

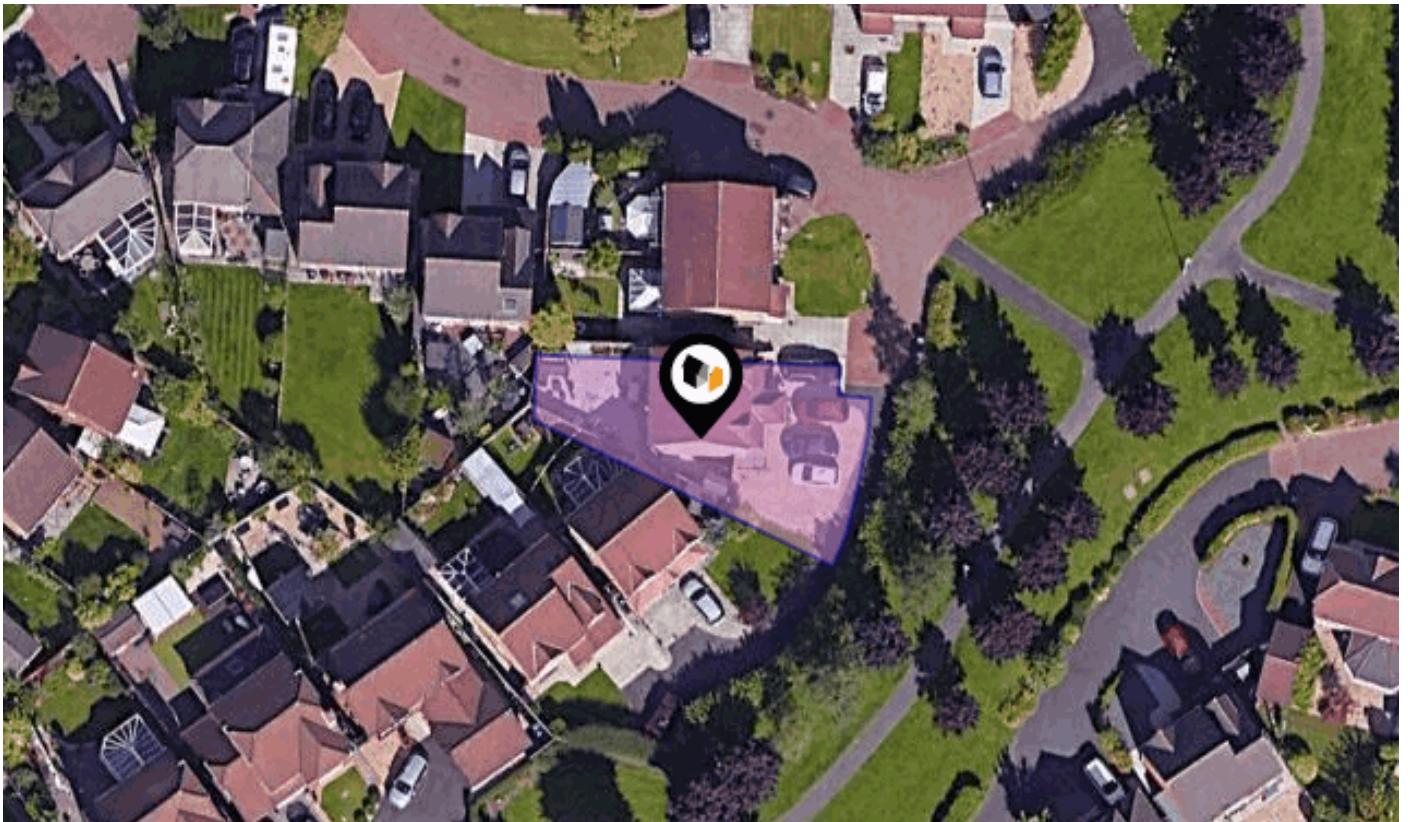


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19<sup>th</sup> October 2023



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

## Roberts & Co

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

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www.roberts-estates.co.uk



# Introduction

## Our Comments

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### Property Overview

Situated on Crowell Way, just off Holland House Road, this contemporary detached home offers an excellent layout, ideally suited for family living. There are five bedrooms, including one with an ensuite, and a delightful view of the green. The well-maintained neighbourhood, set in a tranquil cul-de-sac, is perfect for families of all ages. This modern home is move-in ready, providing a sense of reassurance.

