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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> January 2026



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

## Roberts & Co

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

01772 746100

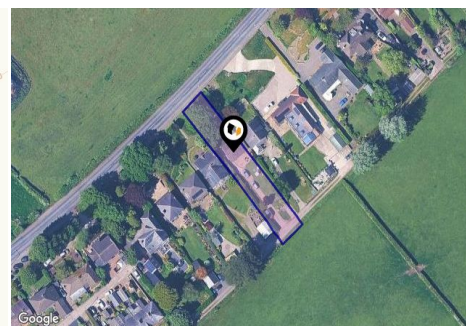
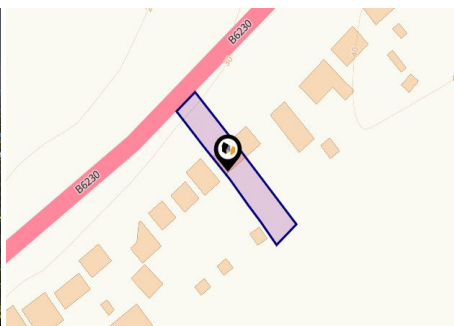
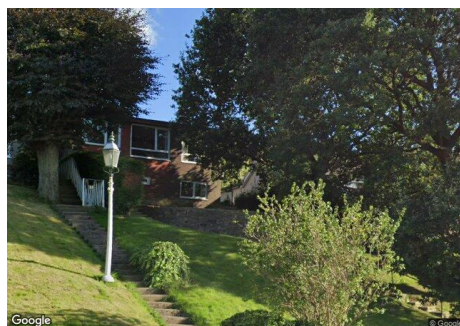
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* A Distinctive Home with Panoramic Views & Contemporary Luxury \* Fully Renovated to an Exceptional Standard \* Thoughtful Split-Level Layout

A truly unique residence, this striking modern/retro home has been thoughtfully designed with a layout that enhances incredible 360-degree views, creating a living experience that evolves beautifully throughout the day. Wake to the sun rising behind Winter Hill at the rear of the property, bathing the home in morning light, and enjoy spectacular evenings as the sun sets behind the Preston skyline to the front - a rare and captivating outlook. Approached via an extensive York stone driveway, the property immediately impresses, with a matching York stone patio providing the perfect setting for outdoor relaxation and entertaining. The home's layout has been carefully designed to maximise light, views, and flow. Upon entering, you are welcomed into a spacious open living room, where incredible panoramic views take centre stage - an impressive and inviting space ideal for both everyday living and entertaining. A short flight of stairs leads to the dining area, which connects seamlessly to the fitted kitchen, finished to an exceptional standard. This level also accommodates Bedroom Three, along with a utility room and a convenient W/C, offering excellent flexibility for guests or home working. Heading downstairs, the lower level provides two further well-proportioned bedrooms, a modern shower room, a luxury bathroom, and a large basement storage area, ideal for practical living without compromising the home's clean, elegant aesthetic. This freehold property has been comprehensively renovated throughout, blending high-end modern specification with timeless finishes: New top-spec Worcester boiler Entirely new heating system with luxury antique brass radiators Stunning new kitchen featuring: Quartz worktops Bosch appliances Boiling hot water tap New luxury flooring and carpets throughout Electrical consumer box upgrade New roof with top-spec insulation Brand new bathroom and separate W/C Decorated throughout, ready for immediate occupation A Home That Truly Stands Apart With its architectural individuality, breath taking views, and meticulous full renovation, this is a home that offers something genuinely special - both inside and out.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>		
<b>Plot Area:</b>	0.25 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,875		
<b>Title Number:</b>	LAN42004		

## 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)

**23** **1800**  
mb/s mb/s



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



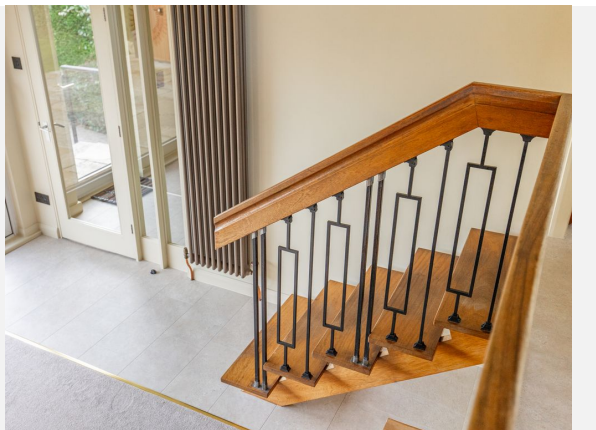
### Satellite/Fibre TV Availability:



