

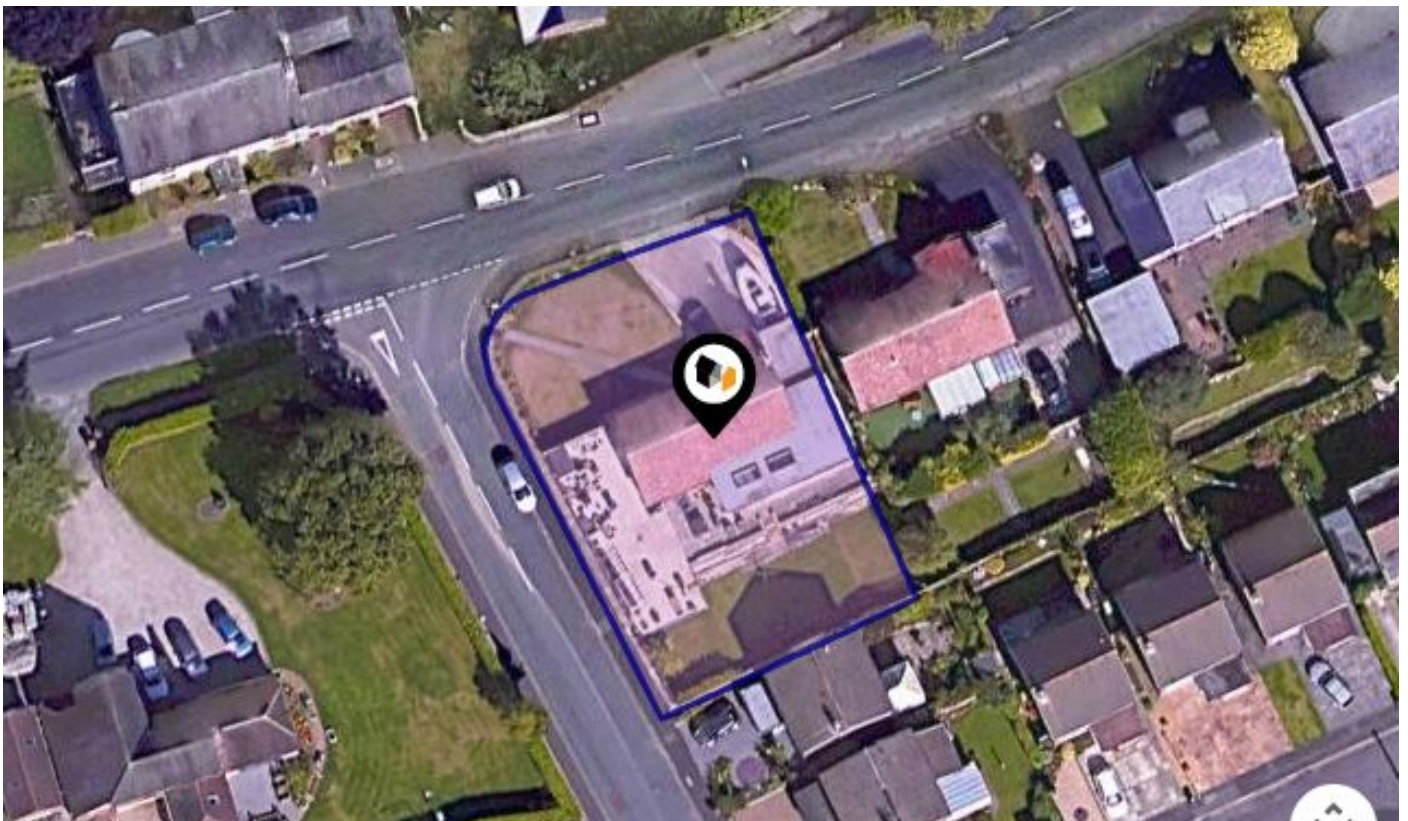


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 23<sup>rd</sup> June 2025**



**CUERDALE LANE, WALTON-LE-DALE, PRESTON, PR5**

## Roberts & Co

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

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www.roberts-estates.co.uk



Spectacular Detached Bungalow in a Highly Sought-After Location with Breathtaking Countryside Views "Views for days" truly doesn't do this remarkable home justice. This beautifully presented and newly renovated detached bungalow is nestled in an elevated position, offering sweeping panoramic views of the surrounding countryside. Situated in a highly desirable location, the property enjoys easy access to motorway links and local amenities, making it the perfect balance between rural charm and modern convenience.