You'll have no trouble accommodating up to seven cars on the spacious driveway. Upon entering, you'll be greeted by a generously sized entrance porch and a welcoming hallway.

At the front of the house, the living room is flooded with natural light and features double doors that lead to the family dining kitchen at the rear.

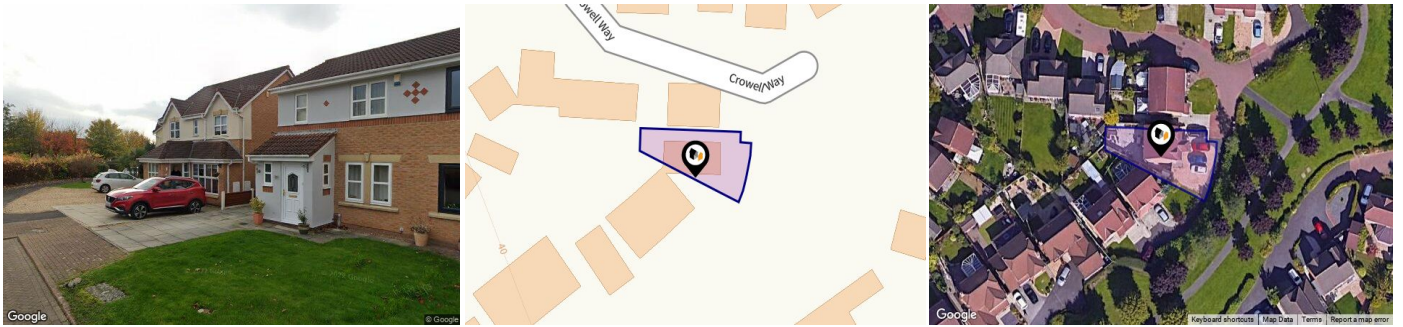
One of the standout features is the open-plan dining kitchen, which seamlessly connects to the garden through patio doors. The cabinets exhibit a modern design with striking countertop contrasts, and the appliances have been thoughtfully integrated. Towards the rear of the kitchen, you'll find a practical utility area and a separate WC for added convenience.

The garage has been converted into an additional bedroom with fitted wardrobes and cupboards, offering flexibility for use as a playroom or office.

Upstairs, you'll find generously sized bedrooms, with the main bedroom enjoying its ensuite bathroom. There's also a family bathroom for added convenience.

Outside, the garden is secure and enclosed, featuring well-maintained landscaping with low-maintenance elements, including Indian stone flags and decorative stones.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	5	<b>Start Date:</b>	26/03/1998
<b>Plot Area:</b>	0.07 acres	<b>End Date:</b>	01/01/2995
<b>Year Built :</b>	1998	<b>Lease Term:</b>	999 years from 1 January 1996
<b>Council Tax :</b>	Band D	<b>Term Remaining:</b>	971 years
<b>Annual Estimate:</b>	£2,064		
<b>Title Number:</b>	LA819311		
<b>UPRN:</b>	10033052285		

