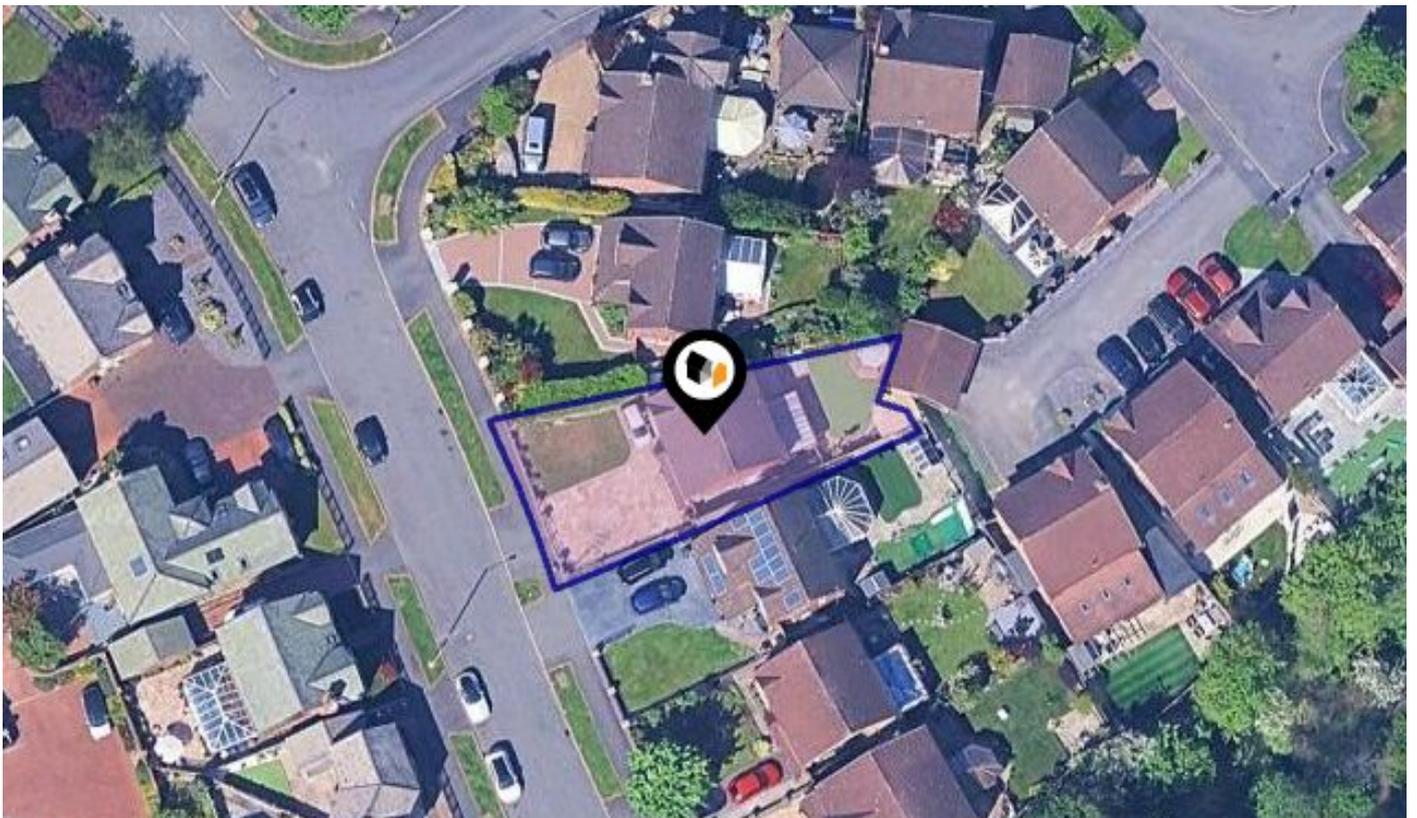




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 09th March 2026**



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

## Roberts & Co

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

01772 746100

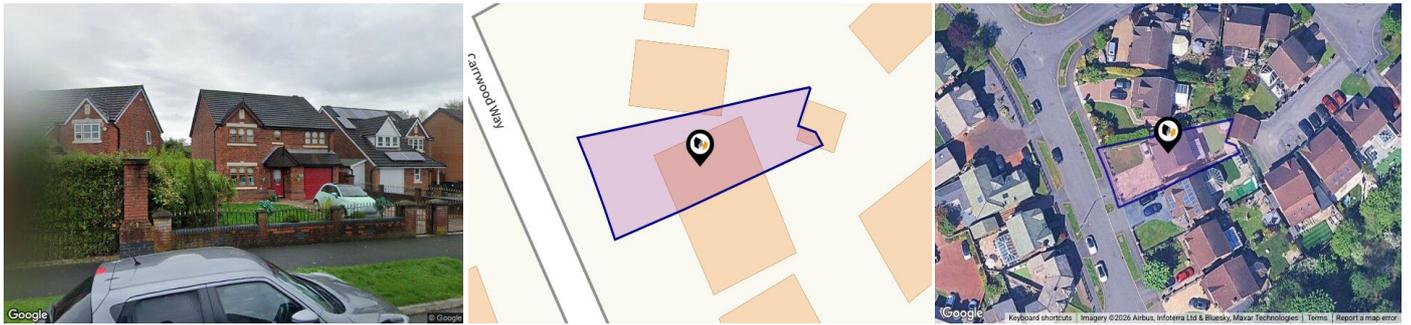
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* 4 Double Bedroom Home \* Excellent Location \* Perfect Family Home  
Situating in the highly sought-after area of Walton-le-Dale, this impressive four-bedroom detached home offers generous living space, modern features, and excellent convenience for families and professionals alike.

The property is approached via secure electric gates, opening onto a spacious driveway providing off-road parking for up to four vehicles. An electric up-and-over garage door offers additional secure parking or storage space, with direct internal access into the home. Upon entering, a welcoming entrance hall leads to a versatile front reception room, currently ideal as a home office, playroom, or cosy snug. To the rear of the property, the main living room provides a warm and inviting living space, complete with a feature fireplace and bespoke built-in cupboards and shelving within the alcoves. Remote-controlled lighting enhances the contemporary feel, while sliding doors open seamlessly into the conservatory, creating an ideal space for entertaining or relaxing while enjoying views over the garden. The heart of the home is the spacious kitchen diner, fitted with classic shaker-style wooden cabinetry and complementary worktops. Integrated appliances include a dishwasher, fridge freezer, double electric ovens, microwave, and