

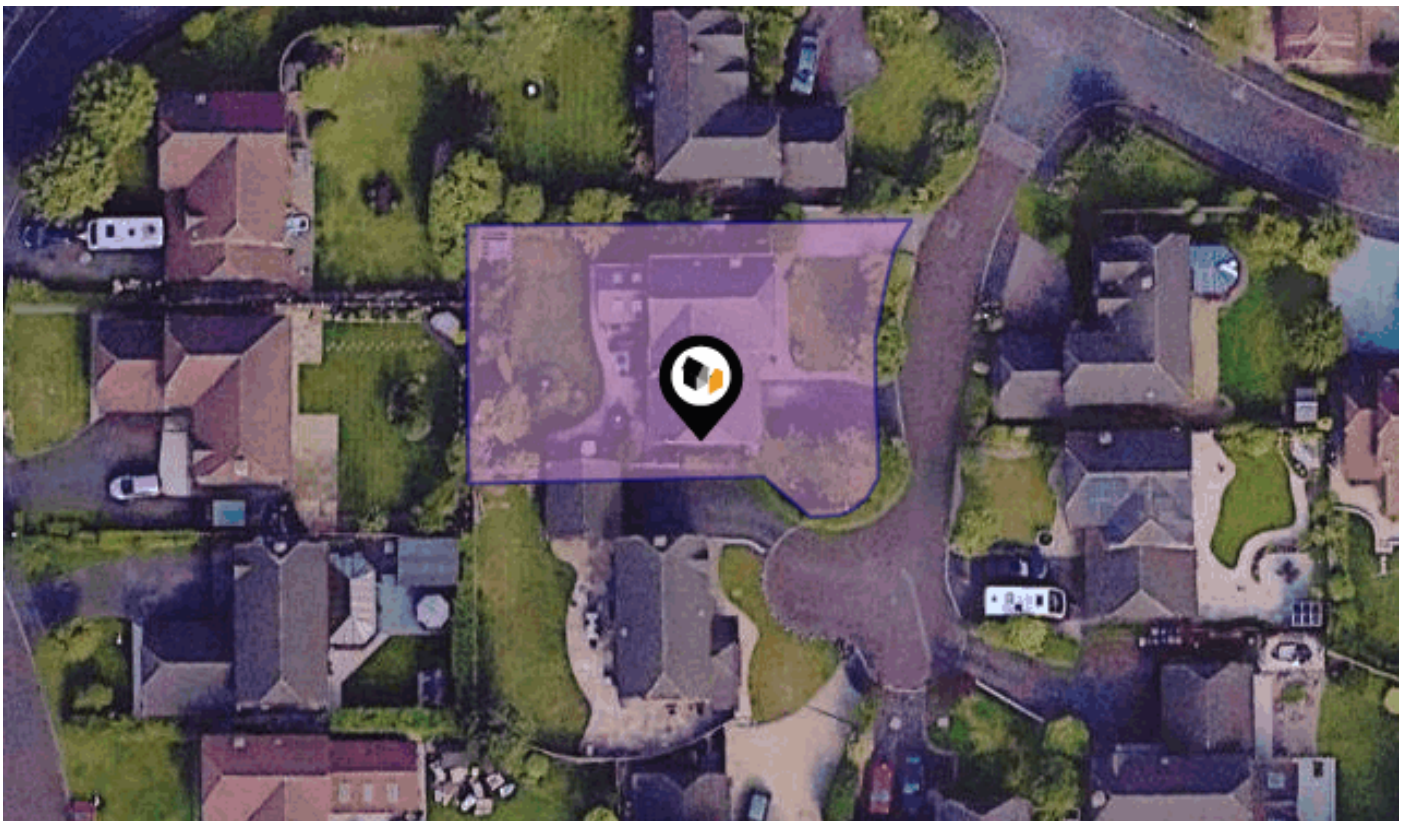


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 12<sup>th</sup> February 2024**



## VALLEY VIEW, WALTON-LE-DALE, PRESTON, PR5

### Roberts & Co

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### Property Overview

A stunning family home finished to the highest standards, sitting on Walton Park in Walton Le Dale. This home offers easy access to Preston City centre while boasting a convenient location near the popular Capitol Centre, providing restaurants, shops, and a cinema. There is plenty of space for the whole family to enjoy.