## 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>10</b> mb/s	<b>62</b> mb/s	<b>1000</b> mb/s

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

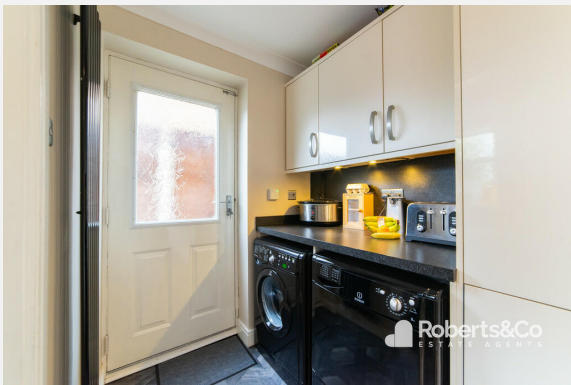


### Satellite/Fibre TV Availability:



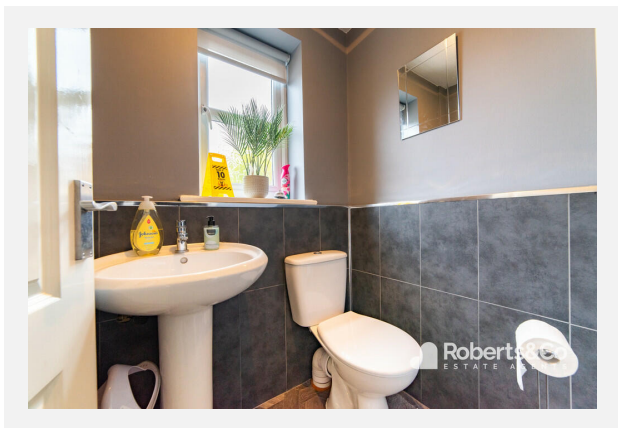
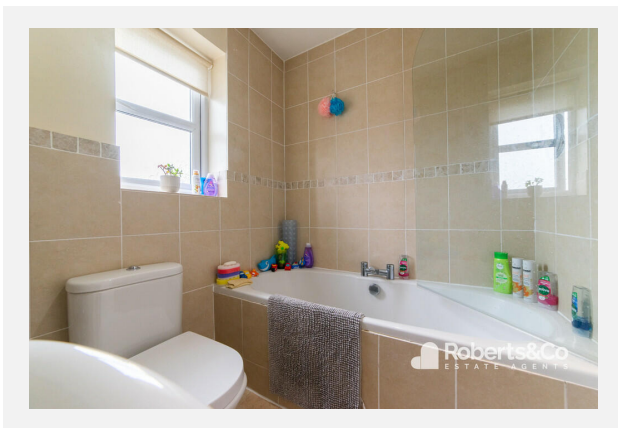
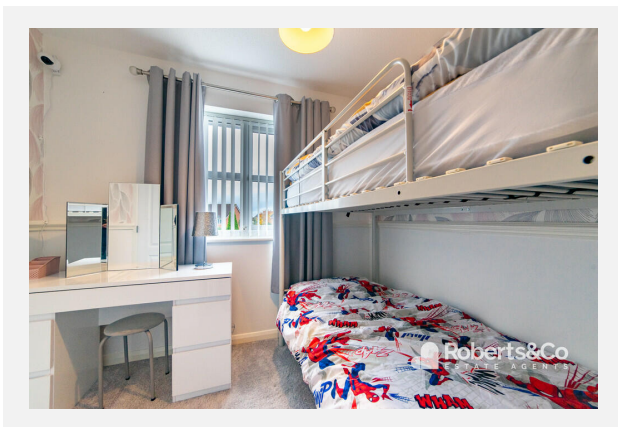
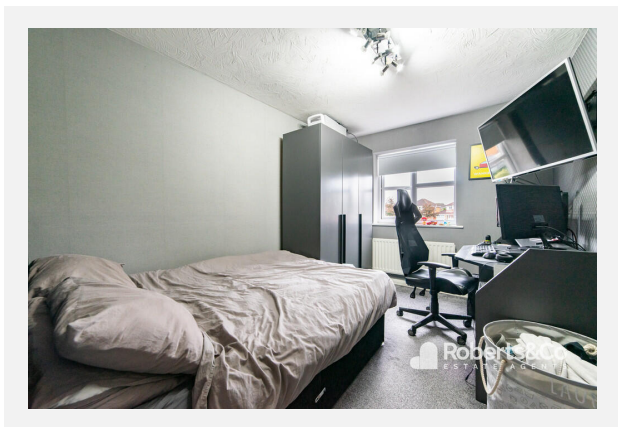