hob. There is ample space for a family dining table and chairs, making this a perfect hub for everyday living and hosting guests. A convenient downstairs WC is also located off the hallway. Upstairs, the property continues to impress. The principal bedroom is a generous double and benefits from its own private en-suite shower room. Bedroom two is another double and features a unique glass door leading into bedroom three, which is currently utilised as a gym. This room also has its own separate access from the landing, allowing flexibility to be used as an additional double bedroom if desired. Bedroom four is a further well-proportioned double. The family bathroom is finished with a modern three-piece suite, including a bath with shower over, vanity WC, and a wall-mounted vanity wash hand basin. Externally, the enclosed rear garden has been thoughtfully landscaped for low maintenance and enjoyment. It features a raised patio area ideal for outdoor dining, raised planting beds, a covered pergola seating area, and artificial lawn. The property is ideally positioned close to the popular Capitol Centre, offering a wide range of shops and amenities. Excellent transport connections are easily accessible via the M6 motorway, M65 motorway, and M61 motorway, making commuting straightforward. Well-regarded local schools are also within easy reach, further enhancing the appeal of this superb family home.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	2000		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,875		
<b>Title Number:</b>	LA876550		

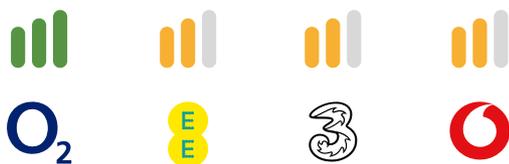
## Local Area

<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)

