

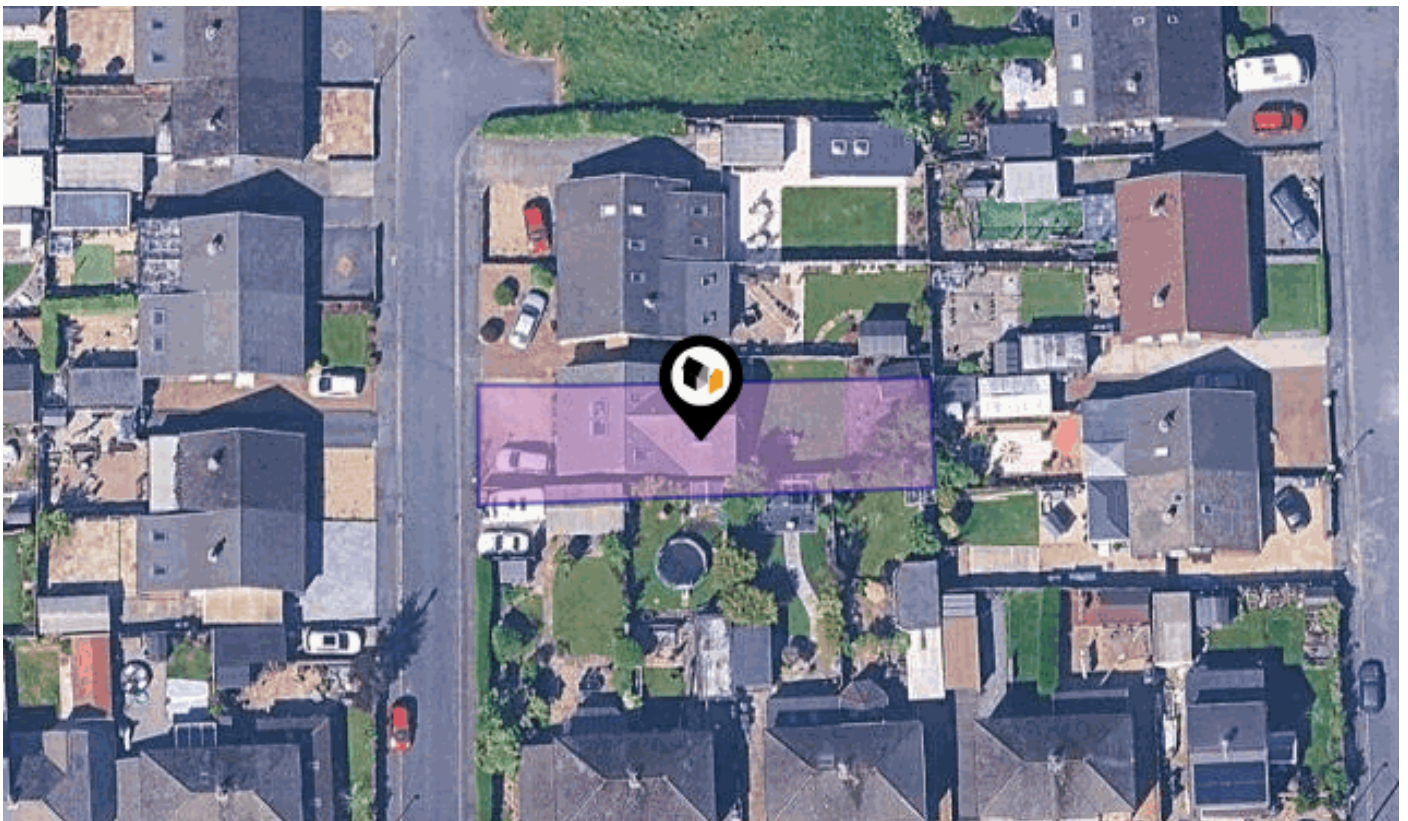


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th June 2026



MASEFIELD PLACE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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

