

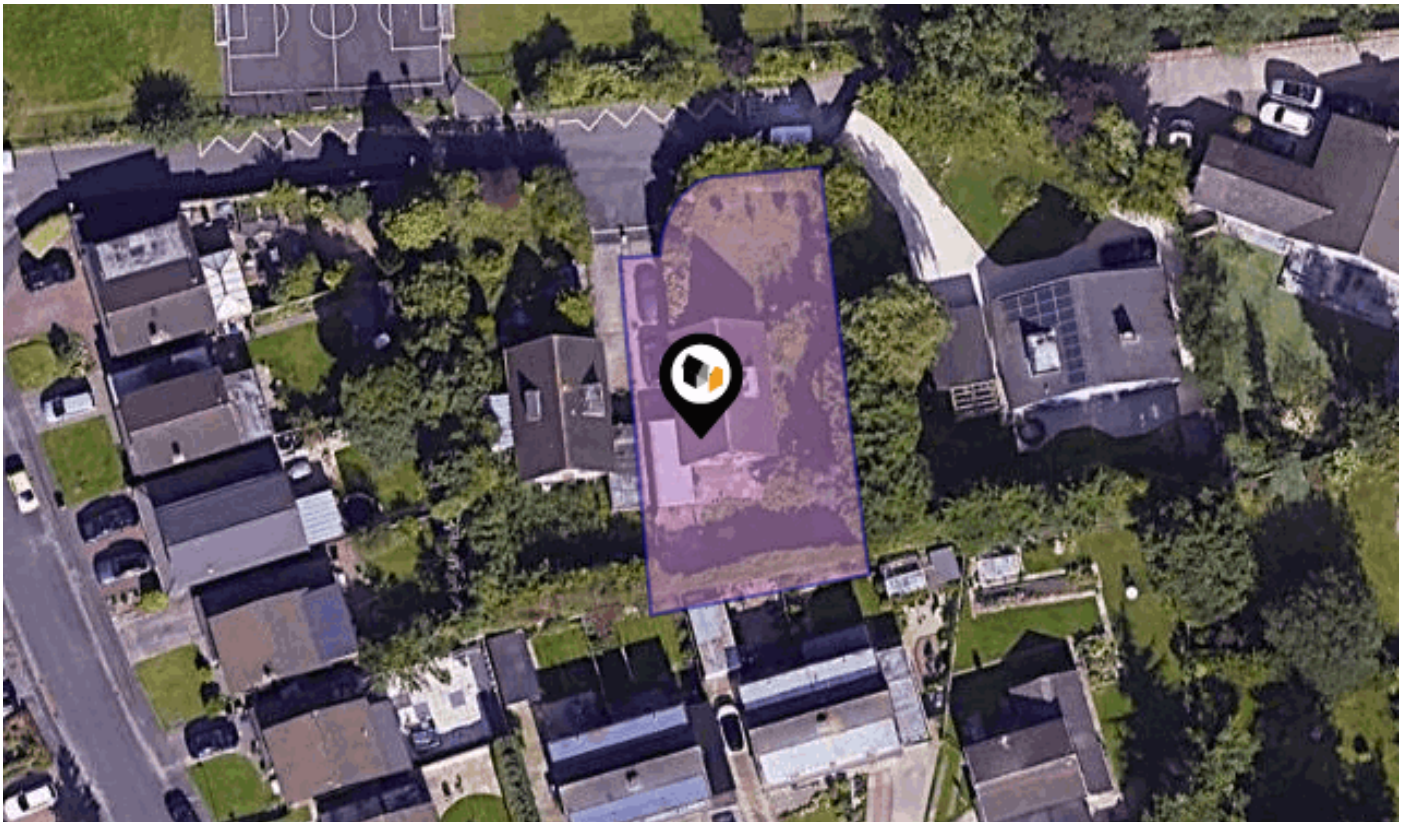


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th July 2023



DANESWAY, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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www.roberts-estates.co.uk