# Gallery Photos





# Gallery Photos



# Gallery

## Photos

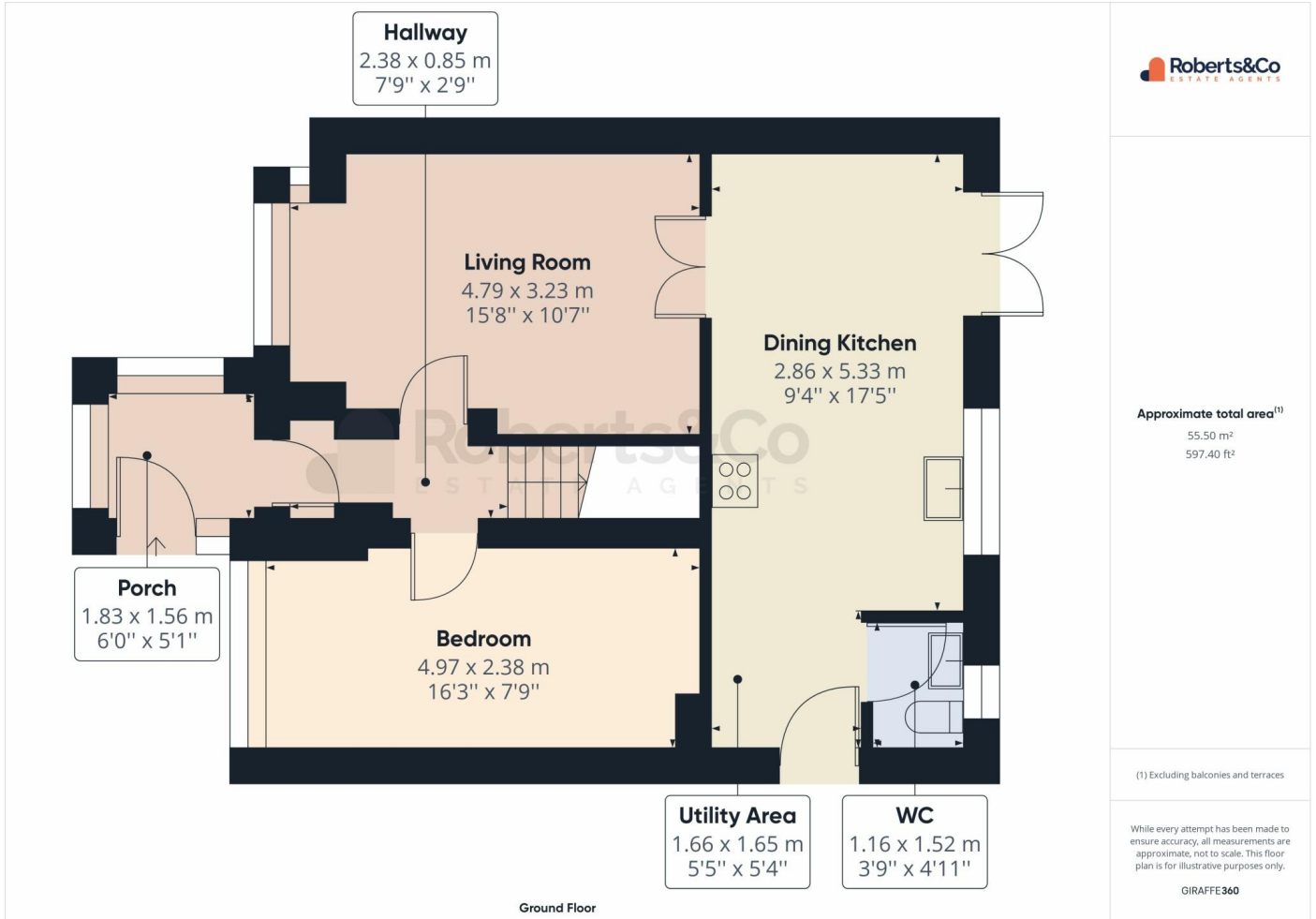
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## CROWELL WAY, WALTON-LE-DALE, PRESTON, PR5