<b>3</b> mb/s	<b>74</b> mb/s	<b>10000</b> mb/s

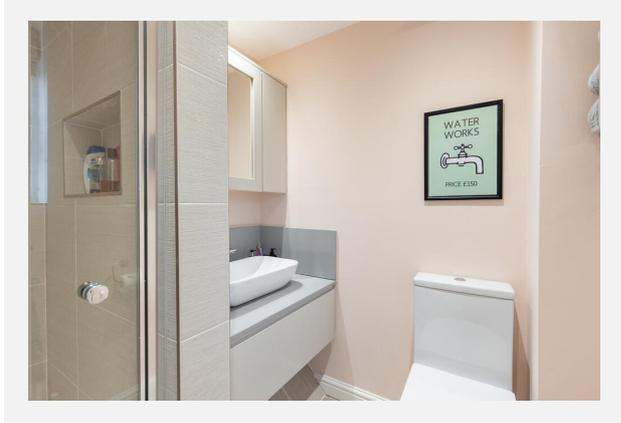
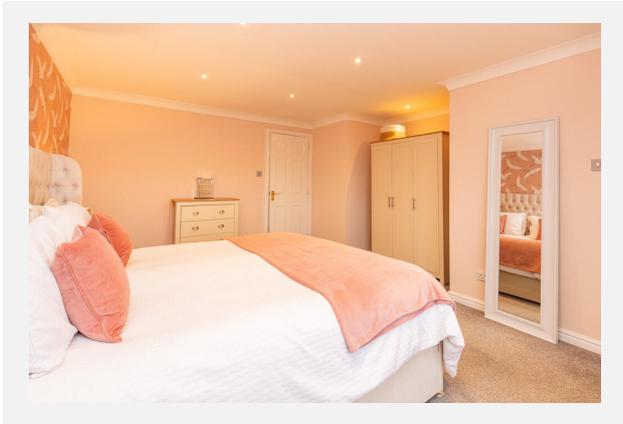
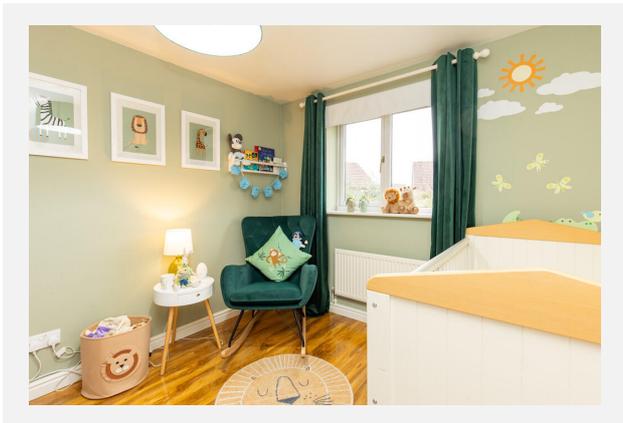
### Mobile Coverage: (based on calls indoors)

