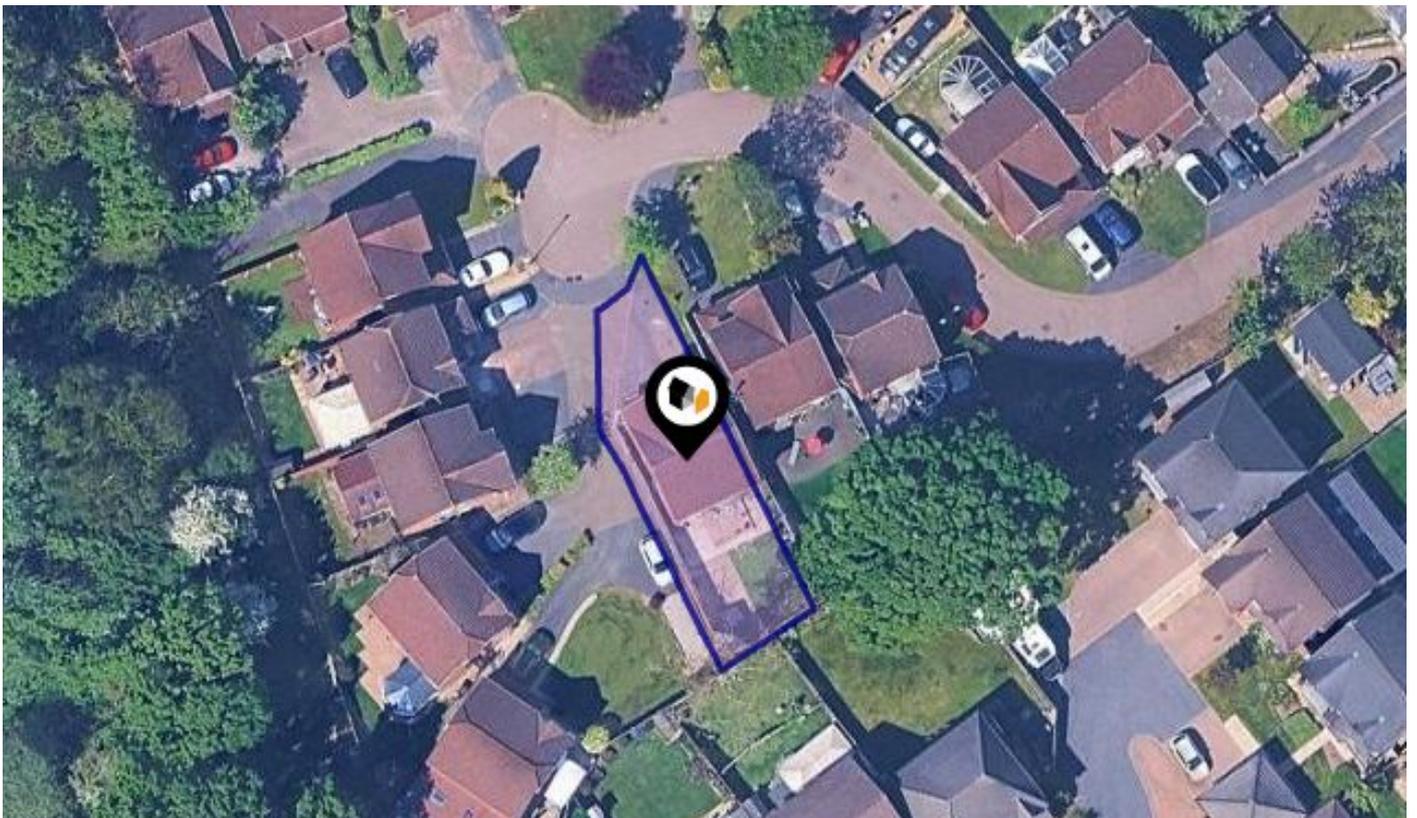




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 13th March 2026



HUNTERS LODGE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk

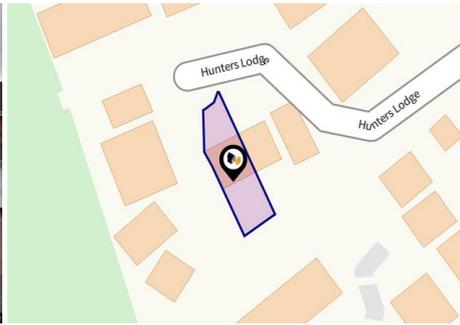


Introduction

Our Comments

* Well Presented 4-Bedroom Home * Quiet Cul De Sac Location * Excellent Location

To the ground floor, you enter the property into a bright and welcoming open-plan dining area that creates a sociable space for everyday living and entertaining. To the rear of the home is a spacious living room, beautifully finished with a contemporary media wall and French doors that open directly onto the garden, allowing plenty of natural light to flow through the room and creating a seamless connection between indoor and outdoor living. Also located at the rear of the property is the modern fitted kitchen, complete with sleek grey gloss wall and base units complemented by a contrasting work surface. The kitchen is fully equipped with integrated appliances, including a full-size fridge and a separate full-size freezer, offering both style and practicality for modern family life. Originally built with an integral garage, the space has been thoughtfully converted to provide a versatile additional reception room which could easily be used as a ground floor bedroom, home office, or family room. This room also benefits from its own