The home is approached via a private driveway with ample parking for multiple vehicles, leading to an integral garage. The property is set within generous landscaped gardens that wrap around the front, side, and rear of the house. At the front, a large lawn area creates a welcoming first impression. To the rear, there is an extensive patio ideal for barbecues, entertaining, sunbathing, or simply relaxing and taking in the spectacular outlook. A lower lawned garden provides an excellent space for children to play or pets to roam freely.

Inside, the entrance hall welcomes you into the home and includes a convenient WC. At the front of the property, the spacious living room features large windows that frame stunning views over open countryside, creating a bright and calming atmosphere.

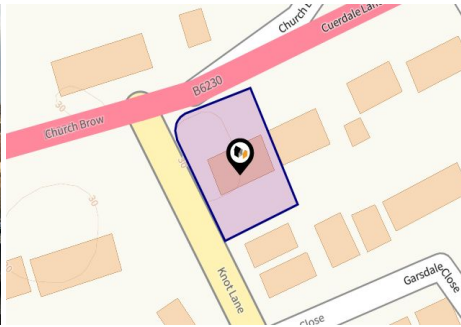
The heart of the home is the impressive open-plan family kitchen and living area. Designed with both style and practicality in mind, it features sleek dark and light grey high-gloss cabinets, integrated double electric ovens, an integrated fridge and freezer, and a dishwasher. A central island houses an induction hob and extractor fan, making it a focal point for cooking and gathering. There is ample space for a dining table and chairs, all set against the backdrop of uninterrupted countryside views. The family seating area flows seamlessly into the landscaped rear garden, perfect for indoor-outdoor living.

A separate utility room offers generous space for additional appliances and storage, keeping the main living areas clutter-free.

The ground floor hosts three well-proportioned double bedrooms and a contemporary shower room complete with a walk-in shower, WC, and wash hand basin.

Upstairs, the stunning primary bedroom suite offers a true retreat, with two large windows that capture breathtaking views-an ideal spot to sit and watch the world go by. The luxury en-suite bathroom includes a freestanding bath, a separate walk-in shower, a WC, and a wash hand basin. Also on this floor is a further spacious double bedroom and a separate modern shower room, providing flexible accommodation for guests or family members.

Outside, the property offers a lifestyle that embraces both relaxation and entertaining. The large patio area is ideal for social gatherings, while the expansive lawns provide plenty of space for children to play or dogs to run freely. With its outstanding views, spacious layout, and high-quality finish throughout, this is a home that truly needs to be seen to be appreciated.



## Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>
Plot Area:	0.2 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£3,398
Title Number:	LAN200400

**Tenure:** Freehold

## Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

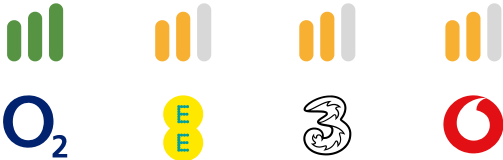
**25**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Cuerdale Lane, Walton-le-dale, Preston, PR5*

Reference - 07/2020/00125/HOH	
Decision:	-
Date:	03rd February 2020
Description:	Single storey side and rear extension following demolition of the existing conservatory. Front and rear dormers, side facing bedroom window and new Render to cover existing bricks