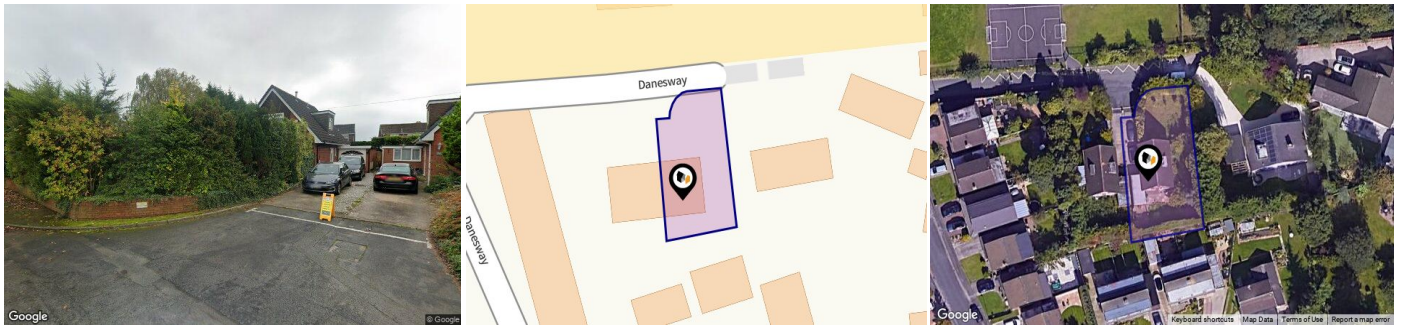
Introduction

Our Comments

Property Overview

This property has potential oozing out of it. This 3 bedroom family home on Danesway- is the perfect opportunity to create a home to your own exacting standards in your own time. Offered with no onward chain. Nestled in the corner of a very quiet cul de sac enjoying much privacy, with very little traffic and only having a handful of neighbours. The location of this property is second to none. Situated close to outstanding schools, transport links, and local amenities, Waitrose, South Ribble Tennis Centre and The Capitol Retail Park. The large driveway comfortably fits three cars, so family and friends can park with ease. A bright internal hallway with plenty of space for coats and shoes to be neatly tucked away and a useful downstairs WC. Leading off to the right of entrance hall is one of three living areas. A perfect spot nestled away from the rest of the downstairs living accommodation that could quite easily be turned into a bedroom or kids' playroom. Off to the left you'll see that the current configuration of the living spaces presents a fantastic opportunity to remodel, or simply update the current aesthetic to suit your own tastes - the large living room, with great views of the garden through the large window. The dining room is spacious and opens to the kitchen, perfect for those family meal times. The fitted kitchen with light wood units, offering plenty of storage and a back door giving you direct access to the garden. The potential is there to fully open up the existing spaces to create a large open-plan kitchen/dining space. If your creative juices are still flowing, a rear extension could be on the cards (subject to the necessary consents of course!). Moving upstairs, you'll find two well-proportioned double bedrooms. They are bright and airy with large windows that flood each room with plenty of natural light. The family bathroom is situated in the centre of the plan and is roomy enough for the whole family. This house has not been extended before, in our opinion, there is a lot of potential for an extension, with the most logical position for this being at the rear. The rear garden enjoys a lot of privacy and has much room for an extension. Due to the large size of the garden, you will still be able to enjoy all the green space in this south facing garden, while having a large extension. There is also space on the side that shouldn't be ignored, an opportunity to enjoy more outside space. The garden currently comprises of a paved patio area and mainly lawn. The garden is secluded with mature planting all round.

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£136
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.14 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LA702764		
UPRN:	100010627235		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	70 mb/s	1000 mb/s

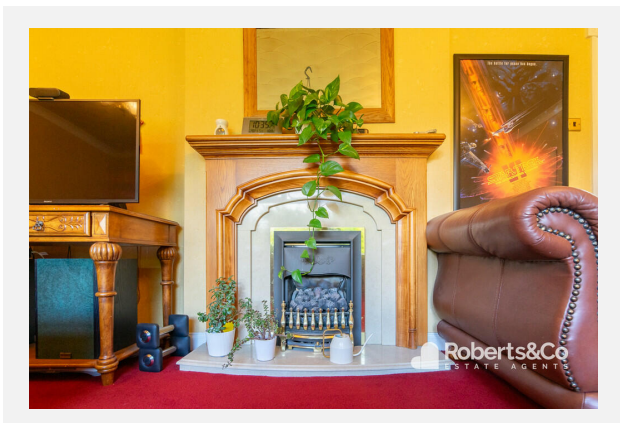
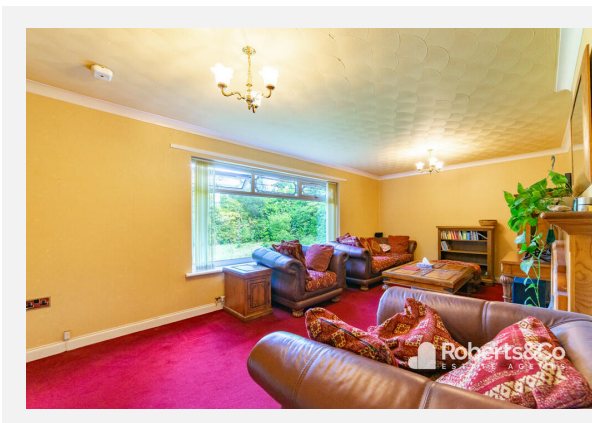
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