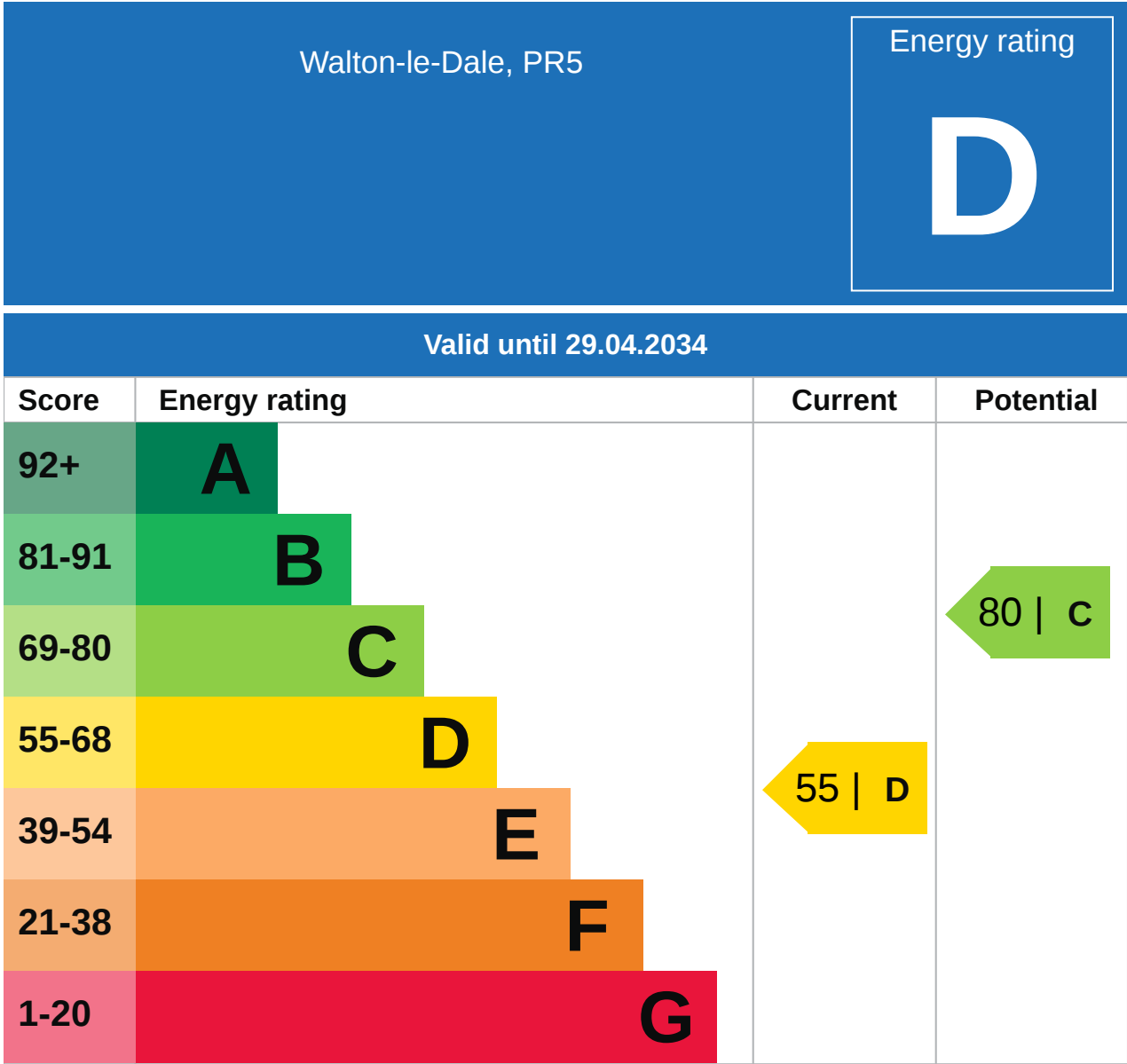












### Additional EPC Data

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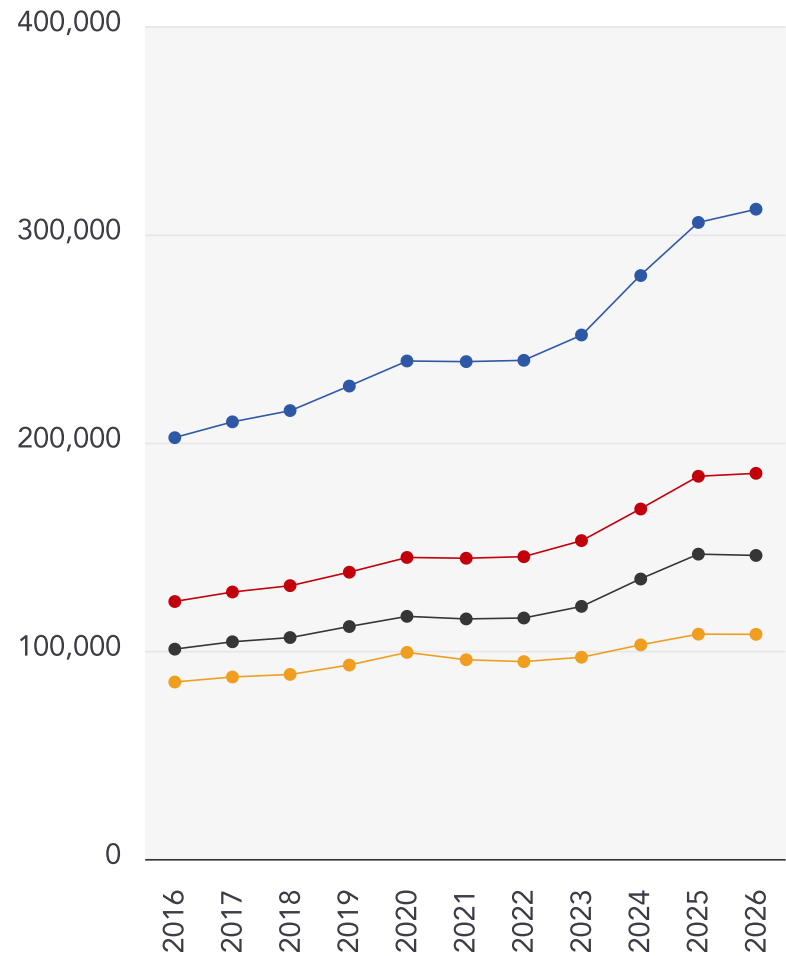
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Warm air, mains gas
<b>Main Heating Controls:</b>	Room thermostat only
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	102 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