As you approach the front of the house, you'll appreciate the stunning frontage and detached plot, with a generous size front garden. Along with the spacious driveway, you'll find an integral large double garage, thoughtfully crafted to accommodate your vehicles, along with extra space for 4 or 5 additional cars, ensuring you and your guests will never have to worry about parking.

As you enter the home, you'll be greeted by a spacious hallway, providing ample room for coats and boots.

The living spaces are tailored for both relaxation and socializing. The generously sized dual-aspect lounge is bathed in natural light, providing a warm and inviting atmosphere. Get comfortable next to the modern log burner for a cosy evening.

The sleek kitchen has been beautifully designed featuring cabinetry crafted from Ash wood and quartz countertops. It includes integrated dishwasher, wine cooler, ample room for an American-style fridge, and a range cooker. Fit for even the keenest of chefs it boasts breakfast bar seating and fitted appliances.

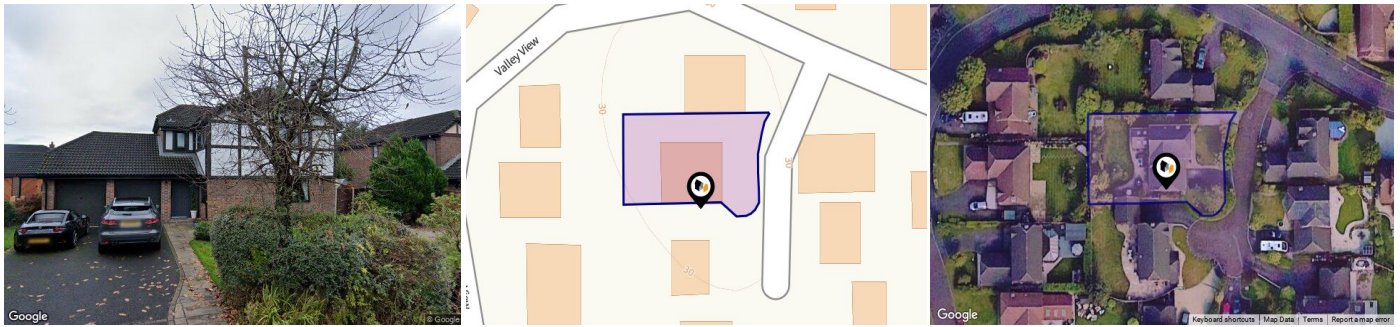
From the kitchen the space seamlessly flows into the open plan dining and living area. The large living space features bi-fold doors opening onto the garden, welcoming natural light into the space. Velux windows adorn the area while a contemporary colour scheme ties the room together seamlessly. A vaulted ceiling adds an additional touch of grandeur to the space.

The utility room features a laundry cupboard discreetly housing a washer and dryer, while the other half of the room conceals a hidden bar! During the summer months, guests can effortlessly help themselves to a refreshing drink in this inviting space.

A downstairs WC completes this floor.

Upstairs you'll find the gorgeous main bedroom complete with fitted wardrobes and ensuite shower room, along with three further double bedrooms. The family bathroom provides both convenience and comfort for all occupants. Bathrooms throughout the home boast Karndean flooring and porcelain tiles, accentuated by designer touches such as a Ben de Lisi bath, adding to the luxurious ambiance.

Outside, the expansive garden offers several patios which are scattered throughout, accompanied by an impressive outdoor pizza oven and kitchen area. The garden kitchen boasts a granite worktop and a Valoriani wood-fired oven, surrounded by an array of culinary herbs, raspberry canes, a blueberry bush, and sloe hedging at the front. The well-manicured landscape features mature borders and shrubs, with a secluded decked area nestled in the co



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£202
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,700 ft <sup>2</sup> / 158 m <sup>2</sup>		
<b>Plot Area:</b>	0.18 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£2,981		
<b>Title Number:</b>	LA649246		
<b>UPRN:</b>	100010651918		