DANESWAY, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area⁽¹⁾
114.24 m²
1229.67 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

DANESWAY, WALTON-LE-DALE, PRESTON, PR5



Approximate total area⁽¹⁾
76.37 m²
822.09 ft²

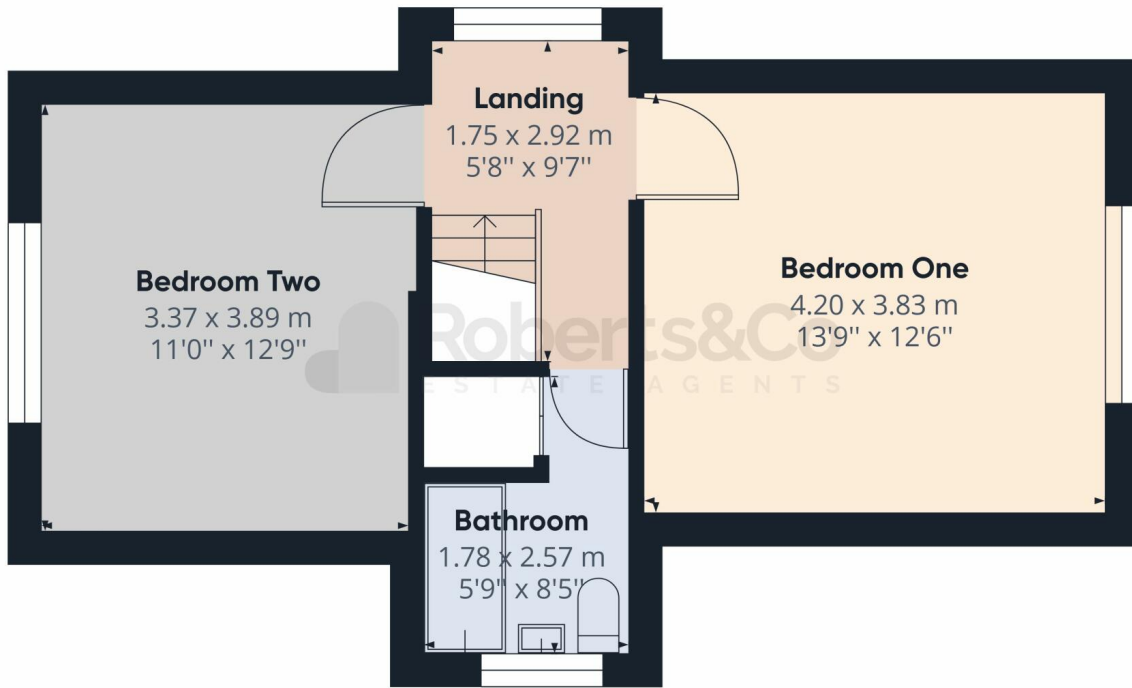
(1) Excluding balconies and terraces

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

Ground Floor

DANESWAY, WALTON-LE-DALE, PRESTON, PR5



Approximate total area⁽¹⁾
37.87 m²
407.58 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