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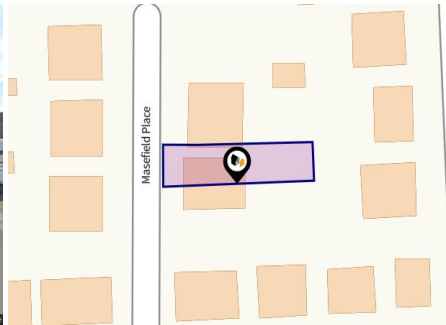
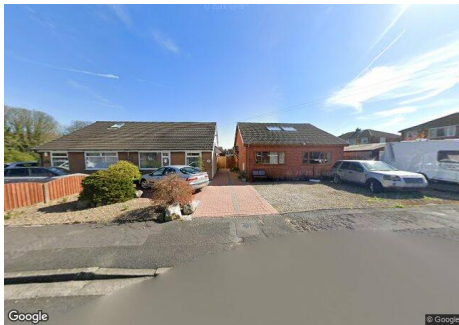
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www.roberts-estates.co.uk



* 3/4 Bedroom Detached Home * Cul De Sac Location * 3 Bathrooms

This incredibly spacious and versatile home offers generous accommodation throughout, featuring three/four bedrooms, three bathrooms, and a desirable cul-de-sac location. Benefiting from underfloor heating throughout and a newly installed Worcester boiler (2025), this property combines modern comfort with practical family living. With off-road parking for up to three vehicles and a private enclosed rear garden, it is perfectly suited to contemporary lifestyles. Step inside through the welcoming entrance hall, which provides access to the principal living spaces. Positioned at the front of the property is a versatile reception room, currently used as a sitting room but equally suited as a fourth bedroom, home office, or playroom. Double doors from the hallway open into the spacious main living room, creating a wonderful flow throughout the ground floor. This bright and comfortable space benefits from patio doors leading directly onto the rear garden, allowing plenty of natural light to flood the room. The open-plan dining kitchen offers ample space for both cooking and entertaining. The dining area enjoys further patio doors opening onto the garden, seamlessly connecting indoor and outdoor living. The kitchen is fitted with a range of contemporary oyster gloss wall and base units complemented by stylish black worktops. Integrated appliances include a full-height fridge, dishwasher, and electric oven with grill/combi functionality, while space for a freezer is provided within the utility area. Also accessed from the entrance hall is a practical utility area with plumbing and space for both a washing machine and tumble dryer. Separately, across the hallway, is a convenient ground floor WC. Completing the ground floor is a generous double bedroom with its own en-suite shower room, making it ideal for guests, multi-generational living, or those seeking ground-floor accommodation. To the first floor, there are two further spacious double bedrooms. The principal bedroom benefits from its own en-suite, while the second bedroom is served by a modern four-piece family bathroom comprising a bath, separate shower enclosure, WC and wash hand basin. Bedroom two also features a useful walk-in storage cupboard. Externally, the property enjoys a private and enclosed rear garden, mainly laid to lawn and providing an excellent space for families, entertaining, or relaxing outdoors. A charming summer house adds further versatility and can be utilised as a home office, hobby room, or garden retreat. To the front, a driveway provides off-road parking for up to three vehicles.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,722 ft ² / 160 m ²
Plot Area:	0.08 acres
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	LAN109871

Tenure: Freehold

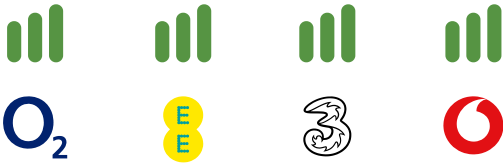
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

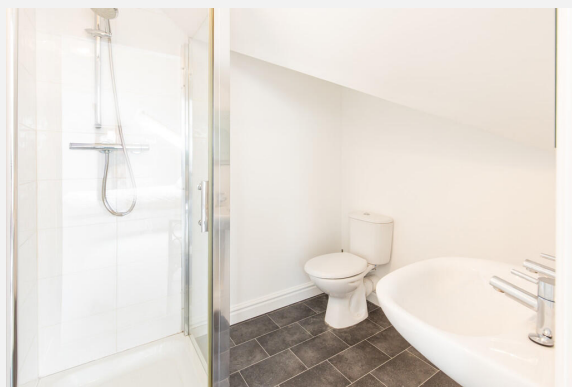
8	41	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

