

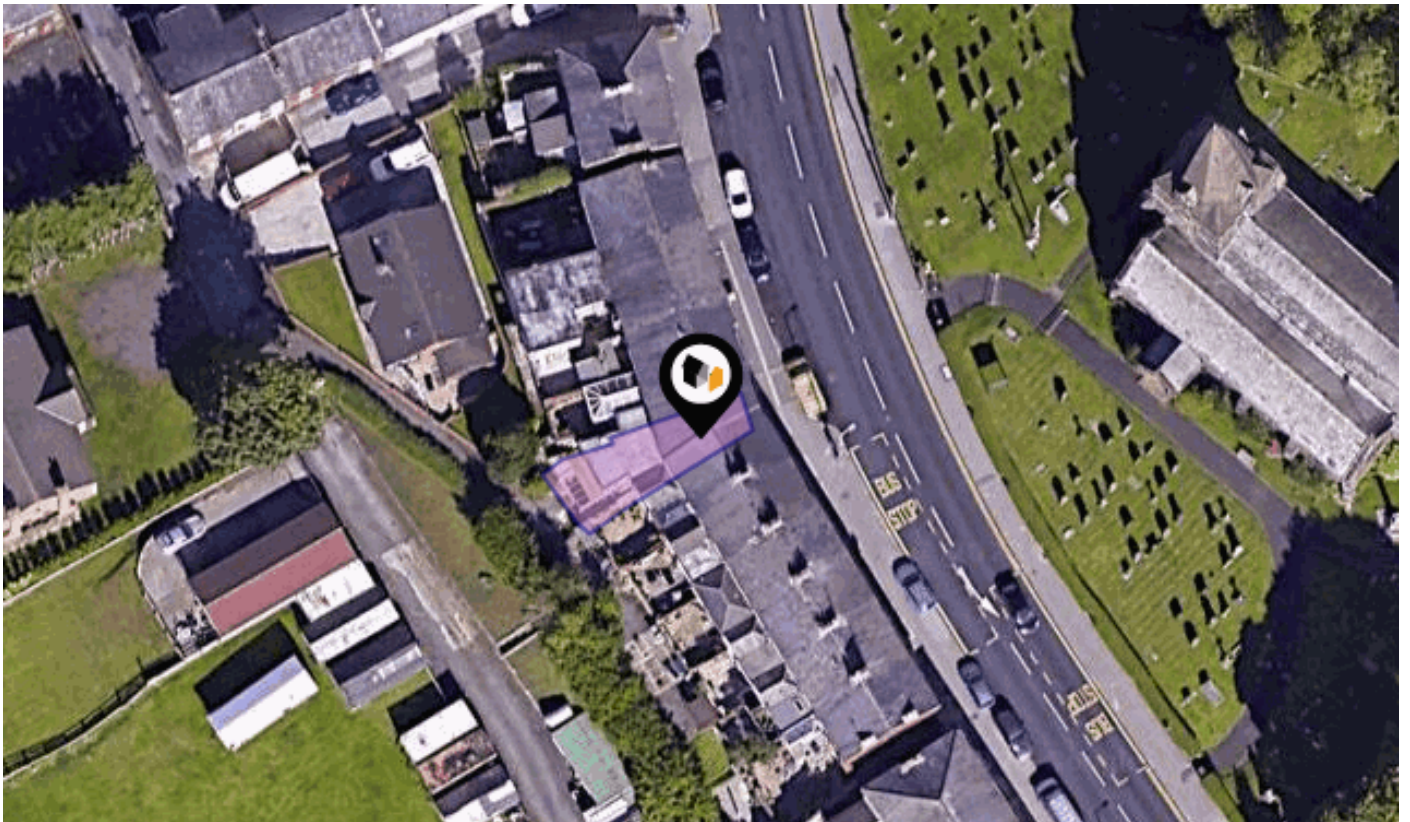


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th July 2023



CHURCH TERRACE, HIGHER WALTON, PRESTON, PR5

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

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Introduction

Our Comments

Property Overview

Welcome to No.33a, a stylishly renovated mid-terrace home that is modern in style. With two double bedrooms, an open plan kitchen living room and a decked area with countryside views, this property offers a luxurious living experience within a vibrant community atmosphere.

The room at the front of the property has multiple uses, a snug, home office or even a further bedroom. With a ground floor shower room being next door. It's up to you.