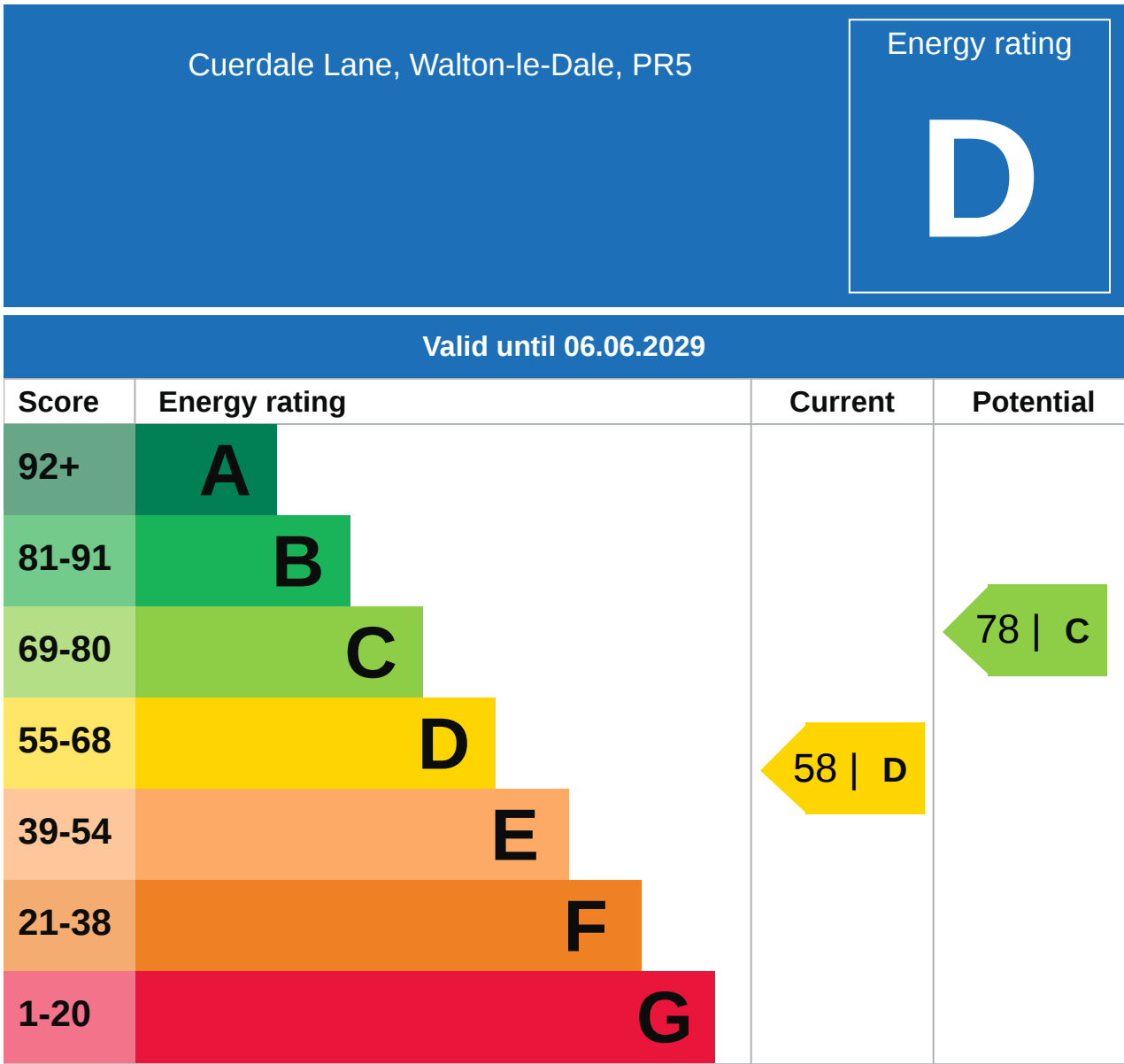








Property  
**EPC - Certificate**





### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	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 installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>