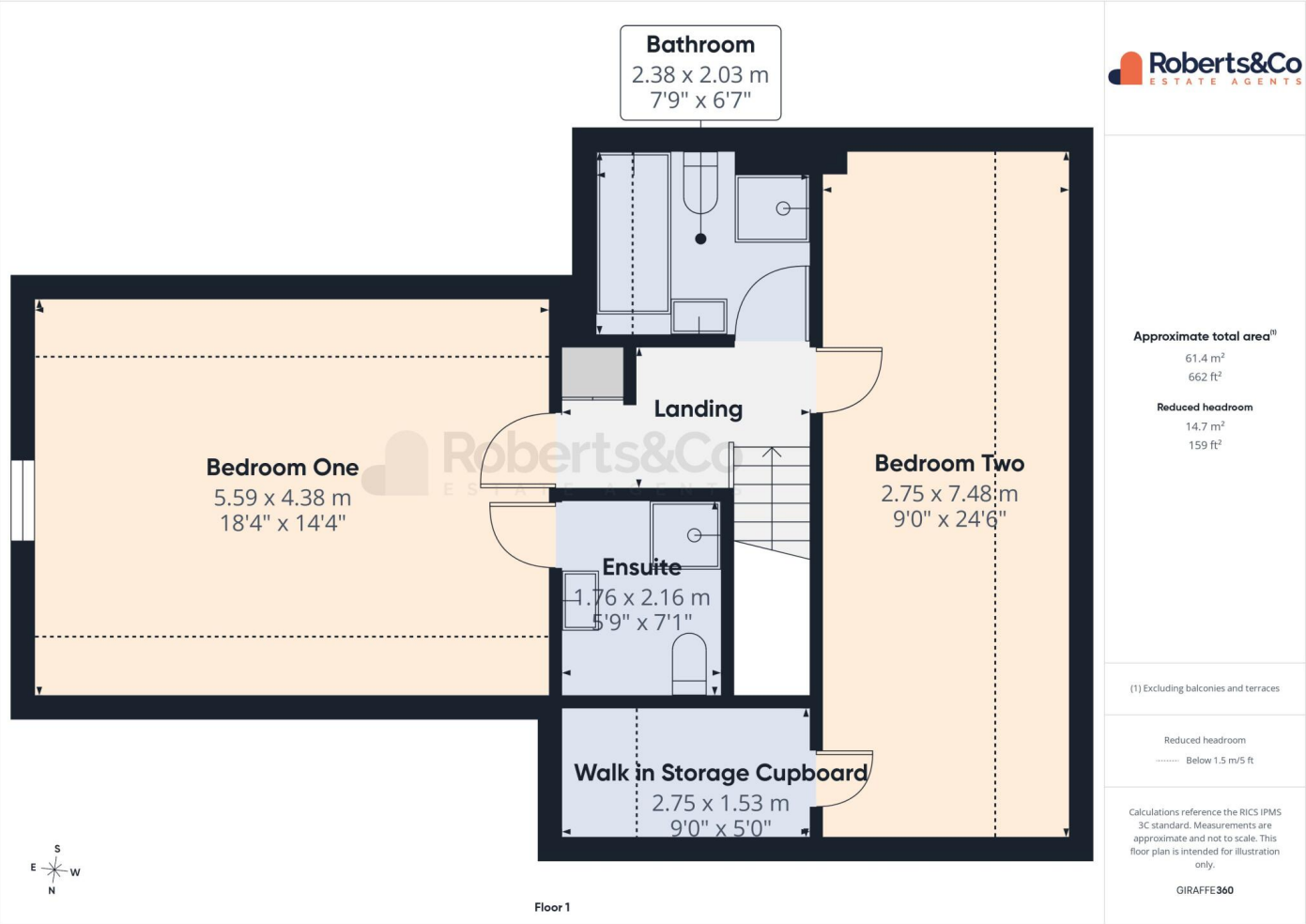








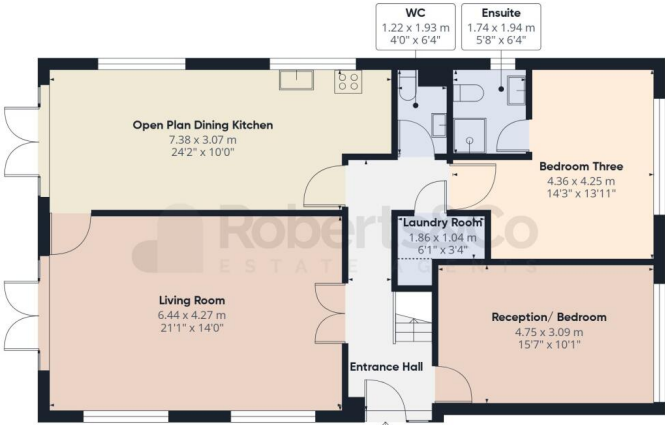
MASEFIELD PLACE, WALTON-LE-DALE, PRESTON, PR5



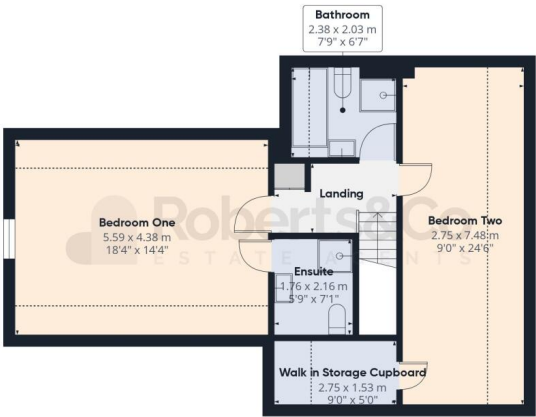
MASEFIELD PLACE, WALTON-LE-DALE, PRESTON, PR5