ensuite bathroom, making it ideal for guests or multi-generational living. To the first floor, the property offers four well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes and its own ensuite shower room. There are two further spacious double bedrooms, along with a generously sized single bedroom that could also serve well as a nursery or home office. A modern family bathroom completes the first-floor accommodation. Externally, the property offers a double driveway to the front, providing ample off-road parking. To the rear, there is a beautifully landscaped garden designed with low maintenance in mind, featuring Indian stone flagging and artificial turf-creating an attractive outdoor space that can be enjoyed throughout the year. The property is also just a short drive from the popular Capitol Centre retail and leisure complex, which features a modern cinema, a variety of restaurants and cafés, and a range of large, well-known retail stores-perfect for shopping, dining, and entertainment.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.06 acres		
Year Built :	1998		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LA826176		

Local Area

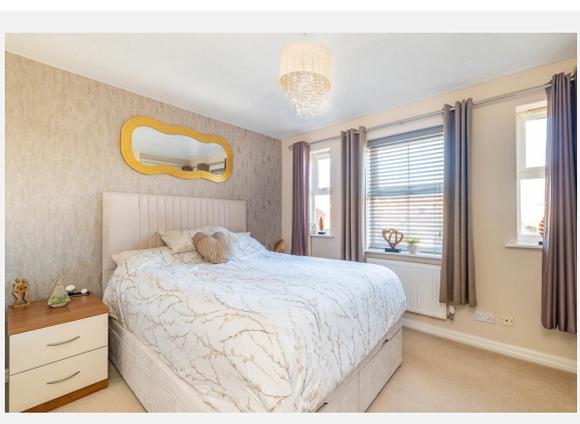
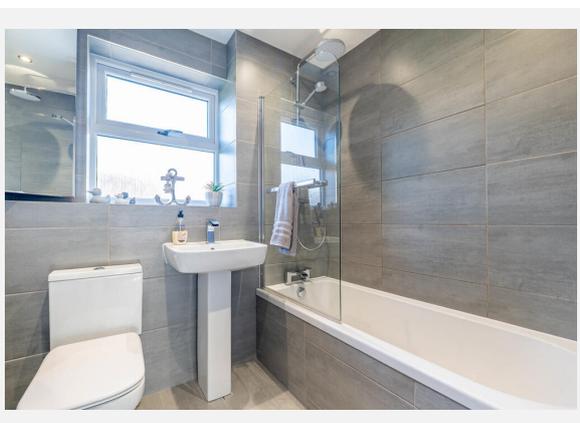
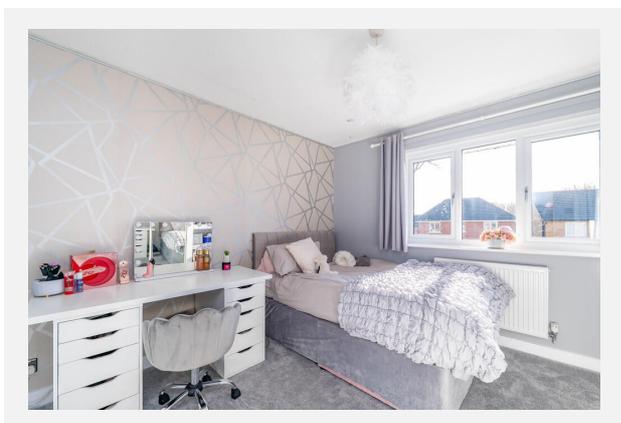
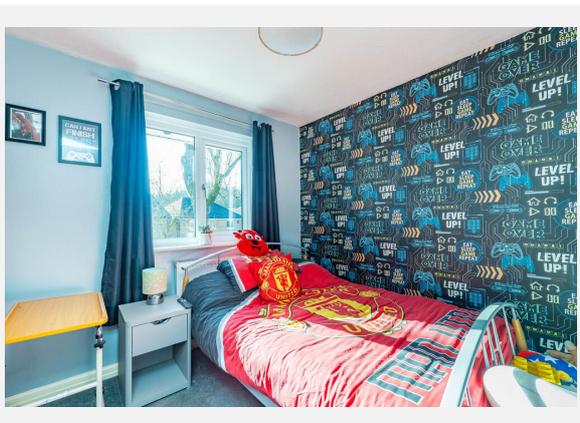
Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