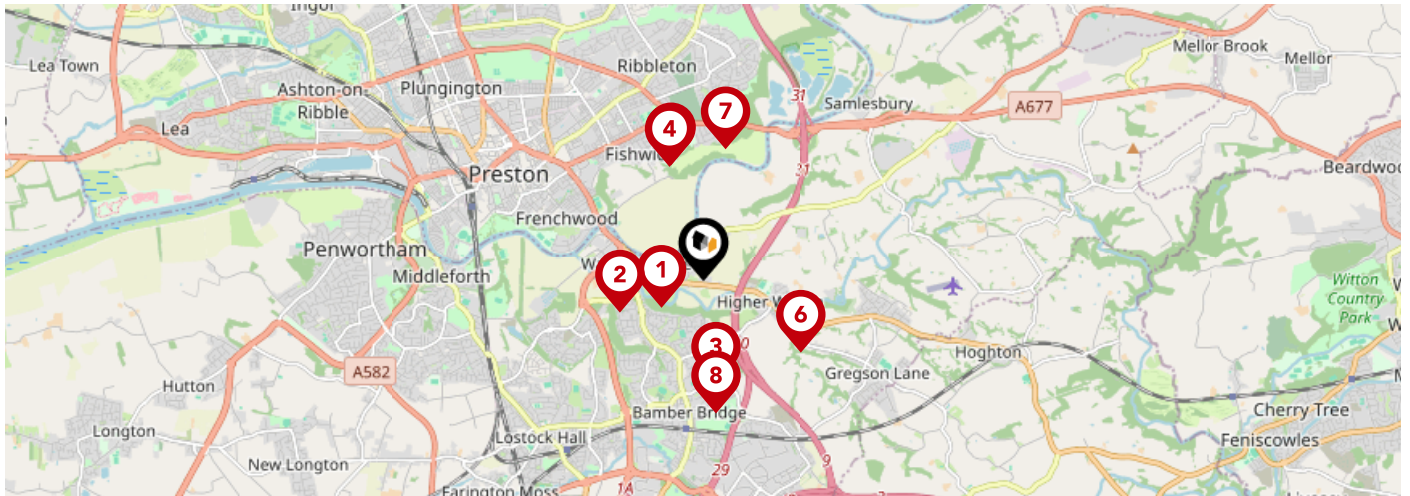
**+49.8%**

Terraced

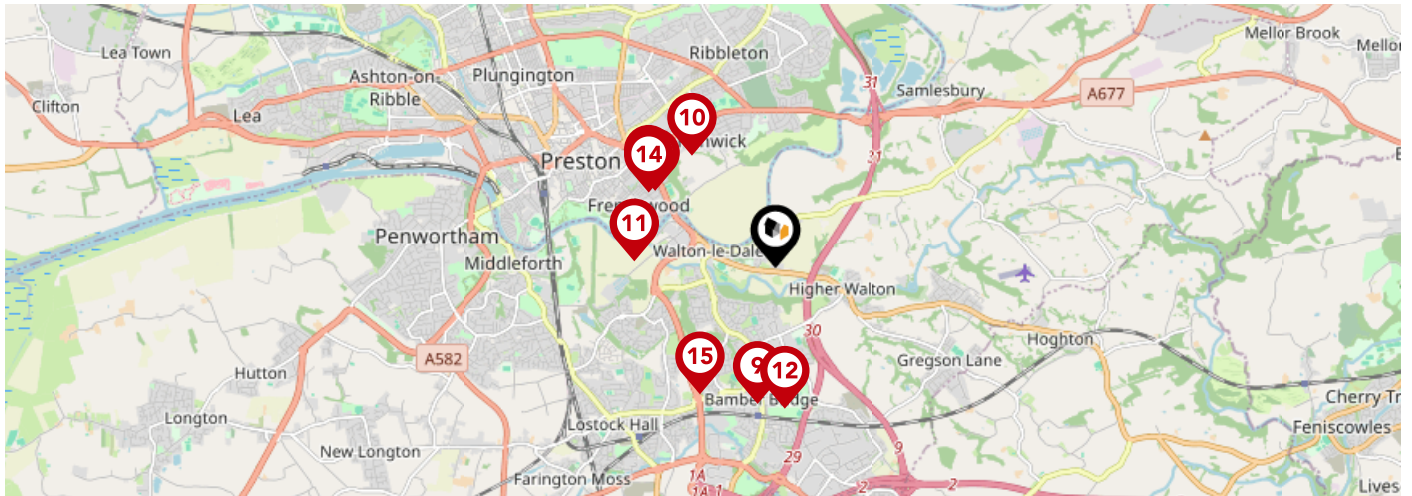
**+44.66%**

Flat

**+26.94%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.78	<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:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fishwick Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Teresa's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 201   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brockholes Wood Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 210   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

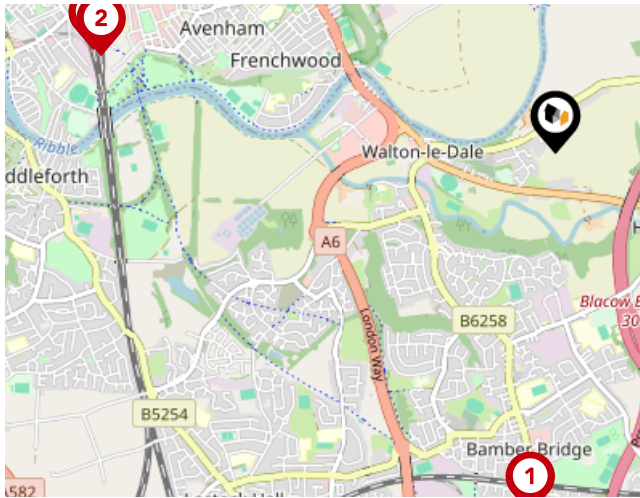


		Nursery	Primary	Secondary	College	Private
	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's Church 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"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Olive School, Preston</b> Ofsted Rating: Outstanding   Pupils: 421   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster University School of Mathematics</b> Ofsted Rating: Not Rated   Pupils: 89   Distance: 1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Boys' School, Preston</b> Ofsted Rating: Outstanding   Pupils: 613   Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