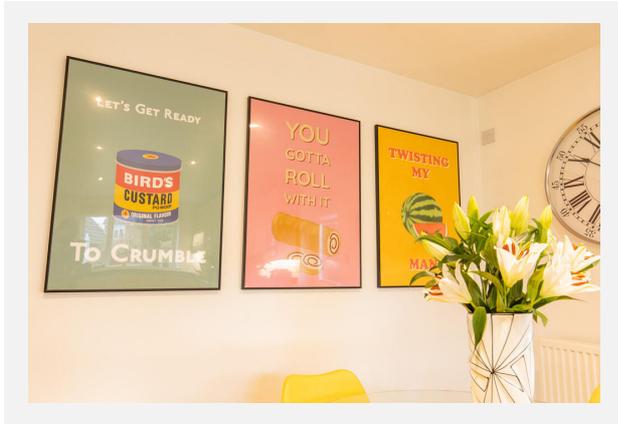
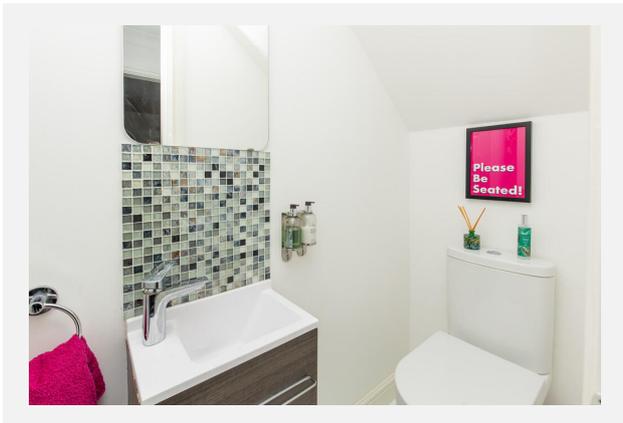
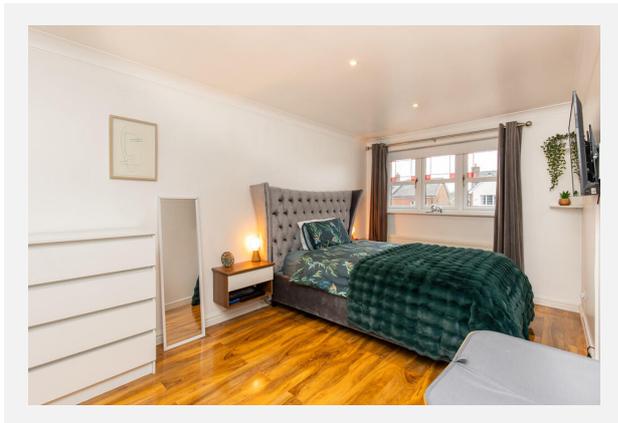