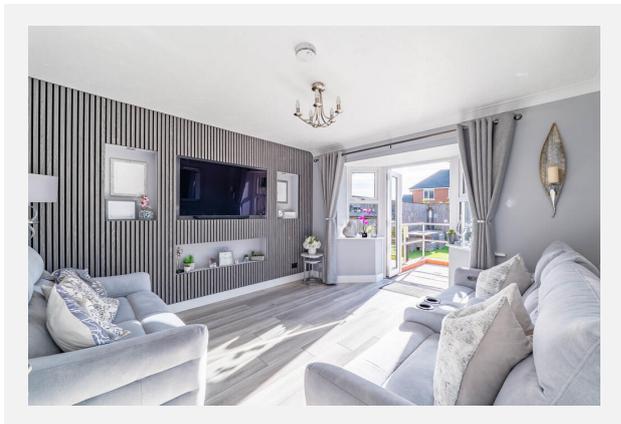
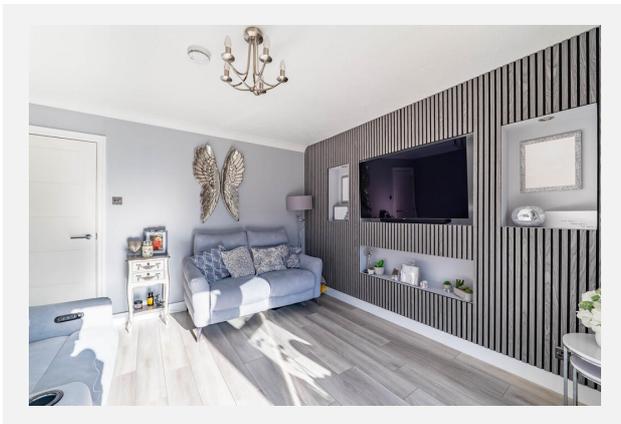
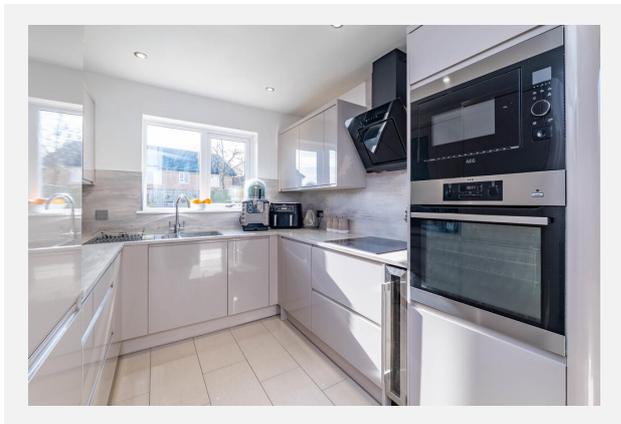
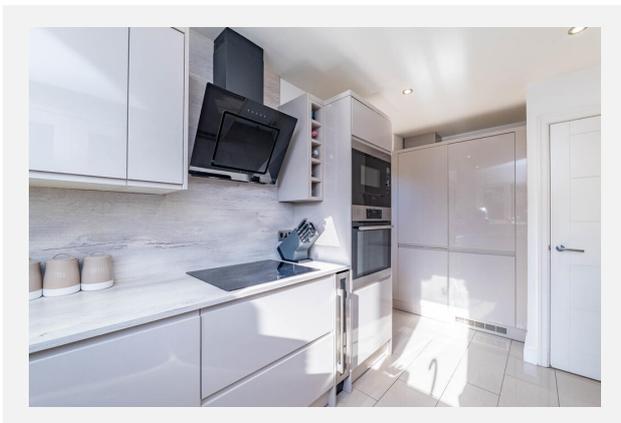
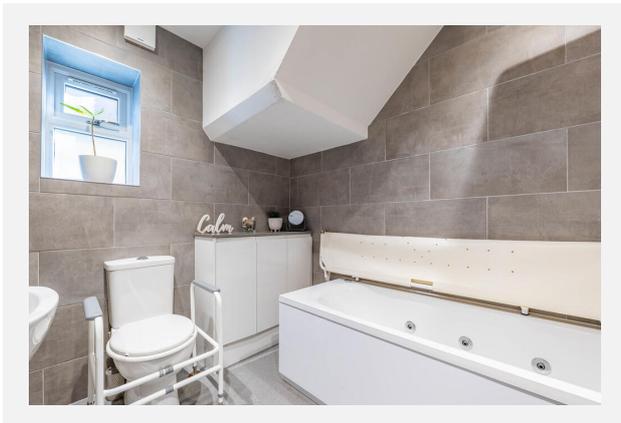
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	75 mb/s	10000 mb/s