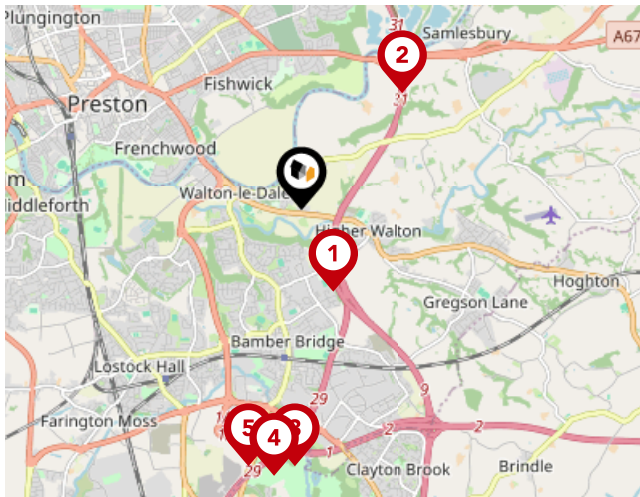
# Area

## Transport (National)








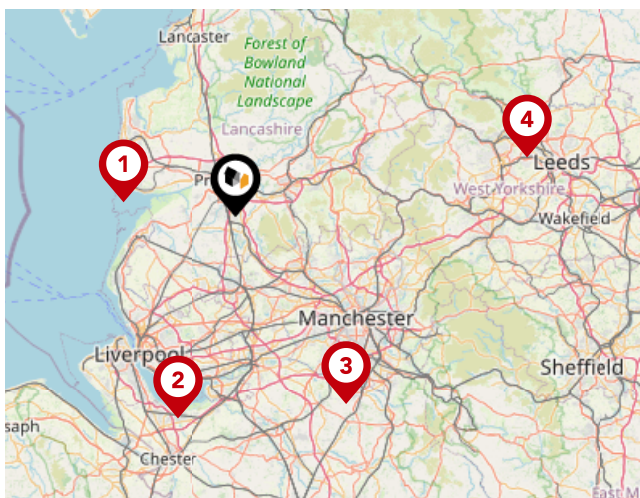
### National Rail Stations

Pin	Name	Distance
	Bamber Bridge Rail Station	1.58 miles
	Preston Rail Station	2.04 miles
	Preston Rail Station	2.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J30	0.77 miles
	M6 J31	1.36 miles
	M6 J29	2.24 miles
	M65 J1	2.34 miles
	M65 J1A	2.29 miles



### Airports/Helipads






Pin	Name	Distance
	Highfield	15.82 miles
	Speke	29.63 miles
	Manchester Airport	30.66 miles
	Leeds Bradford Airport	41.57 miles

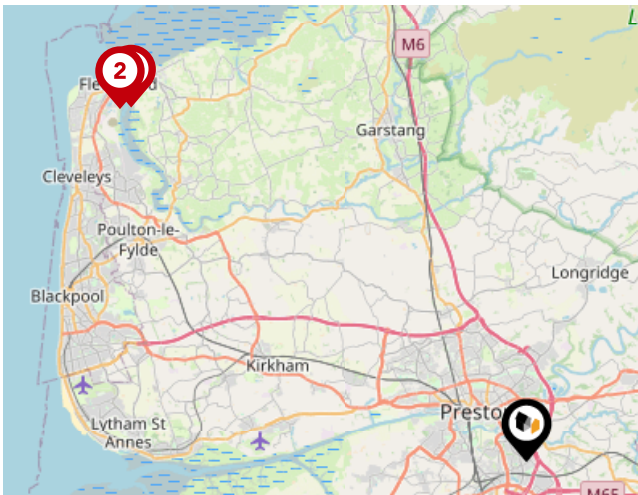
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Little Oaks	0.32 miles
	Little Oaks	0.32 miles
	Knot Lane	0.35 miles
	Knot Lane	0.38 miles
	Garden Centre	0.42 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.56 miles
	Fleetwood for Knott End Ferry Landing	18.79 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 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

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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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