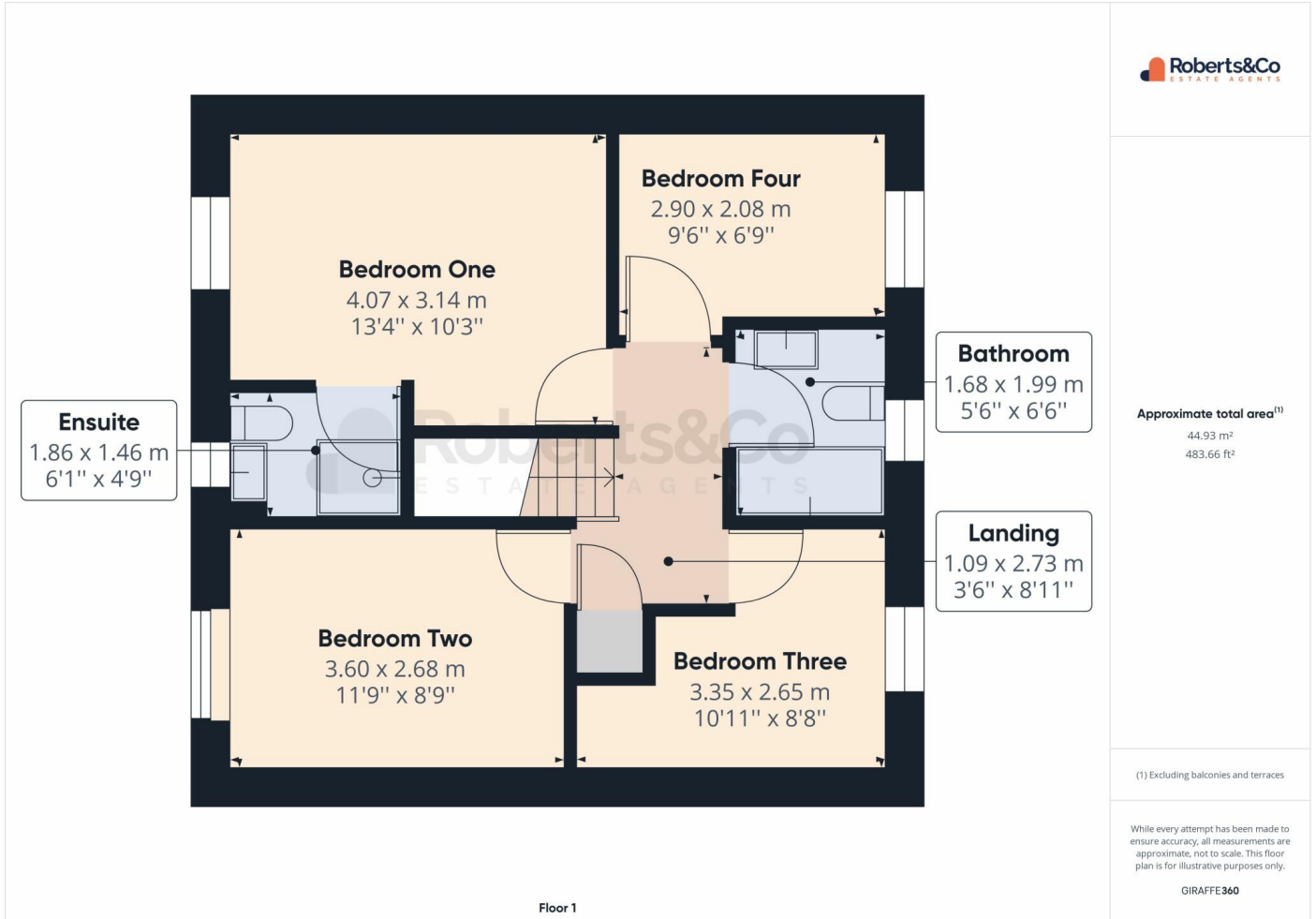
## CROWELL WAY, WALTON-LE-DALE, PRESTON, PR5