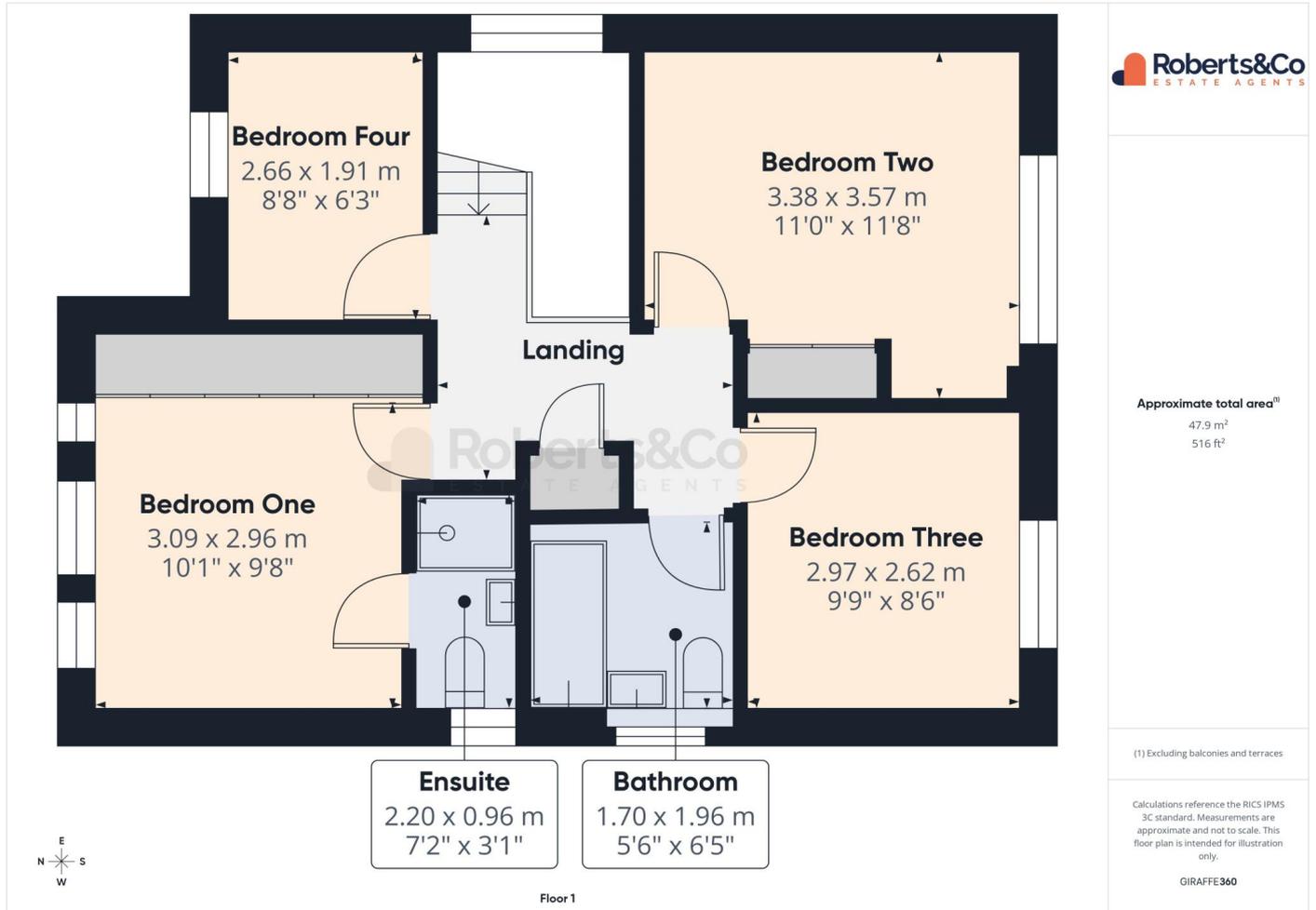
Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