### Satellite/Fibre TV Availability:



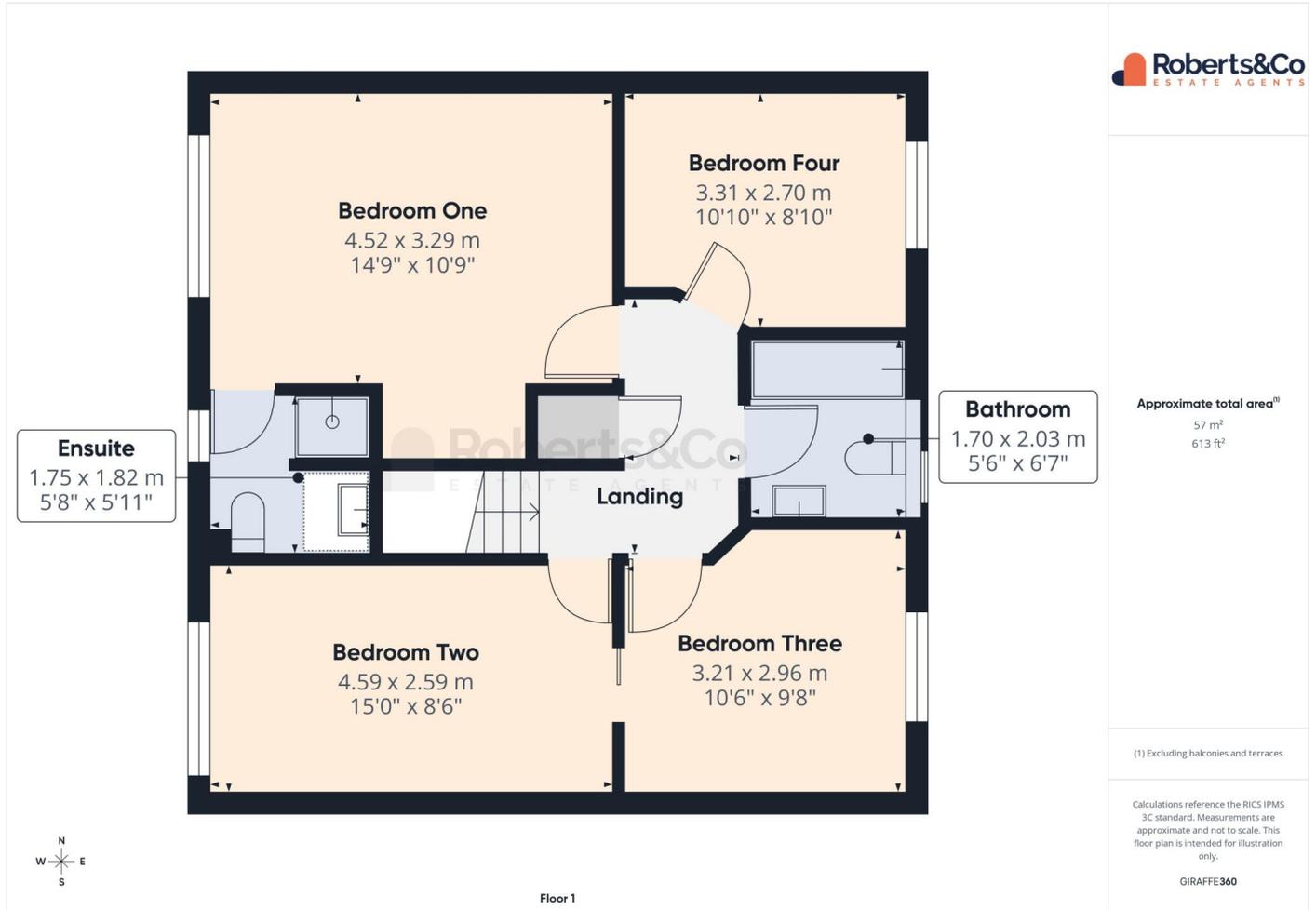








## CARRWOOD WAY, WALTON-LE-DALE, PRESTON, PR5



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



## CARRWOOD WAY, WALTON-LE-DALE, PRESTON, PR5



# Property EPC - Certificate

Carrwood Way, Walton-le-Dale, PR5

Energy rating

**C**

Valid until 21.05.2026

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

### Additional EPC Data

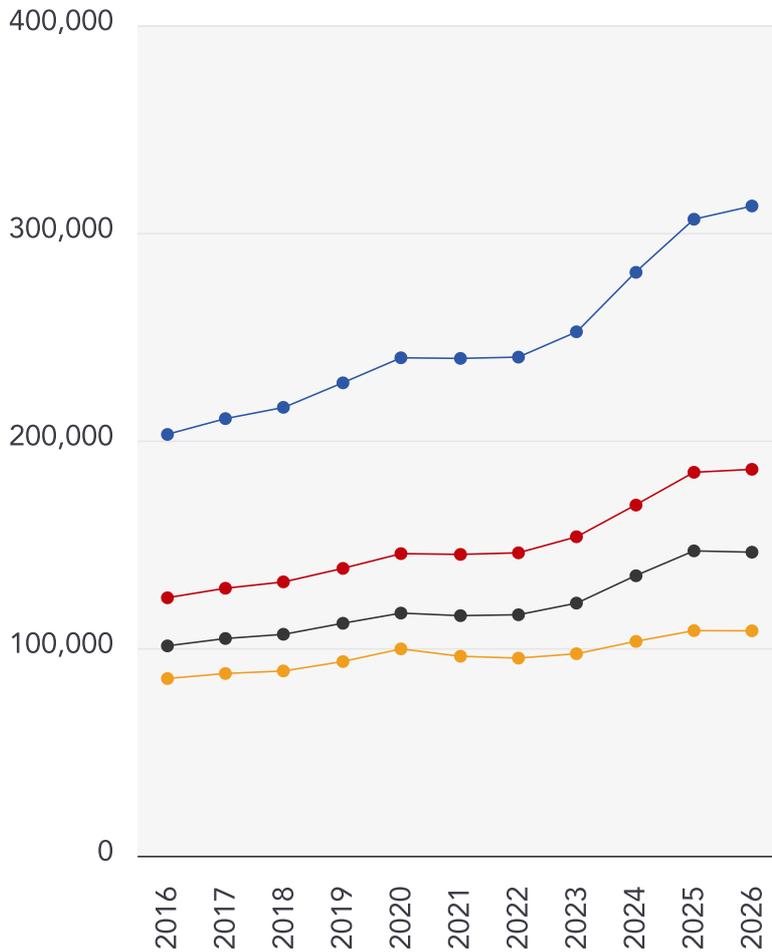
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<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, 250 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>	No low energy lighting
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	117 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%**