Floor 1

Property EPC - Certificate

Danesway, Walton-le-Dale, PR5

Energy rating

D

Valid until 06.08.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

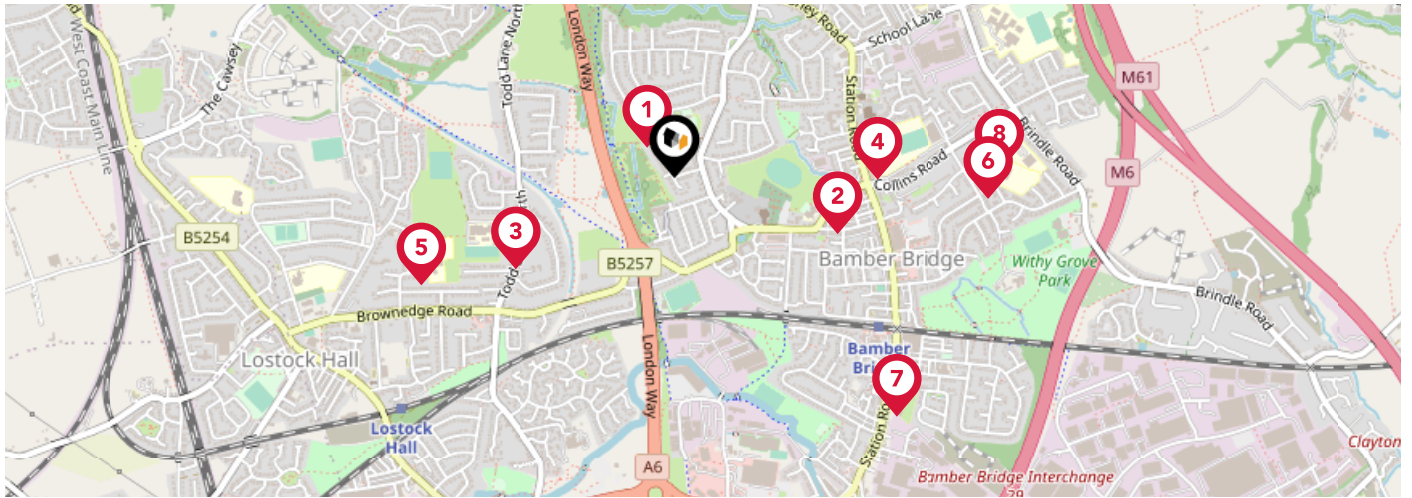
Property









EPC - Additional Data

Additional EPC Data

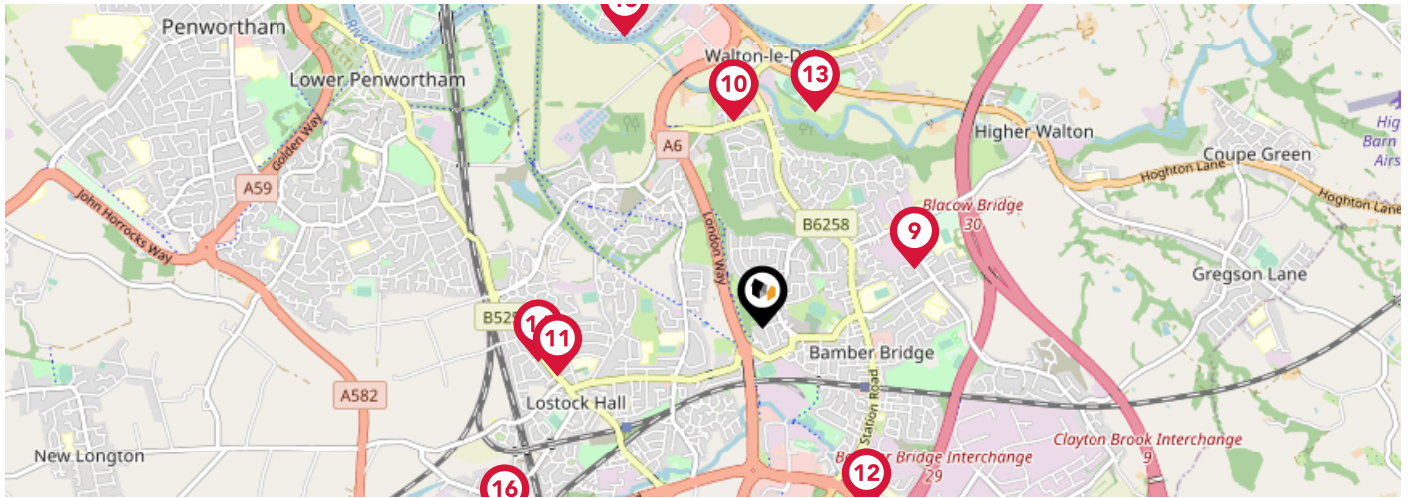
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), limited insulation (assumed)
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
 Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.69	<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:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