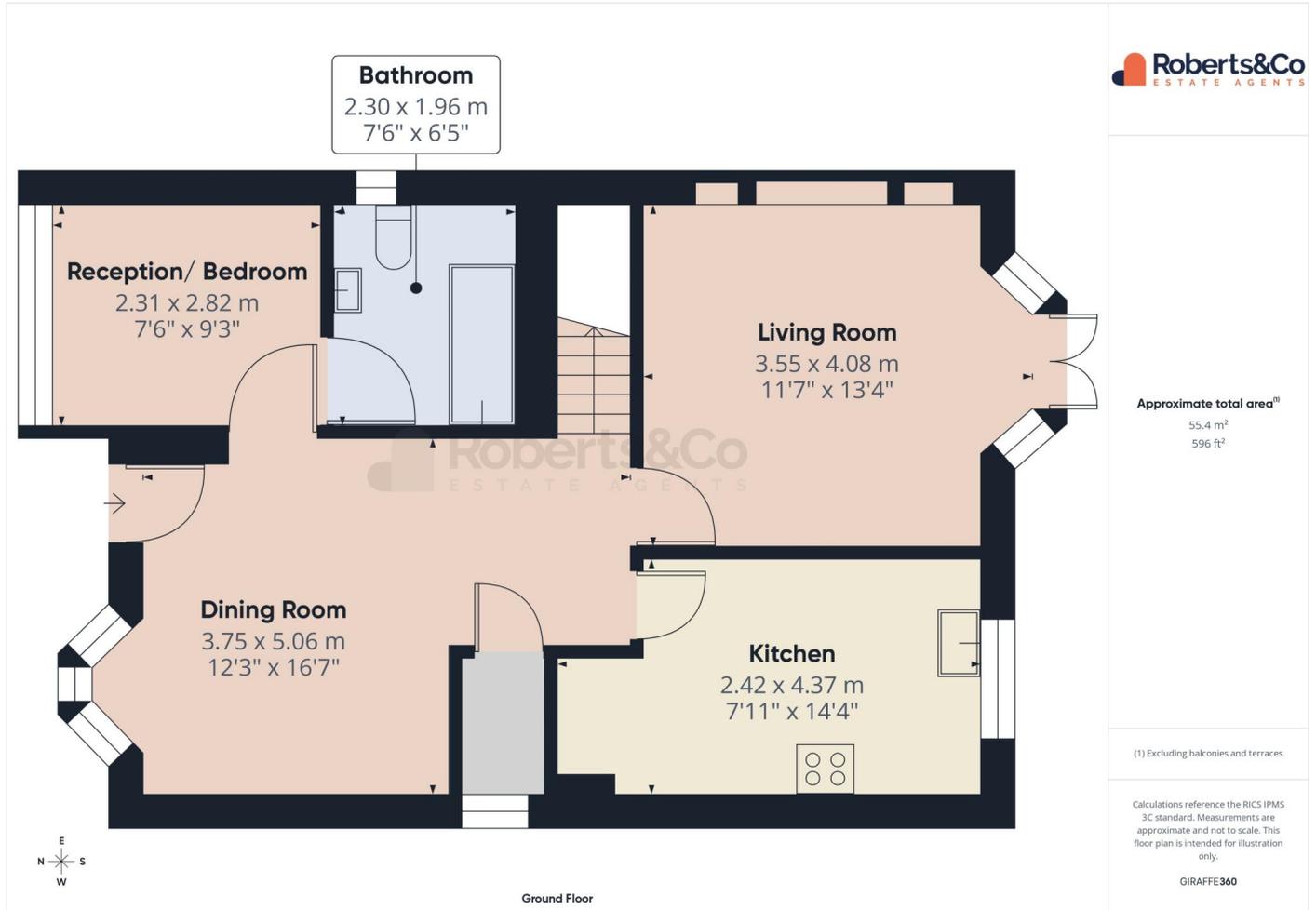




HUNTERS LODGE, WALTON-LE-DALE, PRESTON, PR5



HUNTERS LODGE, WALTON-LE-DALE, PRESTON, PR5



HUNTERS LODGE, WALTON-LE-DALE, PRESTON, PR5



Hunters Lodge, Walton-le-Dale, PR5

Energy rating