## 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>80</b> mb/s	<b>9000</b> mb/s

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



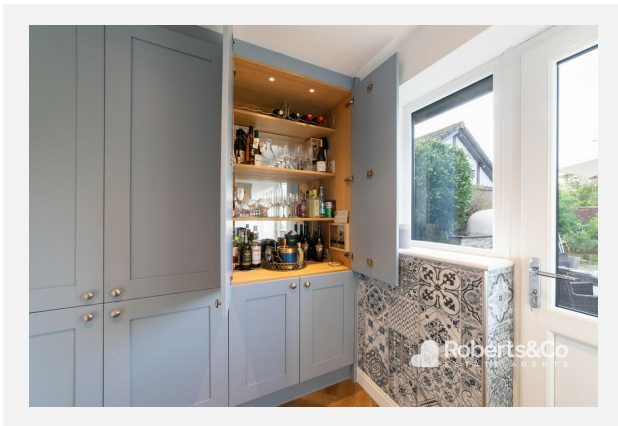
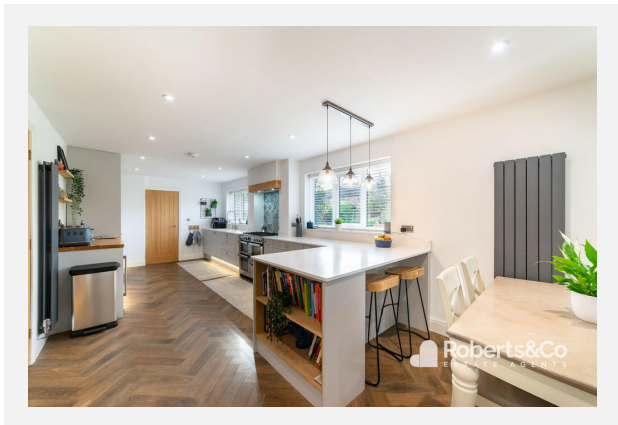
### Satellite/Fibre TV Availability:

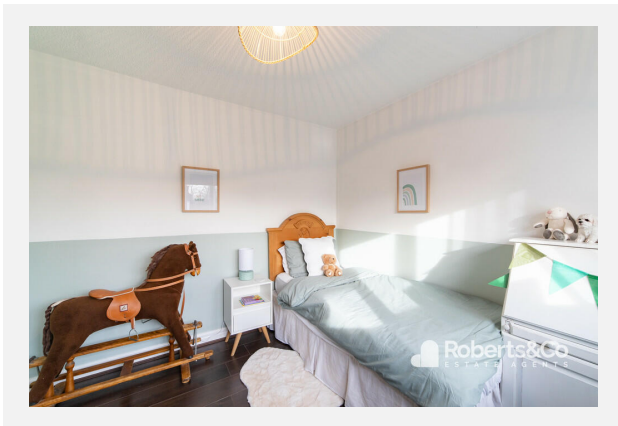
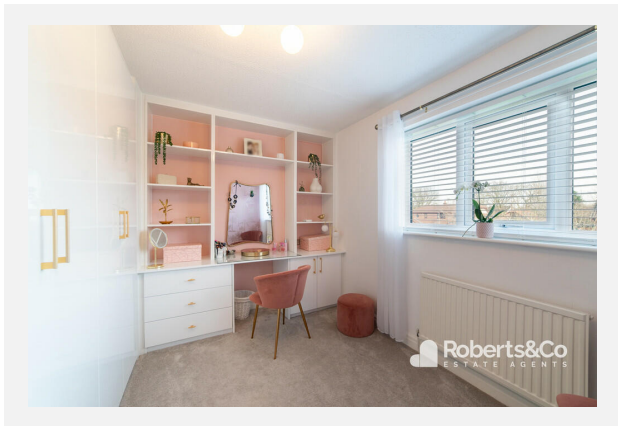
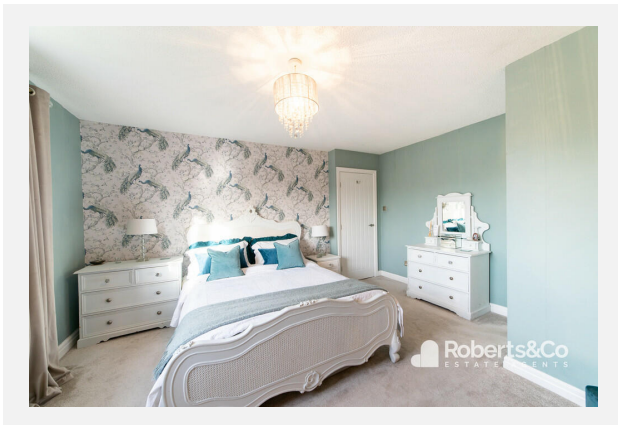
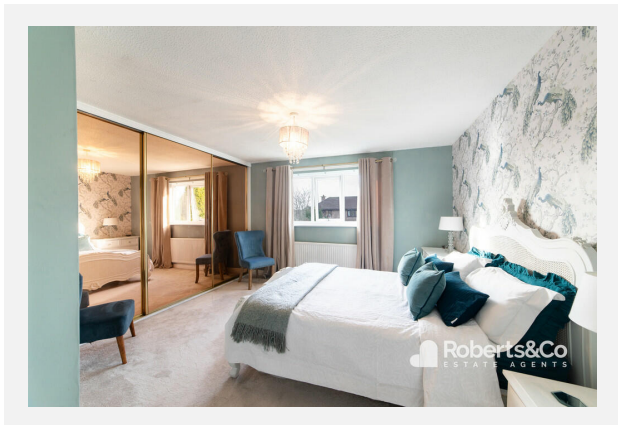