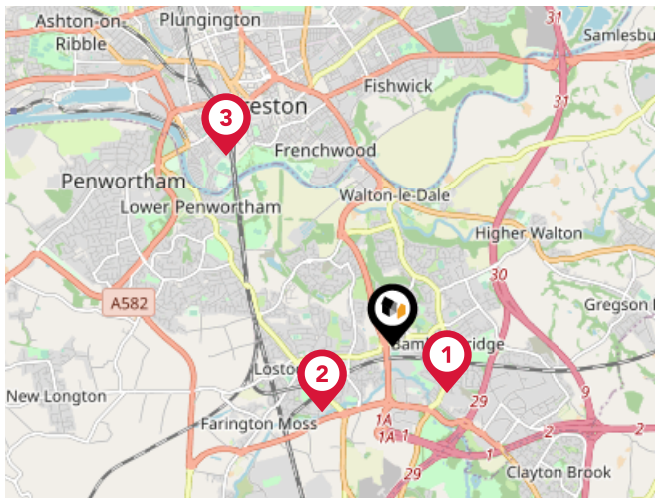
Area Schools



		Nursery	Primary	Secondary	College	Private
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.92	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

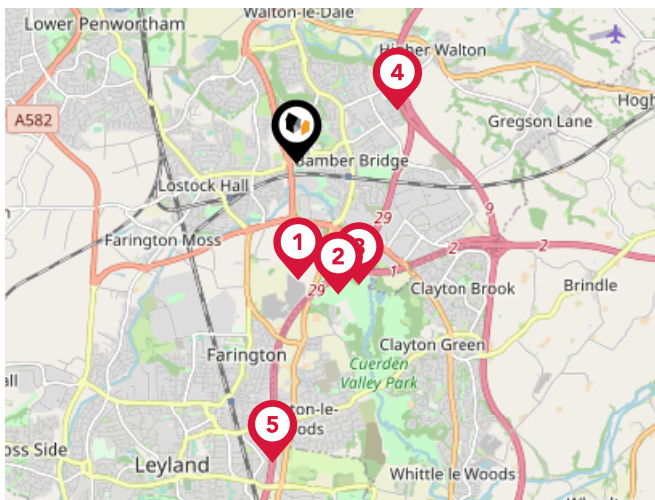
Area

Transport (National)



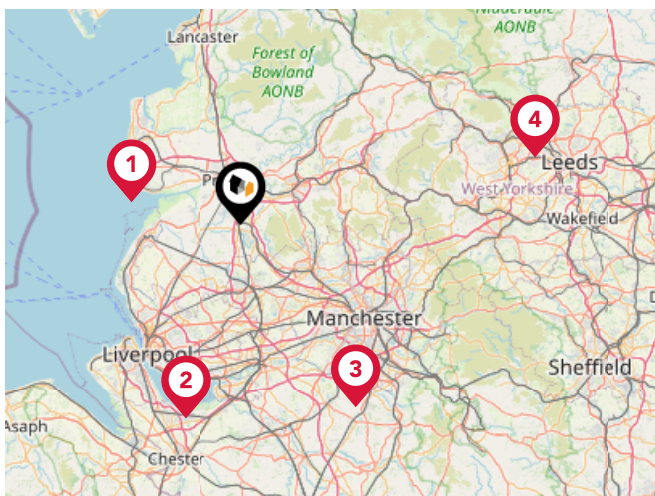
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.62 miles
2	Lostock Hall Rail Station	0.85 miles
3	Preston Rail Station	2.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.02 miles
2	M65 J1	1.2 miles
3	M6 J29	1.19 miles
4	M6 J30	1 miles
5	M6 J28	2.63 miles

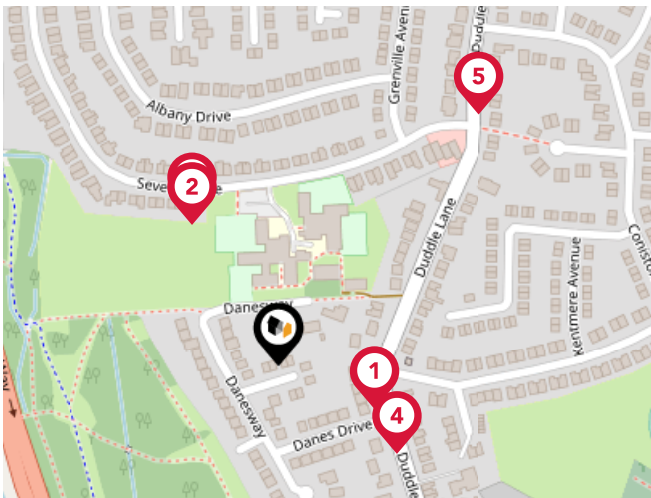


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.43 miles
2	Liverpool John Lennon Airport	28.32 miles
3	Manchester Airport	30.5 miles
4	Leeds Bradford International Airport	42.41 miles