C

Valid until 16.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

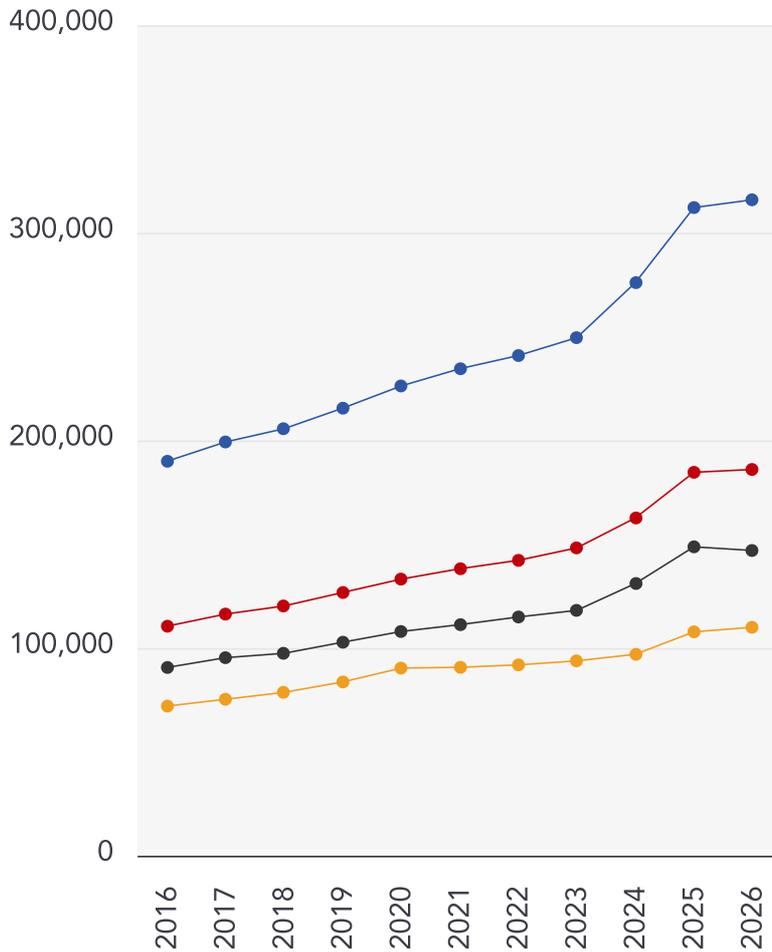
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	95 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