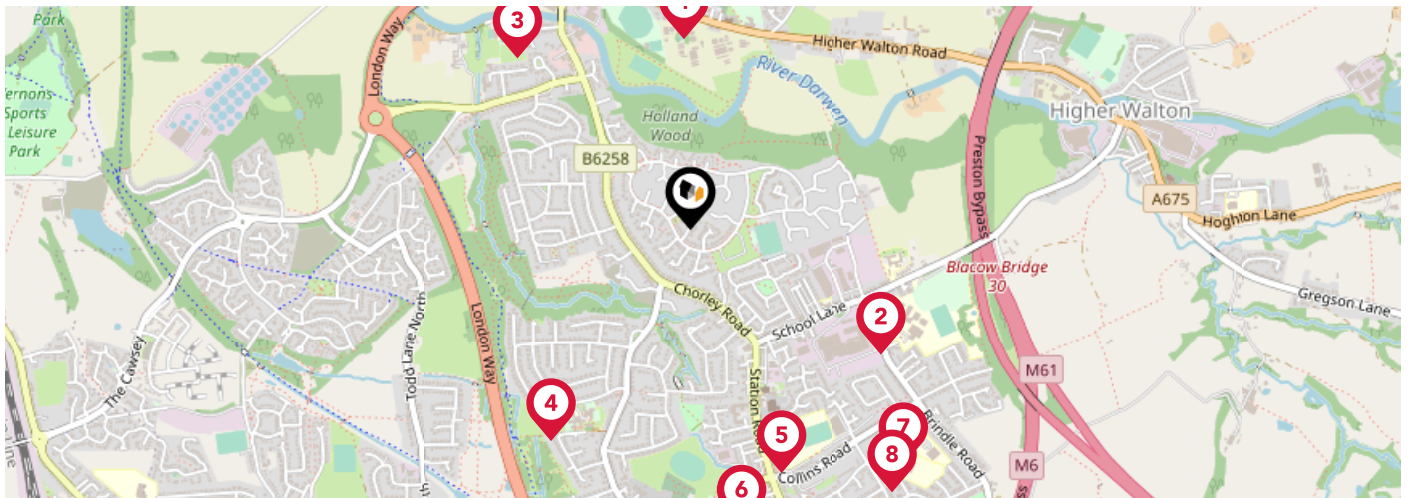
Roberts&Co  
ESTATE AGENTS



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

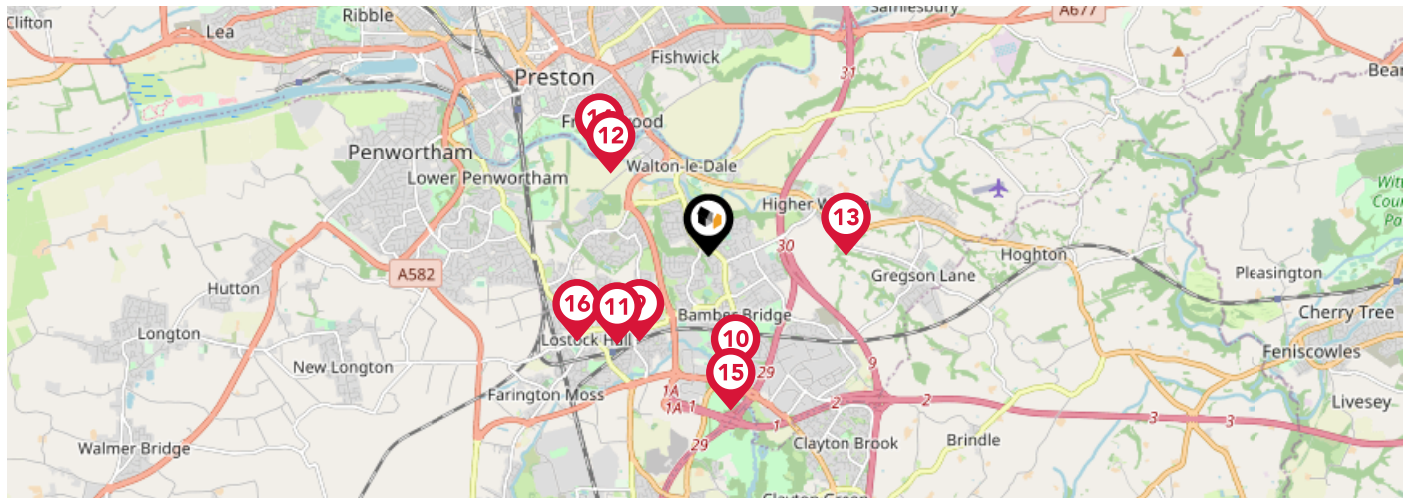










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 186   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires Improvement   Pupils: 775   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 64   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