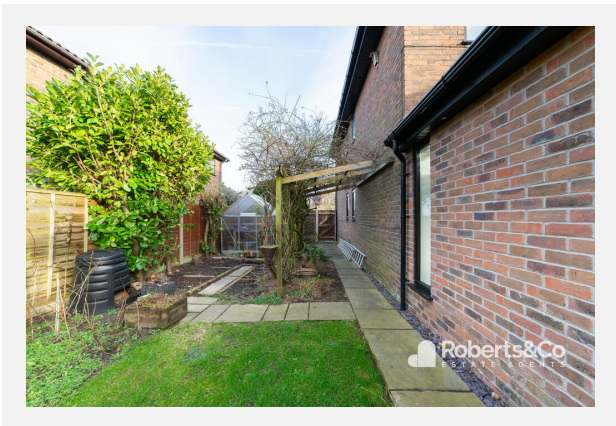




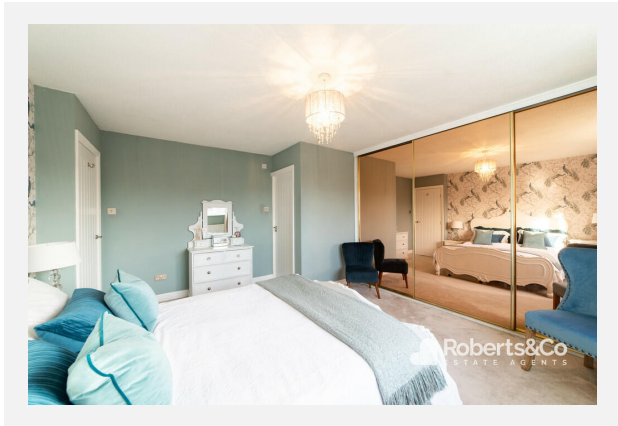
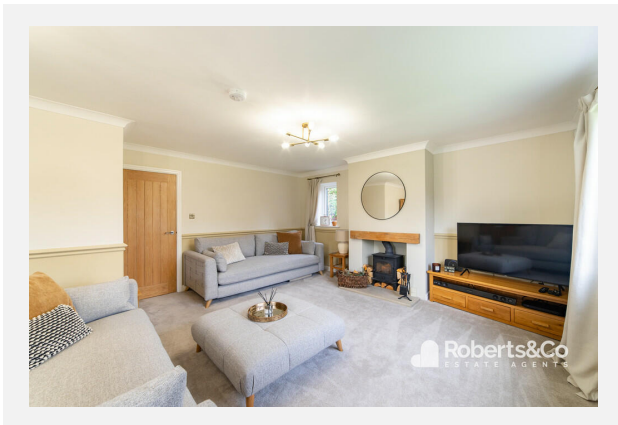
















## VALLEY VIEW, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area<sup>†</sup>  
184.59 m<sup>2</sup>  
1986.88 ft<sup>2</sup>