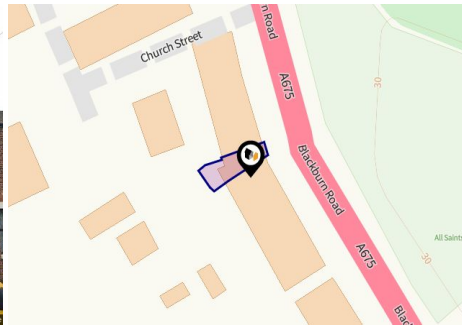
We love the large open plan kitchen diner with its grey shaker style cabinetry and contrasting wood worktops. It's a beautifully sleek and contemporary design with integrated appliances for the modern cook. You'll find a wood effect laminate floor underfoot, a feature brick fireplace, and patio doors leading out to the balcony. So grab that macchiato and enjoy it al fresco, with fantastic countryside views.

The first floor is home to two double bedrooms. Both rooms are served by a stylishly refitted shower room.

Outside to the back of the property, underneath the balcony is a great storage area.

Church Terrace presents an ideal opportunity for those seeking a tastefully renovated property in a convenient location, within walking distance of local amenities and schools. And is offered with no onward chain.

Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£111
Bedrooms:	2	Tenure:	Freehold
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,376		
Title Number:	LA878169		
UPRN:	10033040944		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

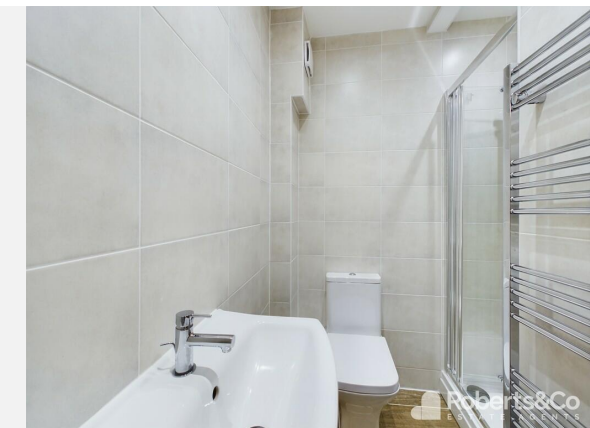
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