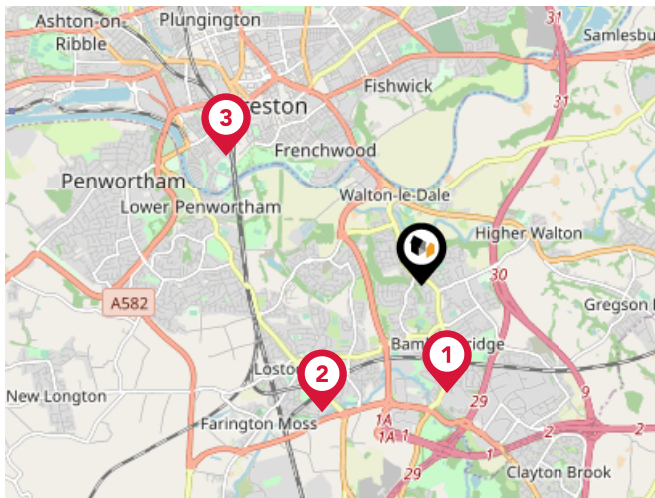


		Nursery	Primary	Secondary	College	Private
	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1.11	<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: Good   Pupils: 340   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Good   Pupils: 341   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



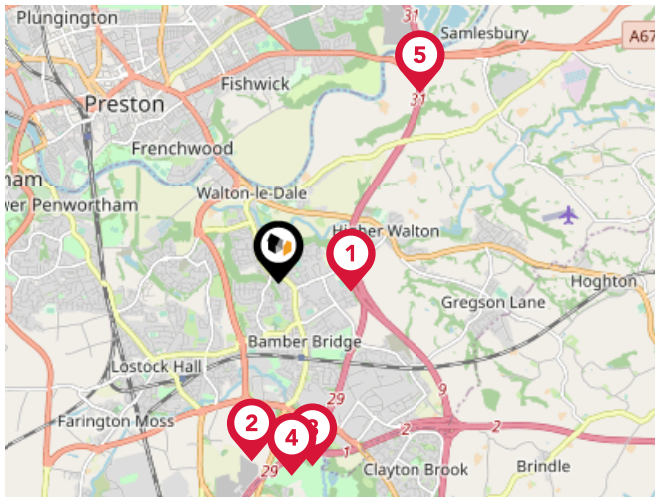
# Area

## Transport (National)



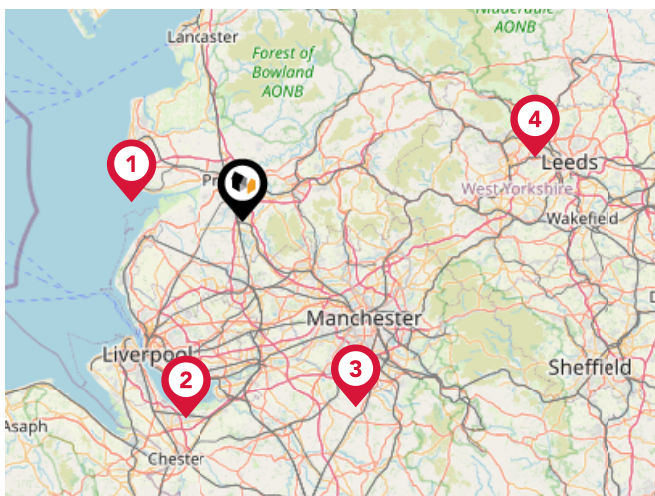
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.96 miles
2	Lostock Hall Rail Station	1.41 miles
3	Preston Rail Station	2.06 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.64 miles
2	M65 J1A	1.57 miles
3	M6 J29	1.62 miles
4	M65 J1	1.68 miles
5	M6 J31	2.09 miles

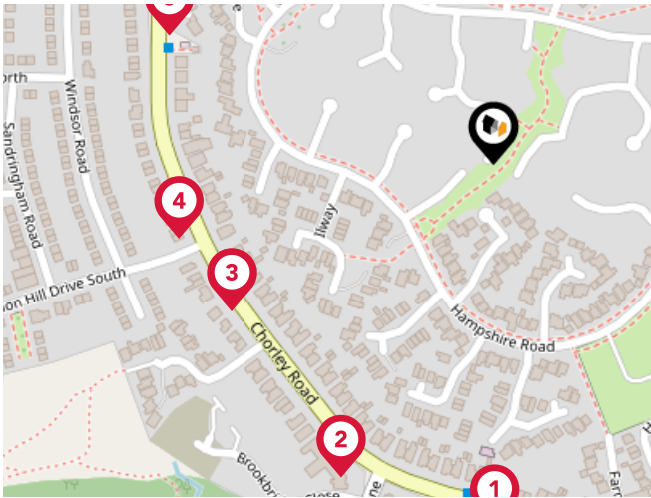


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.57 miles
2	Liverpool John Lennon Airport	28.9 miles
3	Manchester Airport	30.82 miles
4	Leeds Bradford International Airport	42.05 miles