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

Detached

**+54.23%**

Semi-Detached

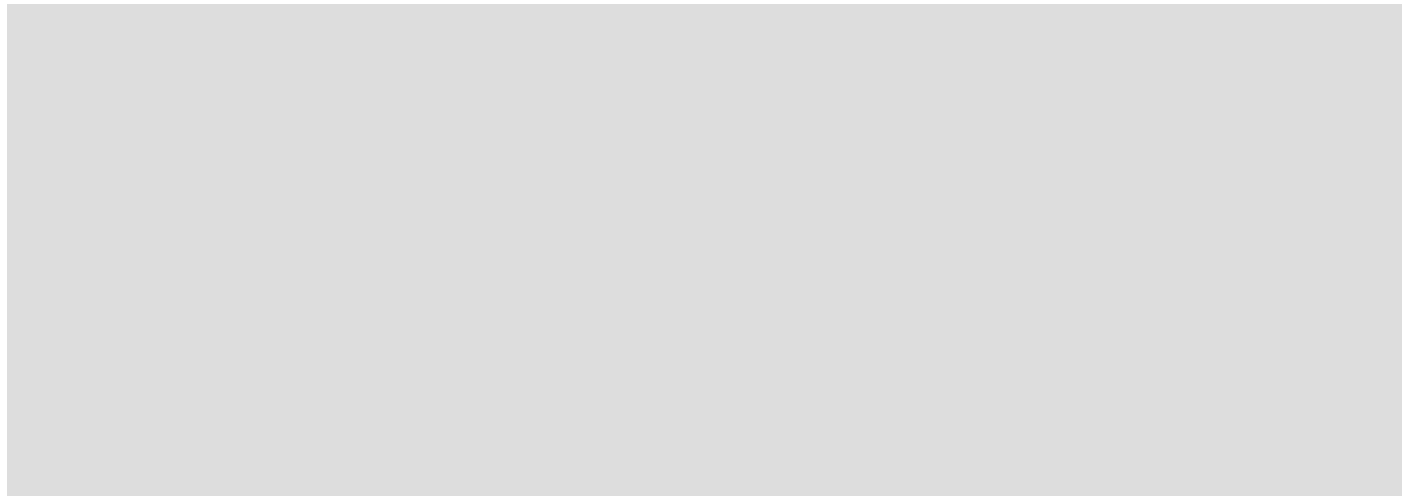
**+49.8%**

Terraced

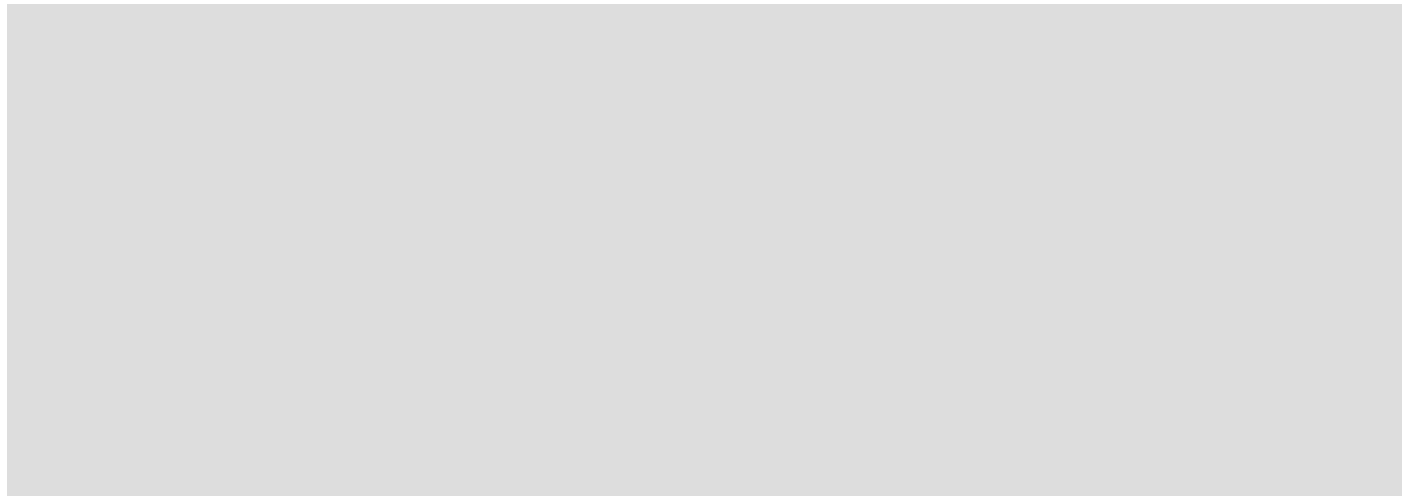
**+44.66%**

Flat

**+26.94%**

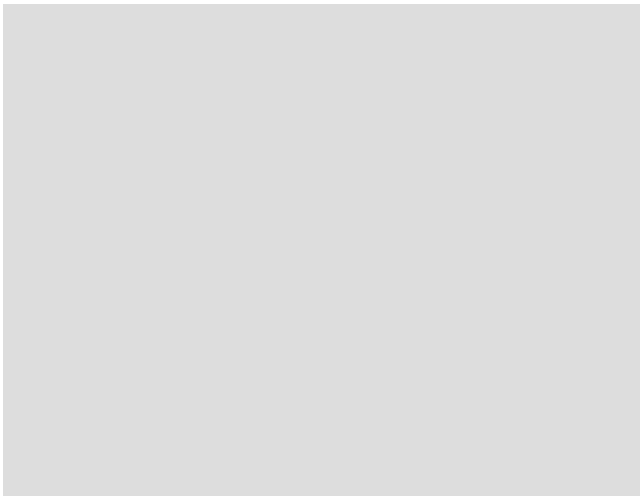


		Nursery	Primary	Secondary	College	Private
1	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Walton-Le-Dale High School</b> 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"/>
4	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Fishwick Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






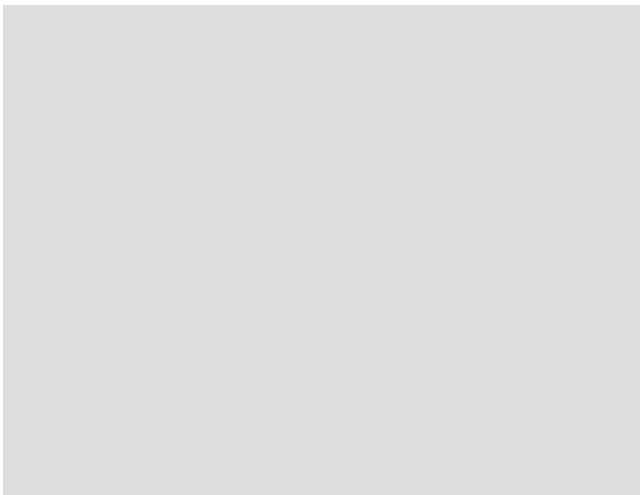
		Nursery	Primary	Secondary	College	Private
9	<b>St Teresa's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 201   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>The Olive School, Preston</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<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"/>
15	<b>Lancaster University School of Mathematics</b> Ofsted Rating: Not Rated   Pupils: 89   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>St Matthew's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 468   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>