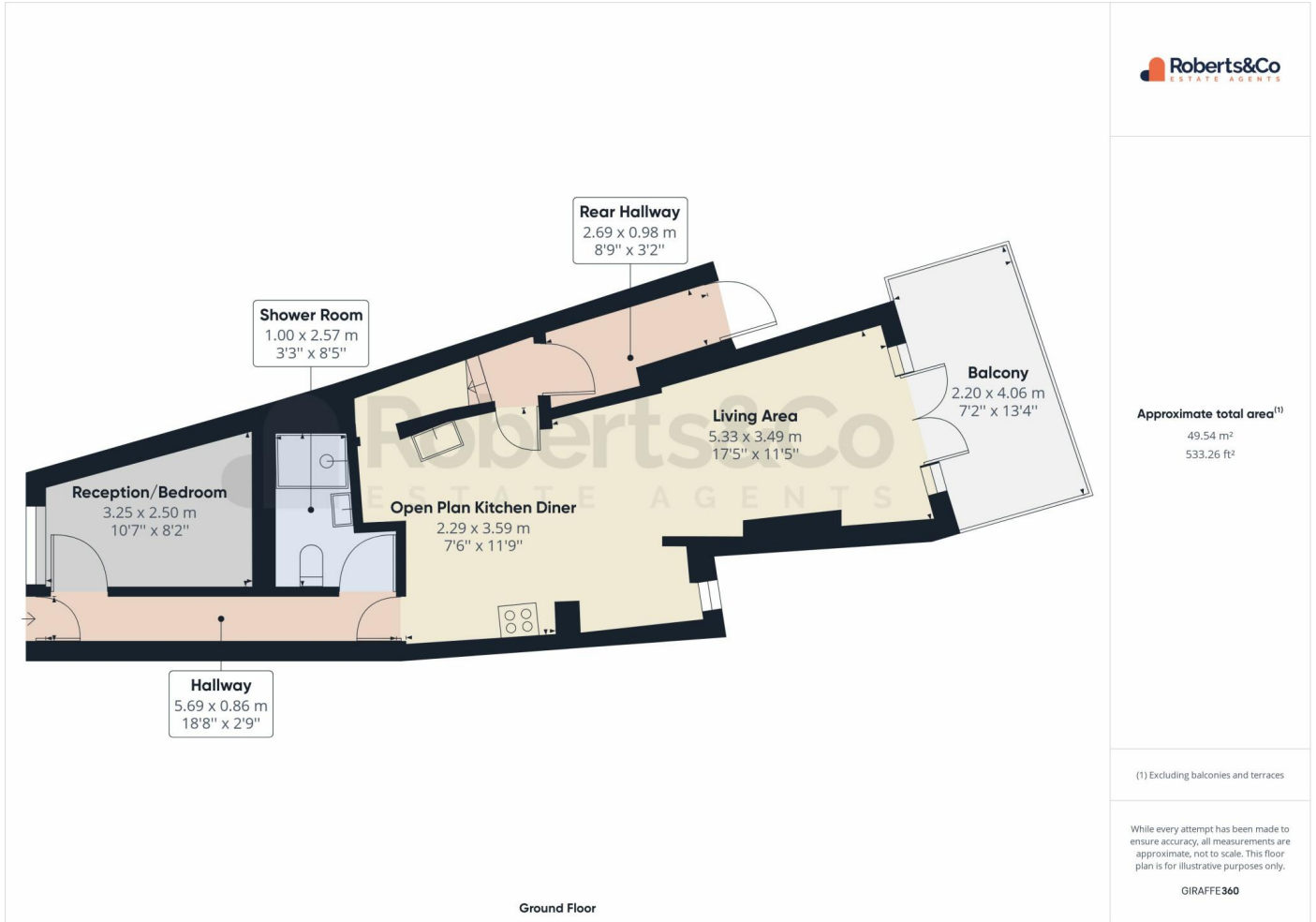


CHURCH TERRACE, HIGHER WALTON, PRESTON, PR5

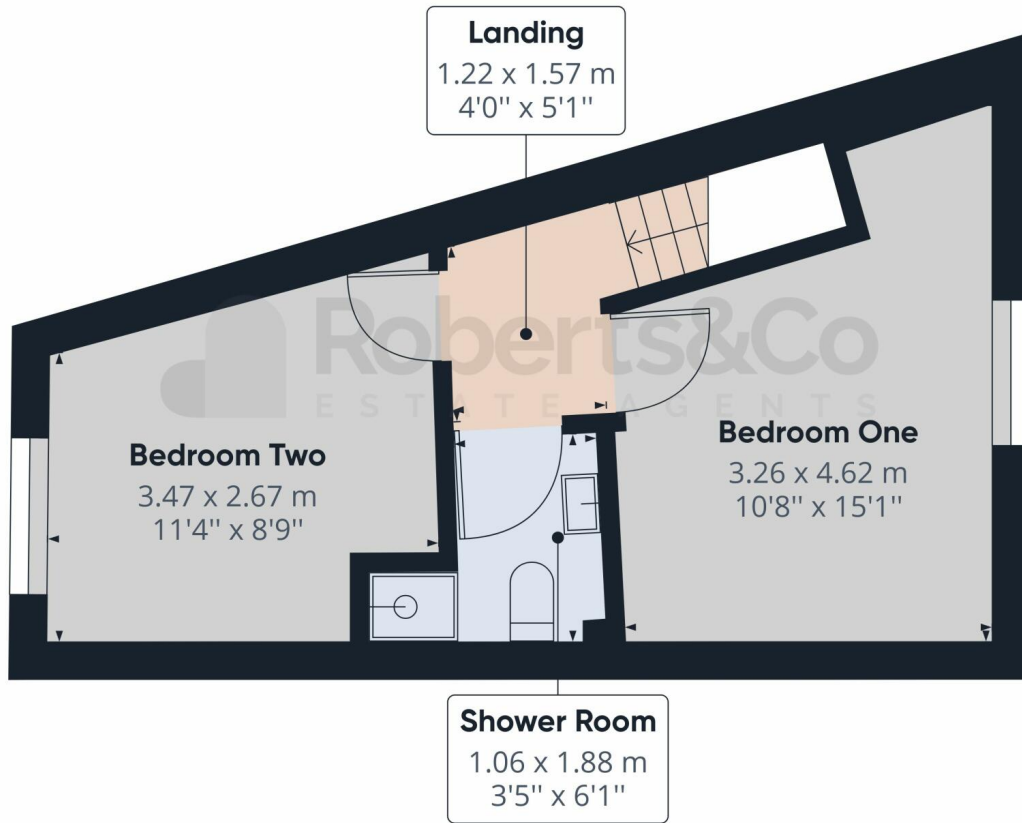


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CHURCH TERRACE, HIGHER WALTON, PRESTON, PR5



