



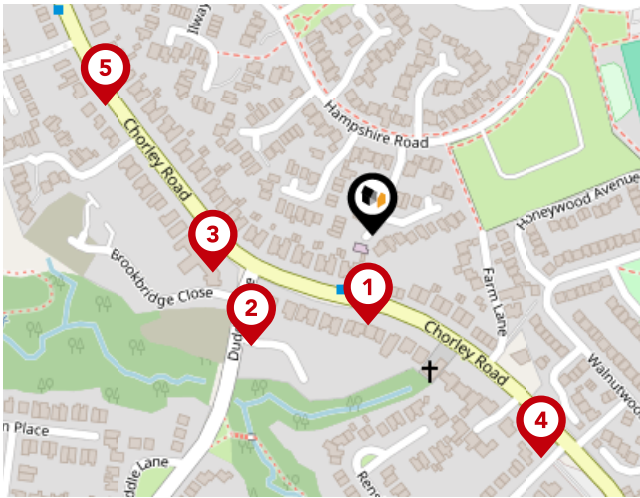
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	15.6 miles
<b>2</b>	Speke	28.77 miles
<b>3</b>	Manchester Airport	30.6 miles
<b>4</b>	Leeds Bradford Airport	42.08 miles








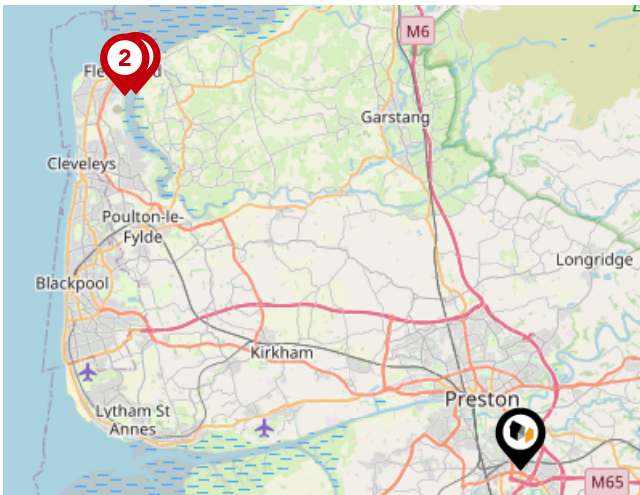
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Duddle Lane	0.05 miles
	Chestnut Close	0.09 miles
	Duddle Lane	0.09 miles
	Renshaw Drive	0.15 miles
	Cinnamon Hill Drive	0.16 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.86 miles
	Fleetwood for Knott End Ferry Landing	19.08 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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