MASEFIELD PLACE, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area⁽¹⁾

157.8 m²
1700 ft²

Reduced headroom

15.1 m²
162 ft²

(1) Excluding balconies and terraces

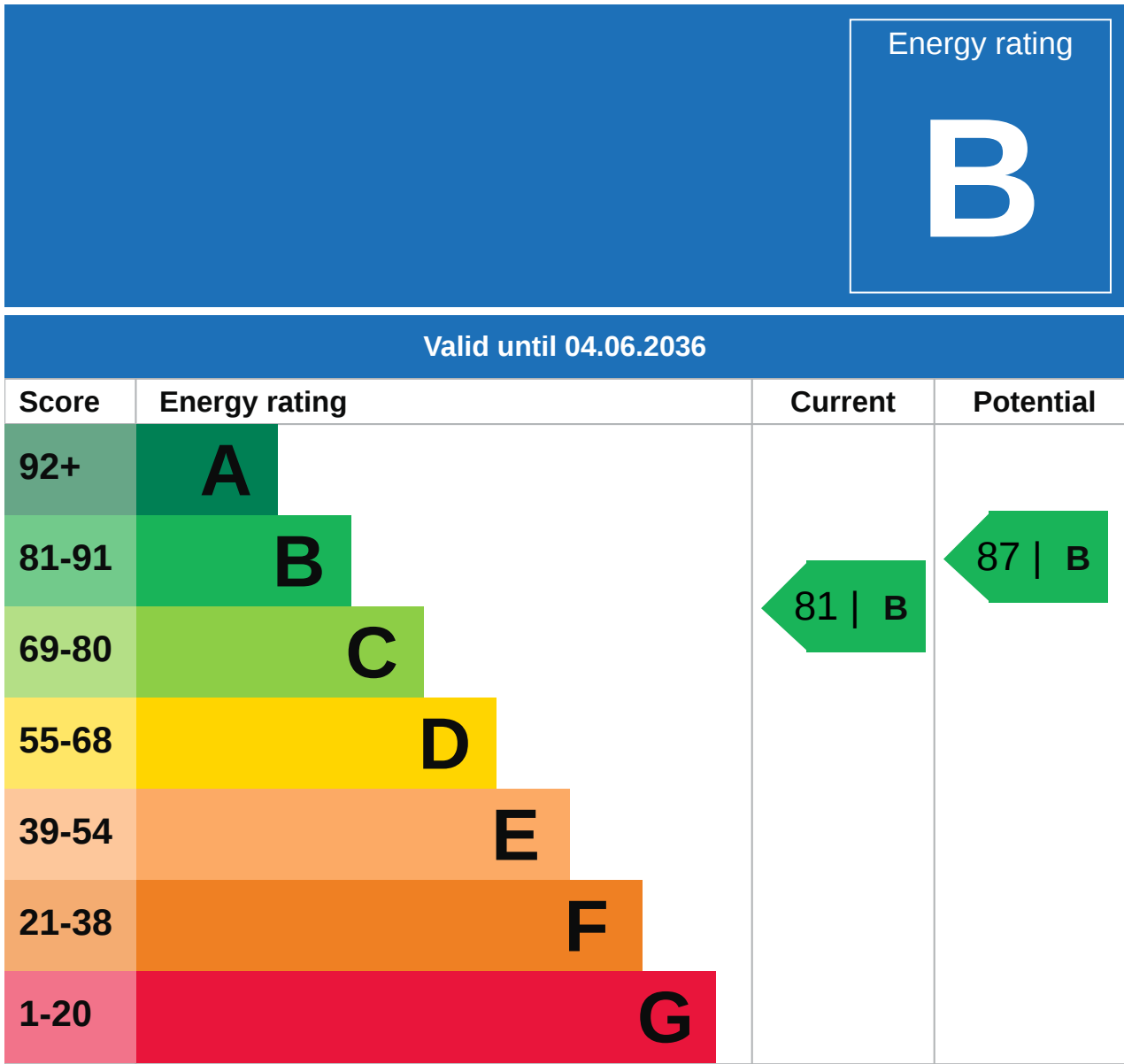