CHURCH TERRACE, HIGHER WALTON, PRESTON, PR5



Approximate total area⁽¹⁾
26.95 m²
290.14 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property

EPC - Certificate

Higher Walton, PR5

Energy rating

E

Valid until 28.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

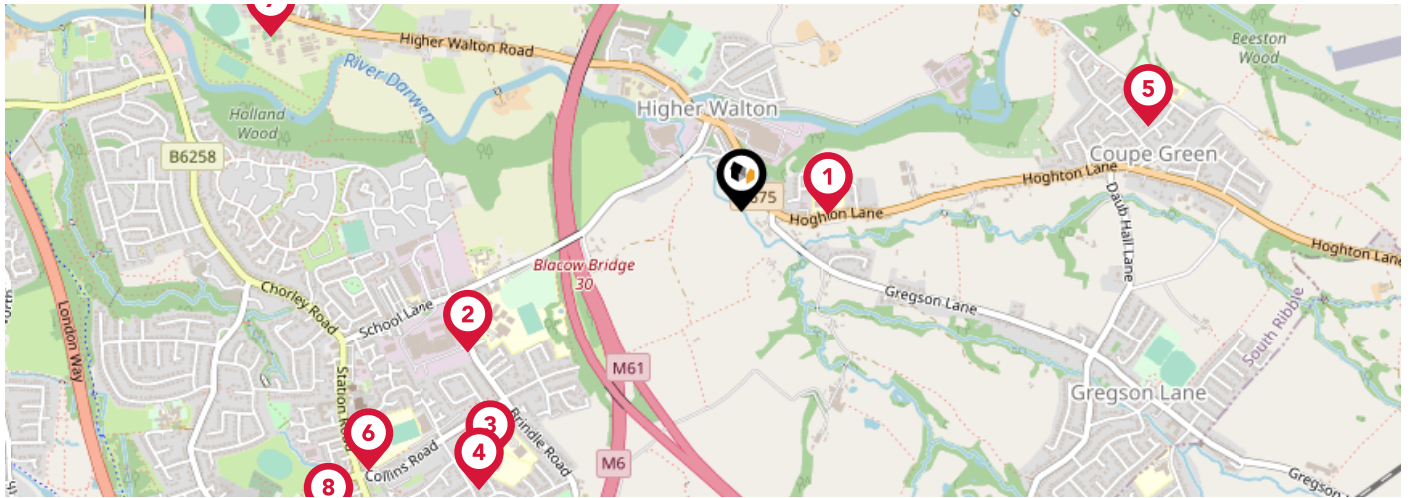
Property

EPC - Additional Data

Additional EPC Data

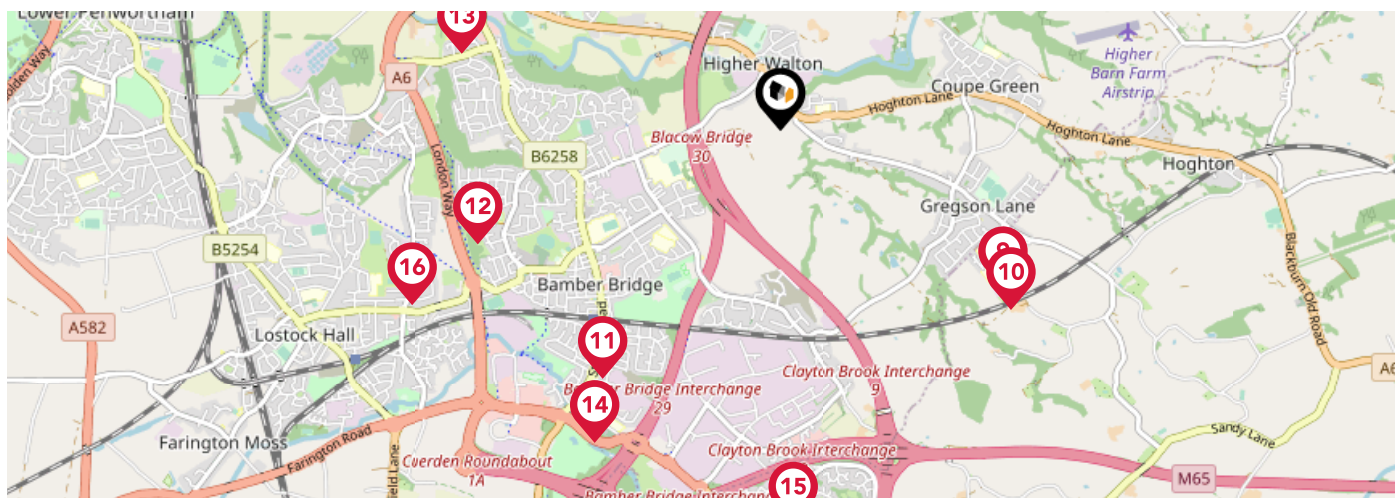
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coupe Green Primary School Ofsted Rating: Good Pupils: 143 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