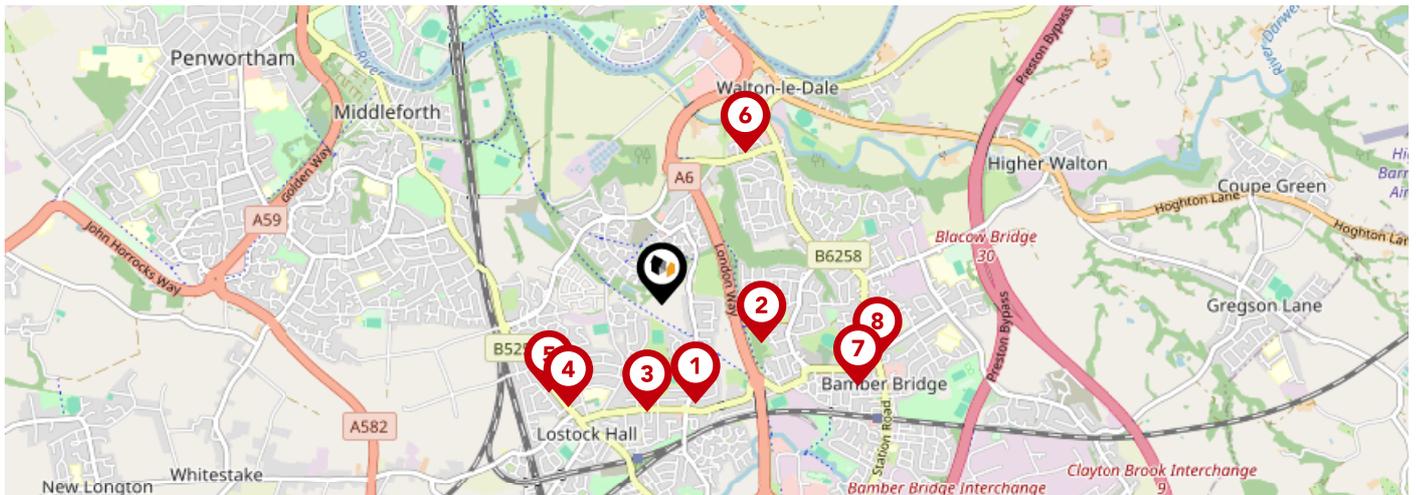
Terraced

**+44.66%**

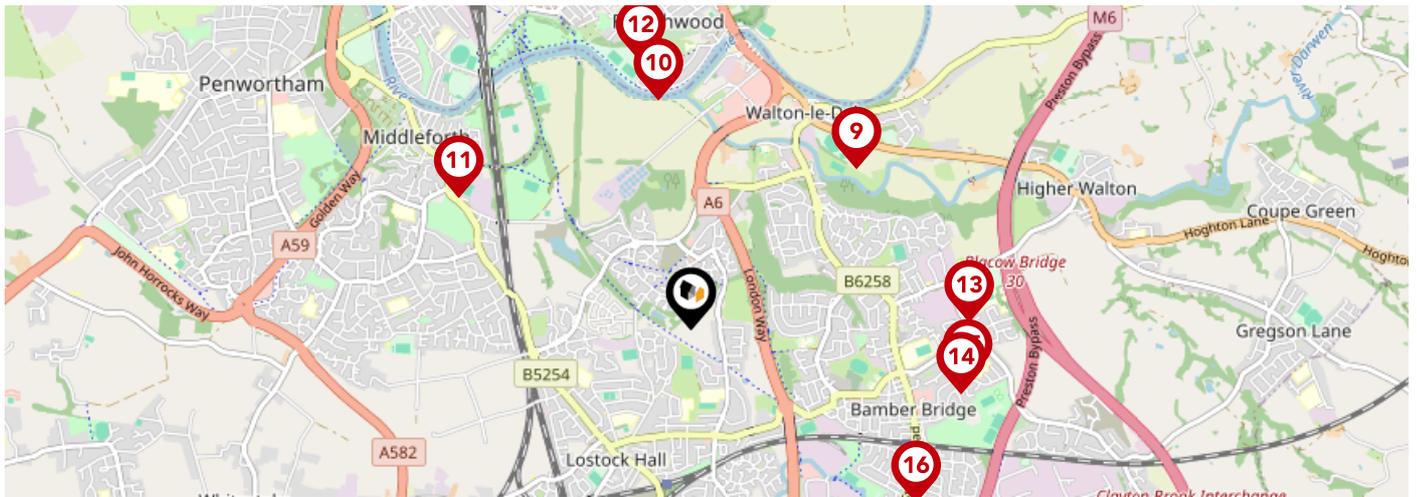
Flat

**+26.94%**

# Area Schools



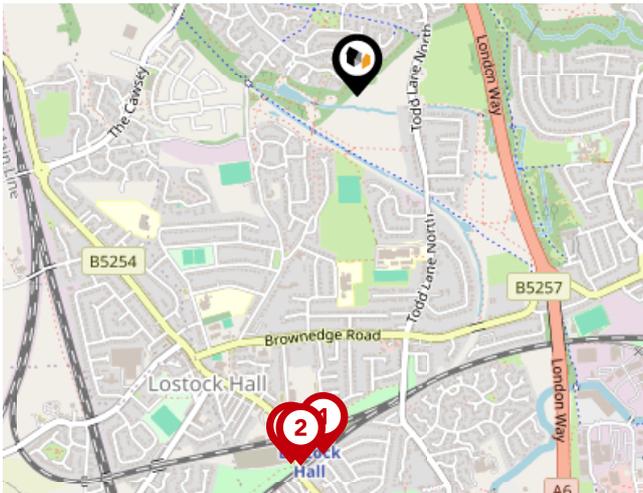
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance: 1.02	<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: 1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.21	<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: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance: 1.23	<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: 1.24	<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	Lostock Hall Rail Station	0.79 miles
2	Lostock Hall Rail Station	0.82 miles
3	Lostock Hall Rail Station	0.82 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.44 miles