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





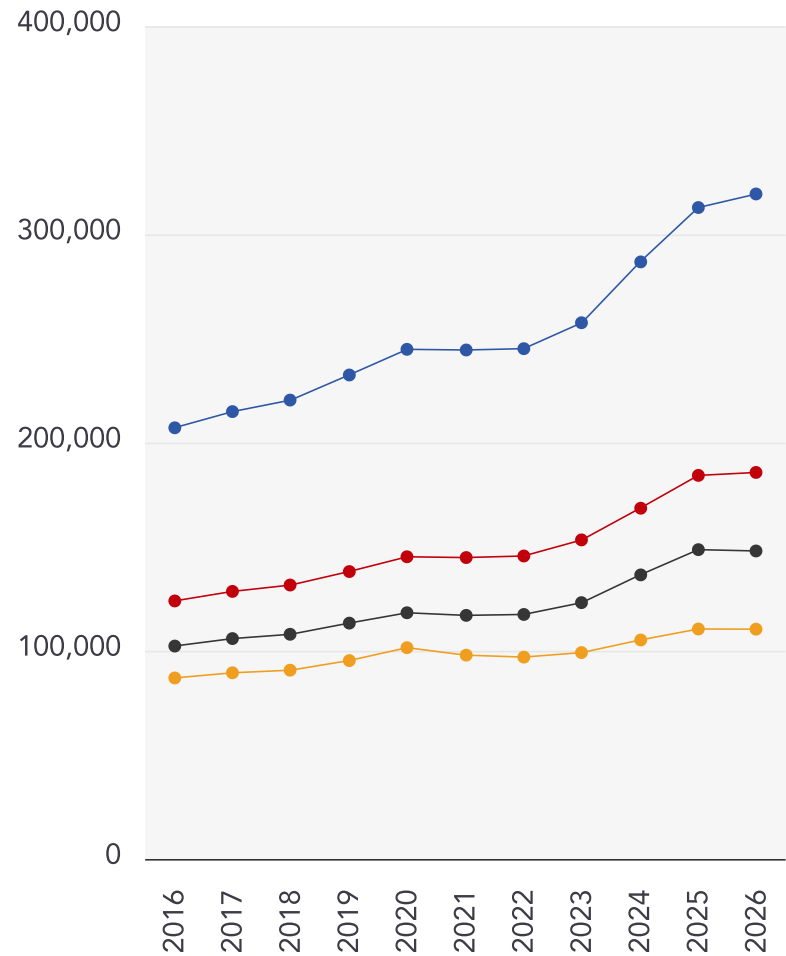
Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	160 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