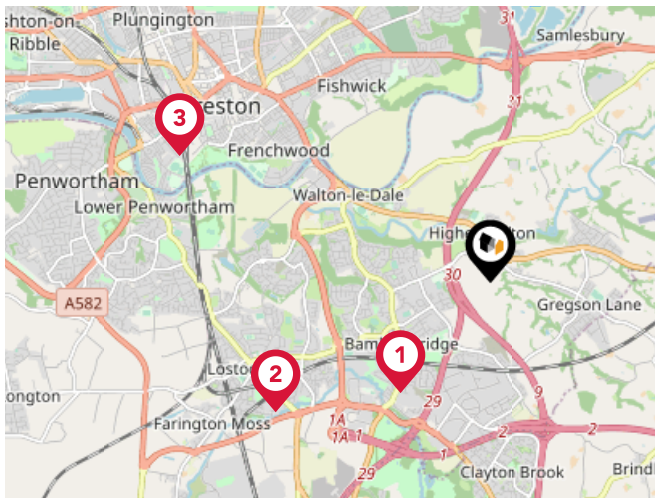
Area Schools



		Nursery	Primary	Secondary	College	Private
	Brindle Gregson Lane Primary School Ofsted Rating: Requires Improvement Pupils: 194 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 101 Distance: 1.28	<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: 197 Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

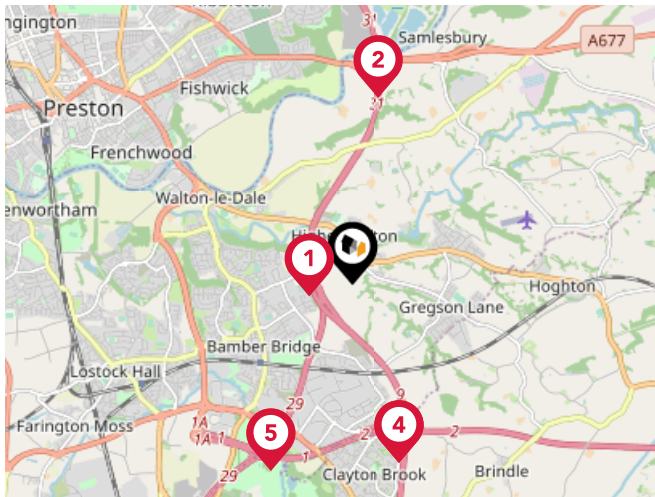
Area

Transport (National)



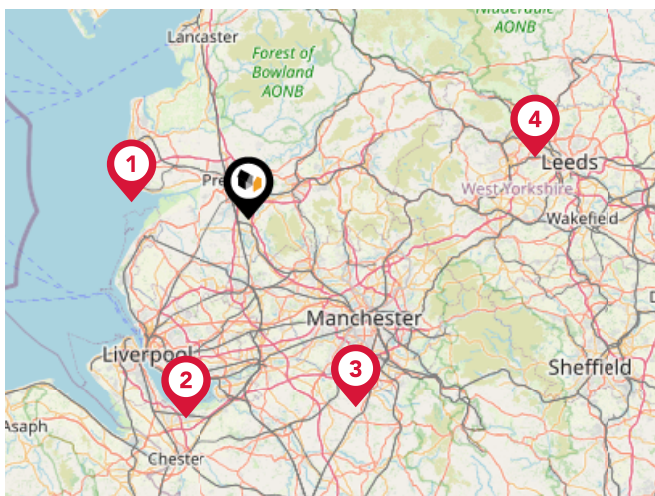
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.25 miles
2	Lostock Hall Rail Station	2.21 miles
3	Preston Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.39 miles
2	M6 J31	1.66 miles
3	M65 J2	1.61 miles
4	M61 J9	1.61 miles
5	M6 J29	1.78 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.57 miles
2	Liverpool John Lennon Airport	29.23 miles
3	Manchester Airport	30.32 miles
4	Leeds Bradford International Airport	41.05 miles