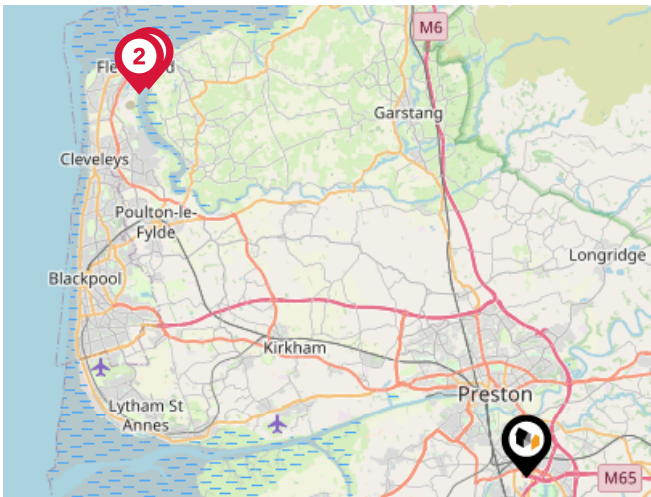
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Danes Drive	0.06 miles
2	Severn Drive	0.09 miles
3	Severn Drive	0.1 miles
4	Danes Drive	0.08 miles
5	Coniston Drive	0.18 miles



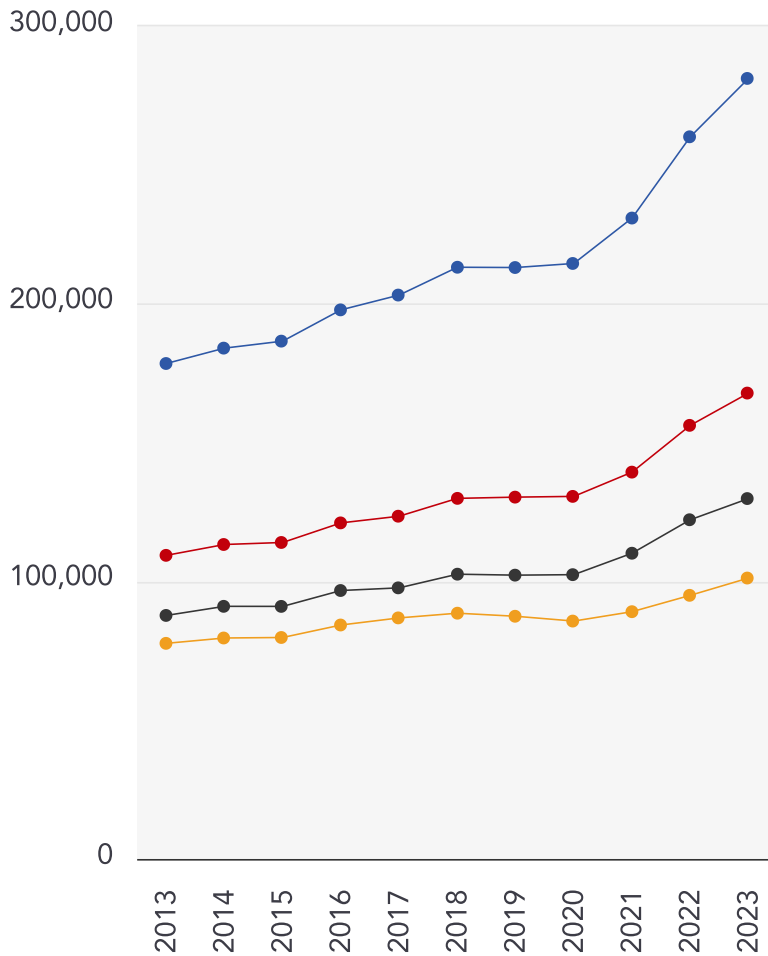
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.95 miles
2	Fleetwood for Ireland Ferry Terminal	19.04 miles

Market

House Price Statistics

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



Detached

+57.53%

Semi-Detached

+53.44%

Terraced

+47.99%

Flat

+30.28%



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.

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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