2	M65 J1	1.62 miles
3	M6 J29	1.66 miles
4	M6 J30	1.4 miles
5	M6 J28	2.87 miles



### Airports/Helipads

Pin	Name	Distance
1	Highfield	14.9 miles
2	Speke	28.43 miles
3	Manchester Airport	30.43 miles
4	Leeds Bradford Airport	42.84 miles

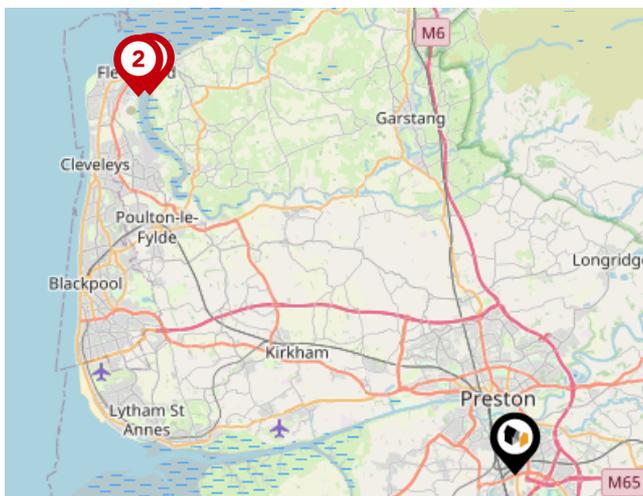
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Millwood Road	0.21 miles
2	Hannel Lane	0.22 miles
3	Lyndale Avenue	0.17 miles
4	Lyndale Avenue	0.19 miles
5	Limekiln Cottage	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.44 miles
2	Fleetwood for Knott End Ferry Landing	18.65 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



@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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