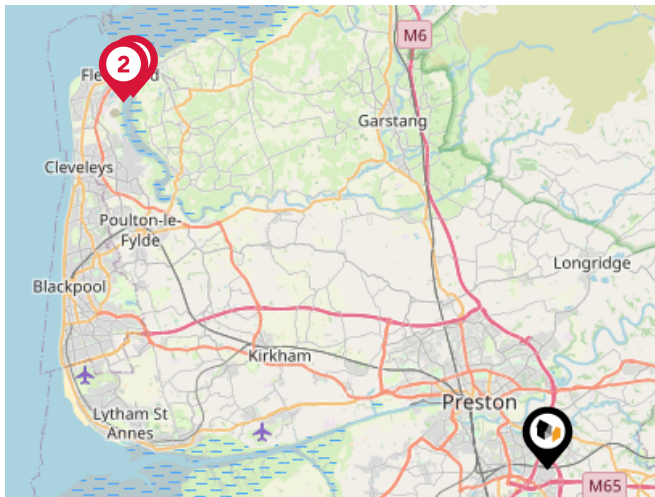
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.01 miles
2	All Saints Church	0.03 miles
3	Mill Tavern	0.15 miles
4	Mill Tavern	0.16 miles
5	Hawthorne Avenue	0.24 miles



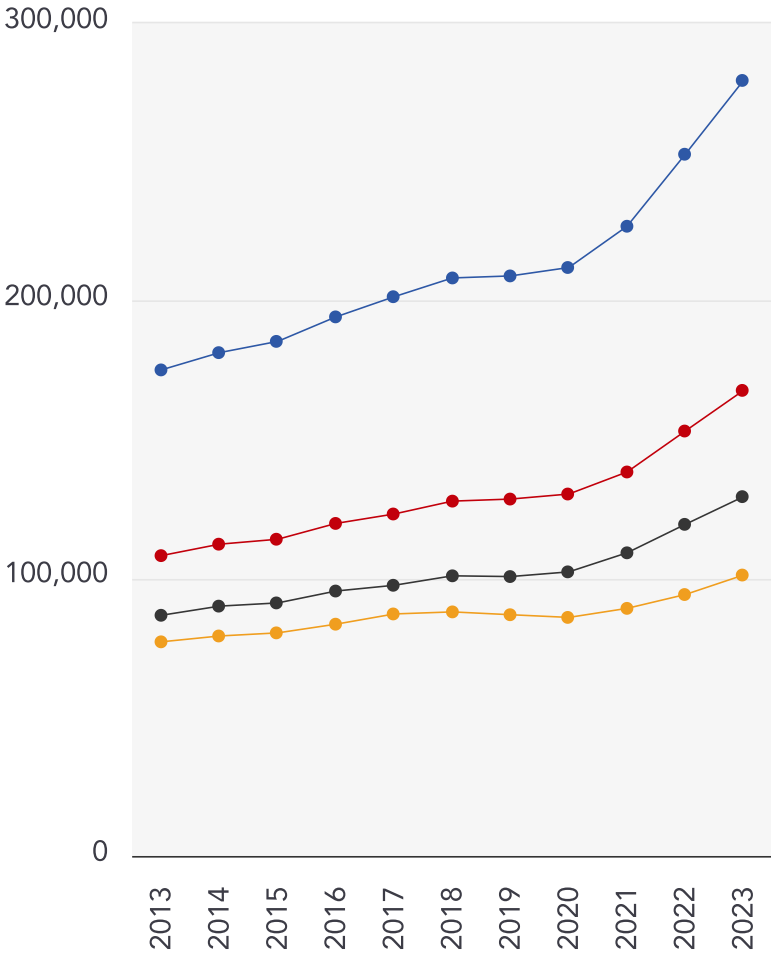
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.47 miles
2	Fleetwood for Ireland Ferry Terminal	19.59 miles

Market

House Price Statistics

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



Detached

+59.55%

Semi-Detached

+55.02%

Terraced

+49.29%

Flat

+31.19%



Roberts & Co

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.

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.

Roberts & Co

Testimonials

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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