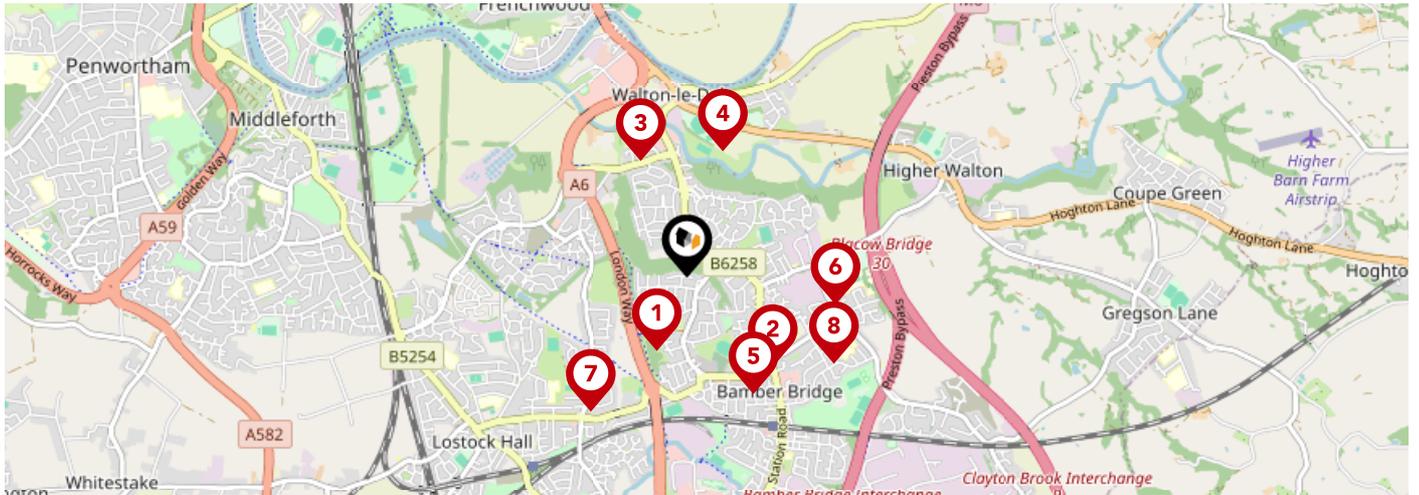
Terraced

+62.15%

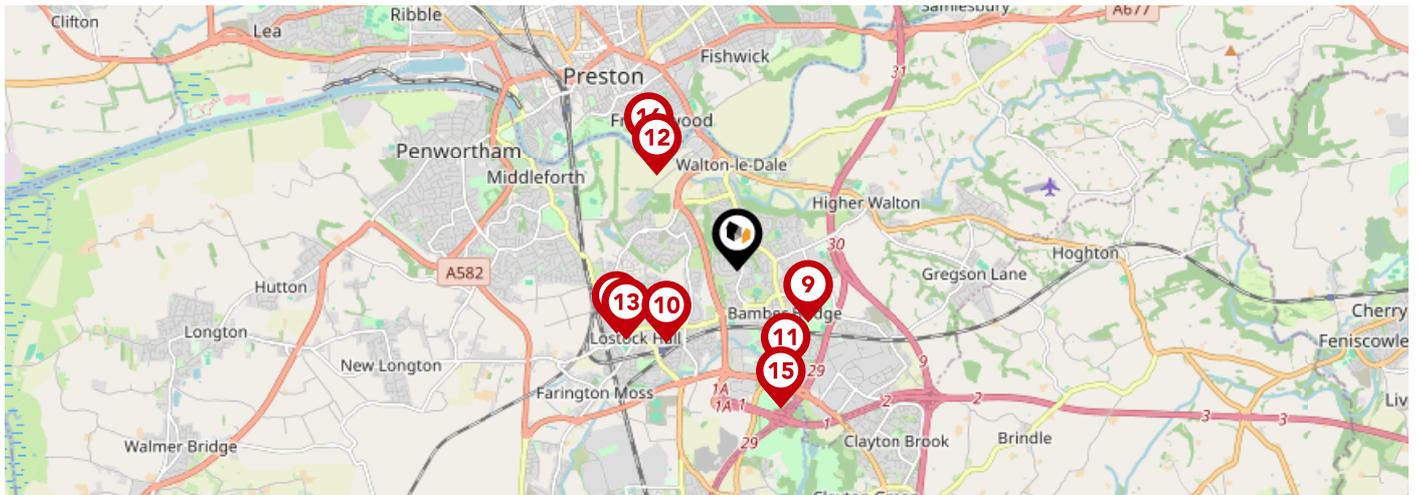
Flat

+52.7%

Area Schools



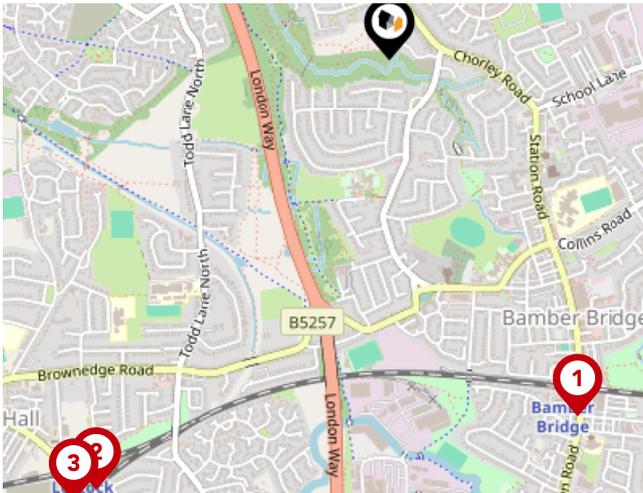
		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