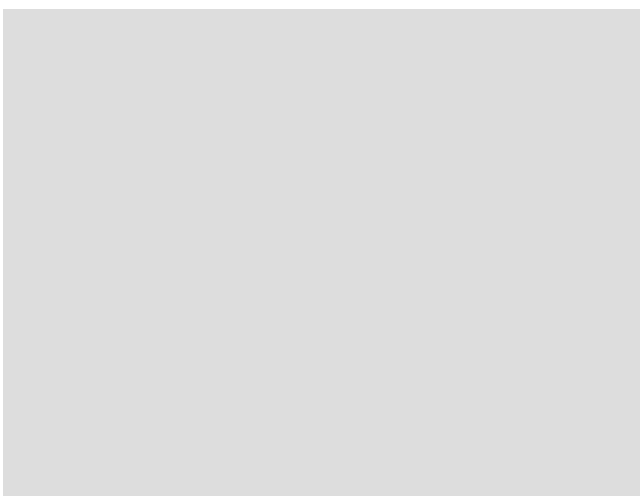
### National Rail Stations

Pin	Name	Distance
	Bamber Bridge Rail Station	1.47 miles
	Lostock Hall Rail Station	1.91 miles
	Preston Rail Station	1.9 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J30	0.76 miles
	M6 J31	1.56 miles
	M6 J29	2.14 miles
	M65 J1A	2.16 miles
	M65 J1	2.22 miles

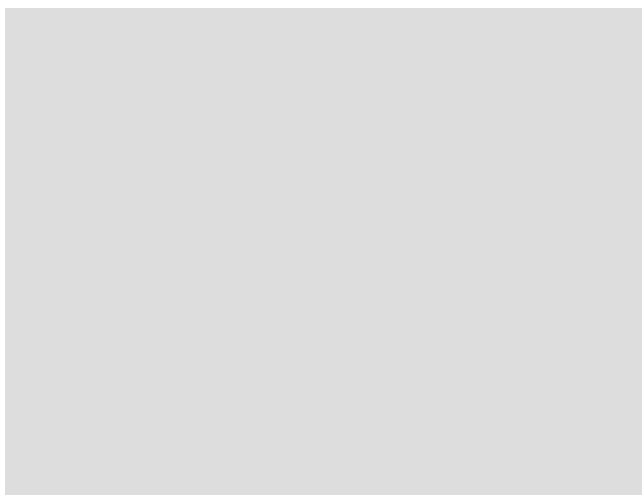


### Airports/Helipads






Pin	Name	Distance
	Highfield	15.66 miles
	Speke	29.48 miles
	Manchester Airport	30.66 miles
	Leeds Bradford Airport	41.77 miles

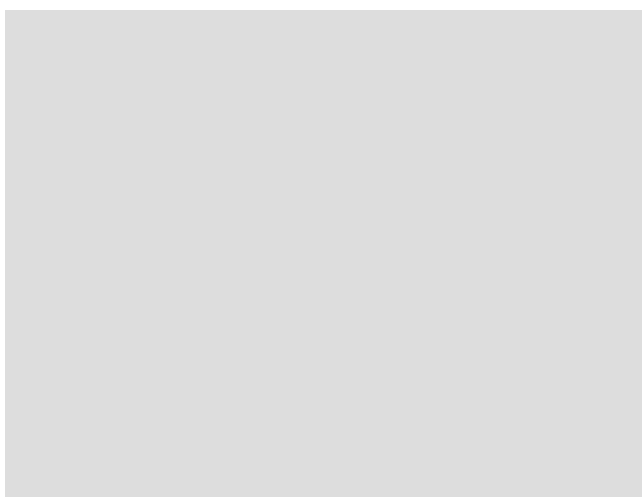
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Knot Lane	0.18 miles
	Knot Lane	0.19 miles
	Garden Centre	0.22 miles
	Little Oaks	0.28 miles
	Little Oaks	0.31 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.5 miles
	Fleetwood for Knott End Ferry Landing	18.73 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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