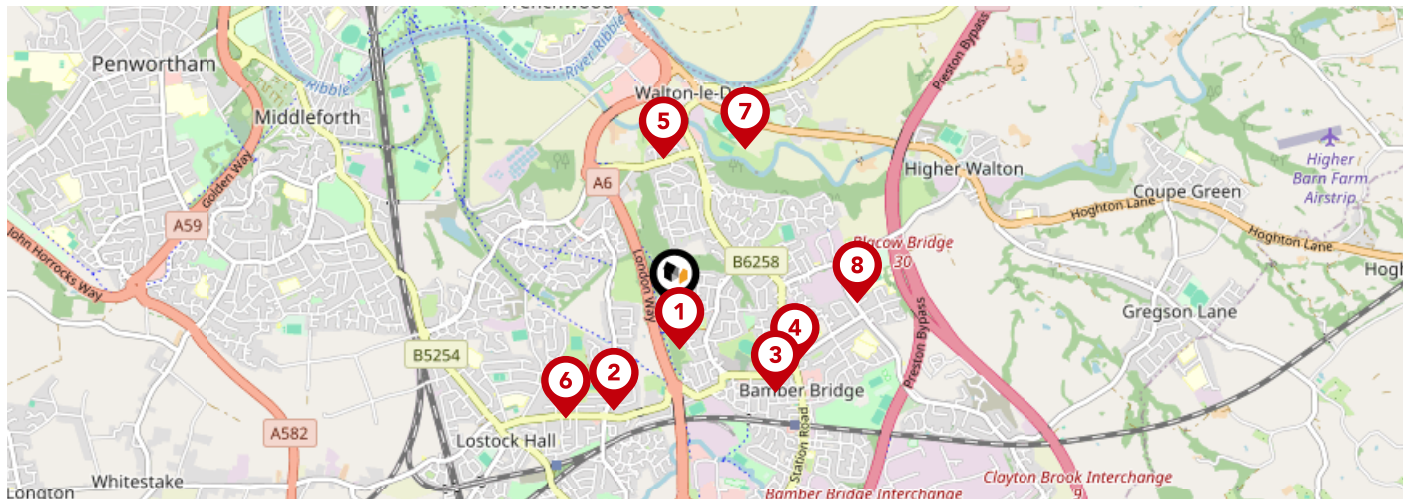
+49.8%

Terraced

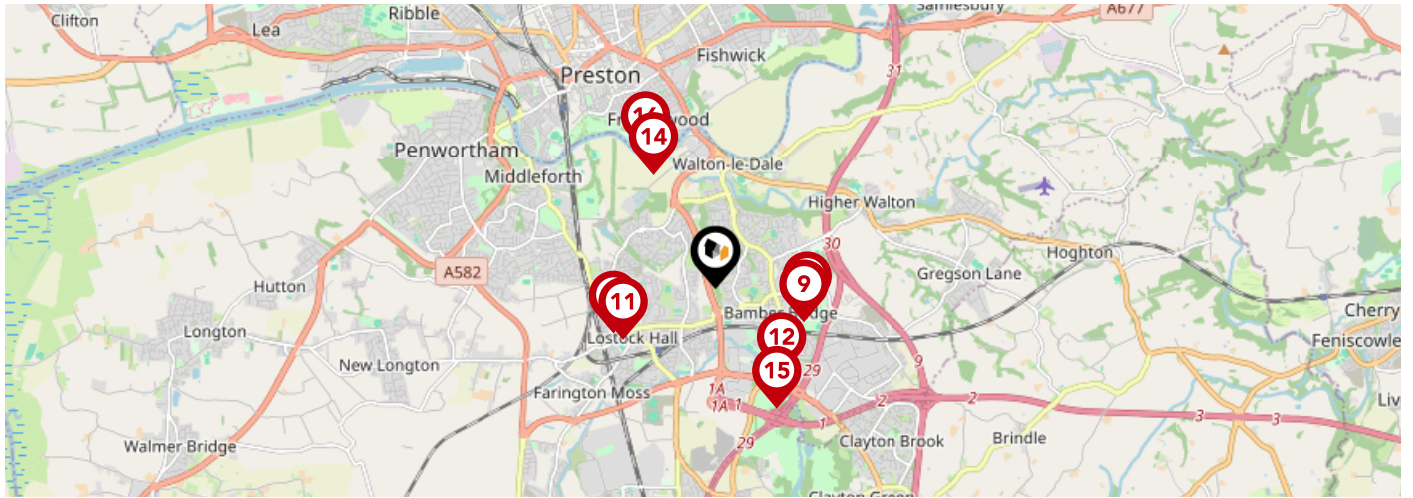
+44.66%

Flat

+26.94%



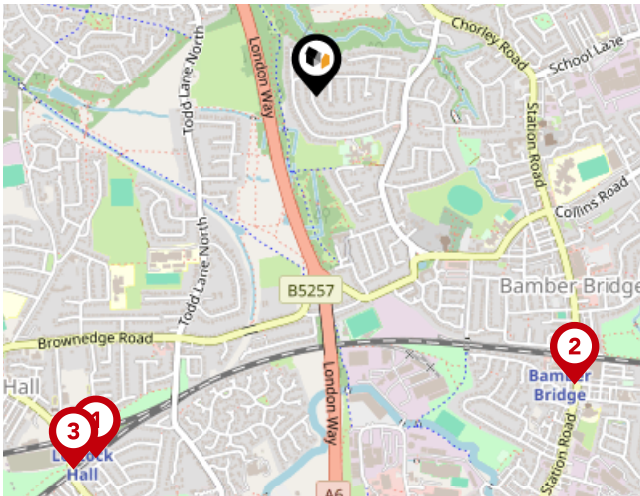
		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.17	☐	☒	☐	☐	☐
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.51	☐	☐	☒	☐	☐
3	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.57	☐	☒	☐	☐	☐
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.58	☐	☐	☒	☐	☐
5	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.67	☐	☒	☐	☐	☐
6	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.67	☐	☒	☐	☐	☐
7	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.77	☐	☒	☐	☐	☐
8	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.8	☐	☐	☒	☐	☐



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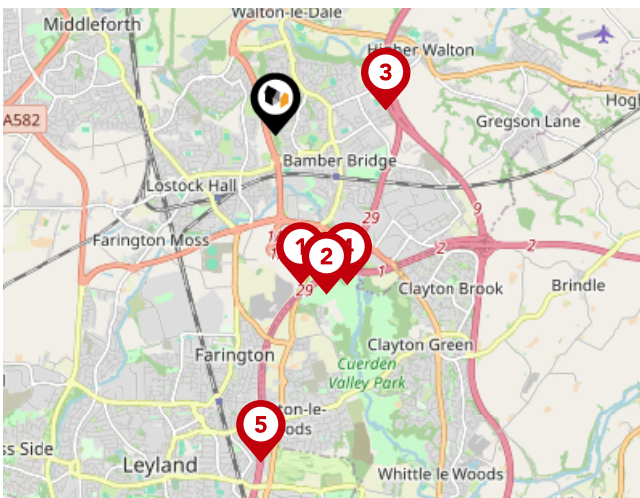
Area