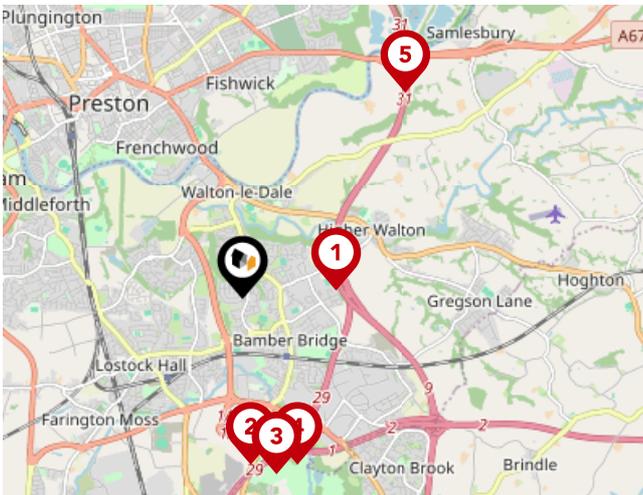
Area

Transport (National)



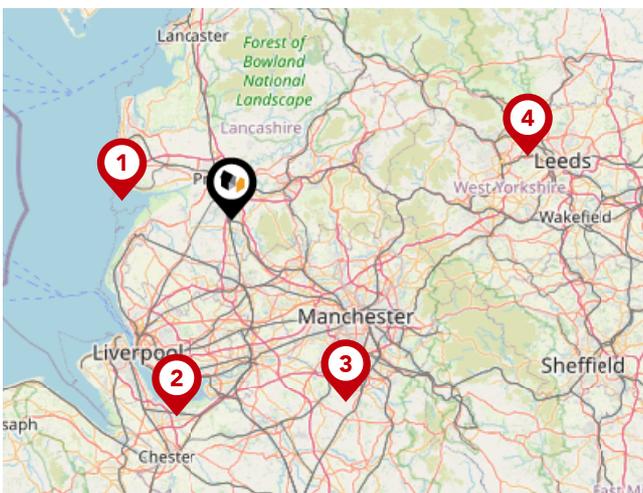
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.89 miles
2	Lostock Hall Rail Station	1.14 miles
3	Lostock Hall Rail Station	1.19 miles



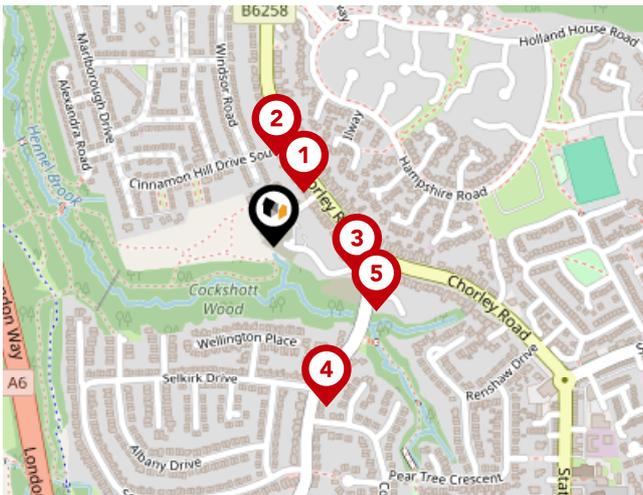
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.82 miles
2	M65 J1A	1.46 miles
3	M65 J1	1.56 miles
4	M6 J29	1.53 miles
5	M6 J31	2.3 miles



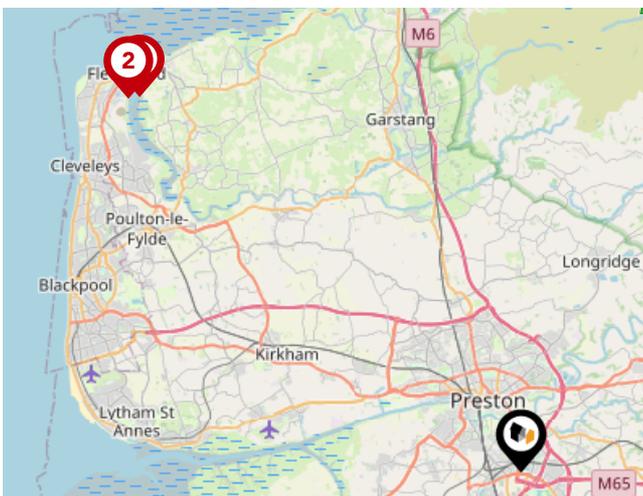
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	15.42 miles
2	Speke	28.73 miles
3	Manchester Airport	30.26 miles
4	Leeds Bradford Airport	42.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	Cinnamon Hill Drive	0.07 miles
2	Cinnamon Hill Drive	0.1 miles
3	Duddle Lane	0.1 miles
4	Selkirk Drive	0.18 miles
5	Chestnut Close	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.72 miles
2	Fleetwood for Knott End Ferry Landing	18.94 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

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 & 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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