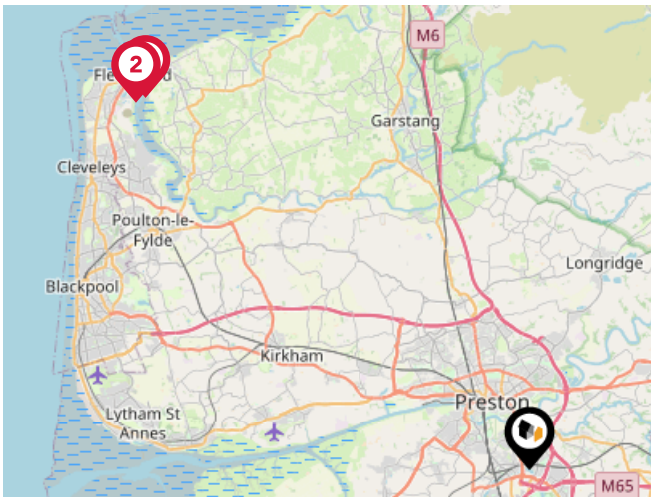
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Duddle Lane	0.2 miles
2	Duddle Lane	0.19 miles
3	Cinnamon Hill Drive	0.16 miles
4	Cinnamon Hill Drive	0.18 miles
5	Holland House Road	0.19 miles



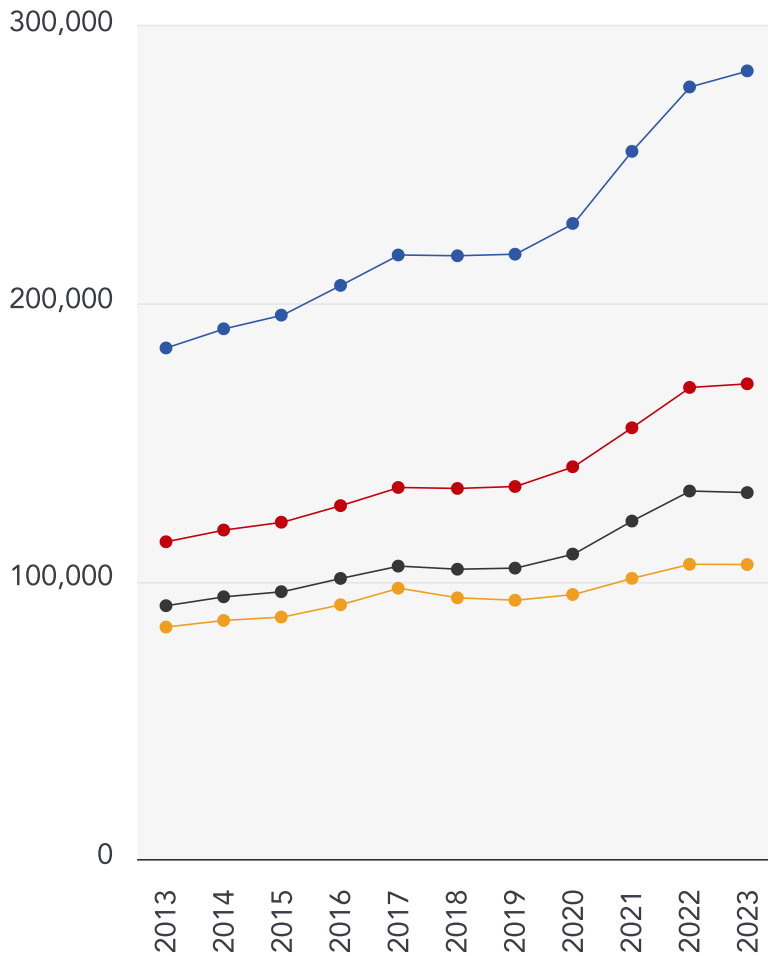
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.75 miles
2	Fleetwood for Ireland Ferry Terminal	18.85 miles

# 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%**





### 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 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

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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.

# Roberts & Co

## Testimonials

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### 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\_Cov



/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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