Transport (National)



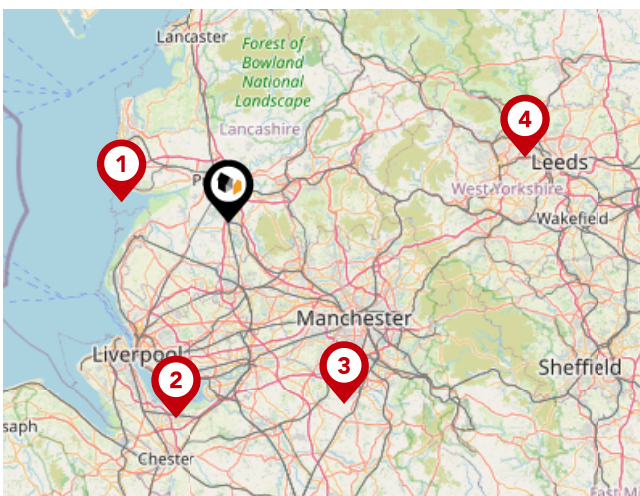
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.93 miles
2	Bamber Bridge Rail Station	0.85 miles
3	Lostock Hall Rail Station	0.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.32 miles
2	M65 J1	1.45 miles
3	M6 J30	1 miles
4	M6 J29	1.44 miles
5	M6 J28	2.86 miles

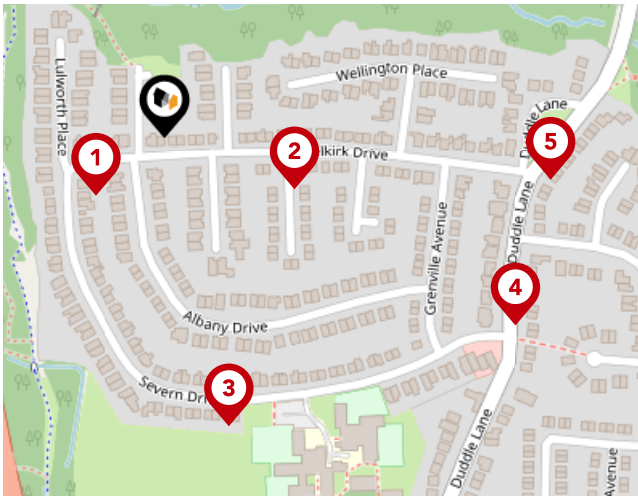


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.3 miles
2	Speke	28.54 miles
3	Manchester Airport	30.21 miles
4	Leeds Bradford Airport	42.44 miles

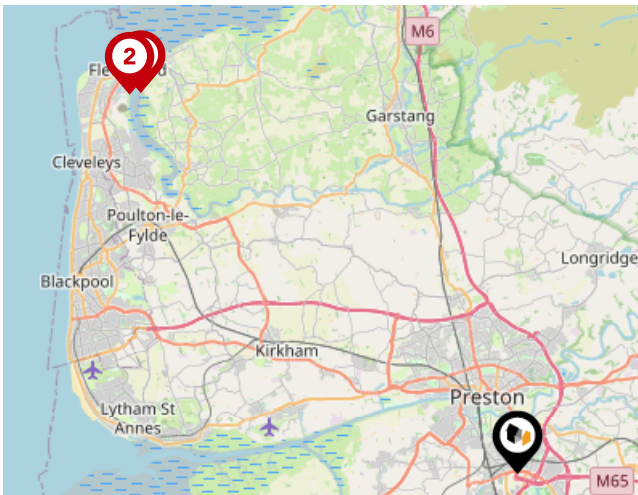
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lulworth Place	0.05 miles
2	Tennyson Place	0.08 miles
3	Severn Drive	0.16 miles
4	Coniston Drive	0.22 miles
5	Selkirk Drive	0.21 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



@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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