Reduced headroom  
1.28 m<sup>2</sup>  
13.8 ft<sup>2</sup>

(†) Excluding balconies and terraces

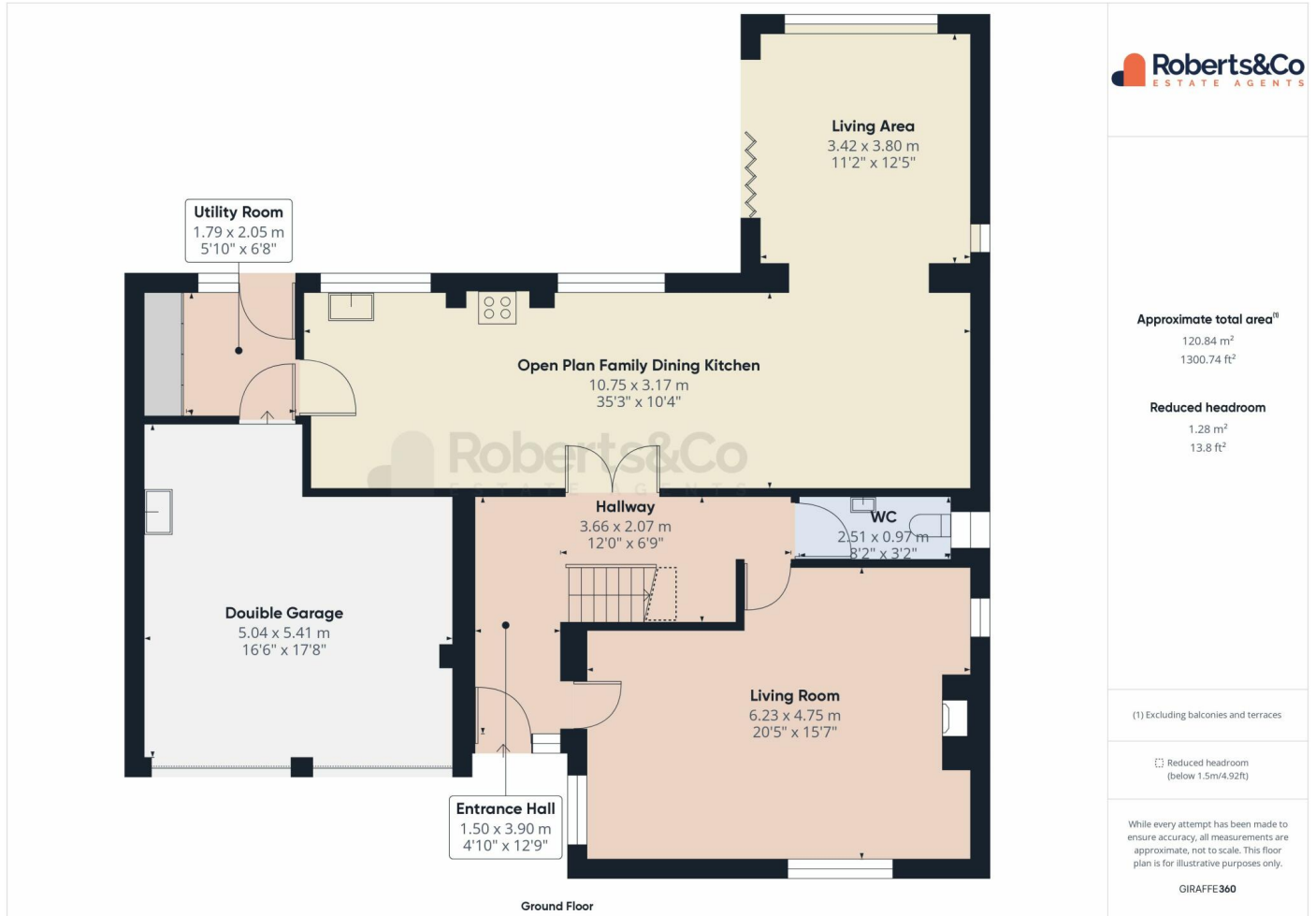
Reduced headroom  
(below 1.5m/4.92ft)

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



VALLEY VIEW, WALTON-LE-DALE, PRESTON, PR5



## VALLEY VIEW, WALTON-LE-DALE, PRESTON, PR5



Valley View, Walton-le-Dale, PR5

Energy rating

# C

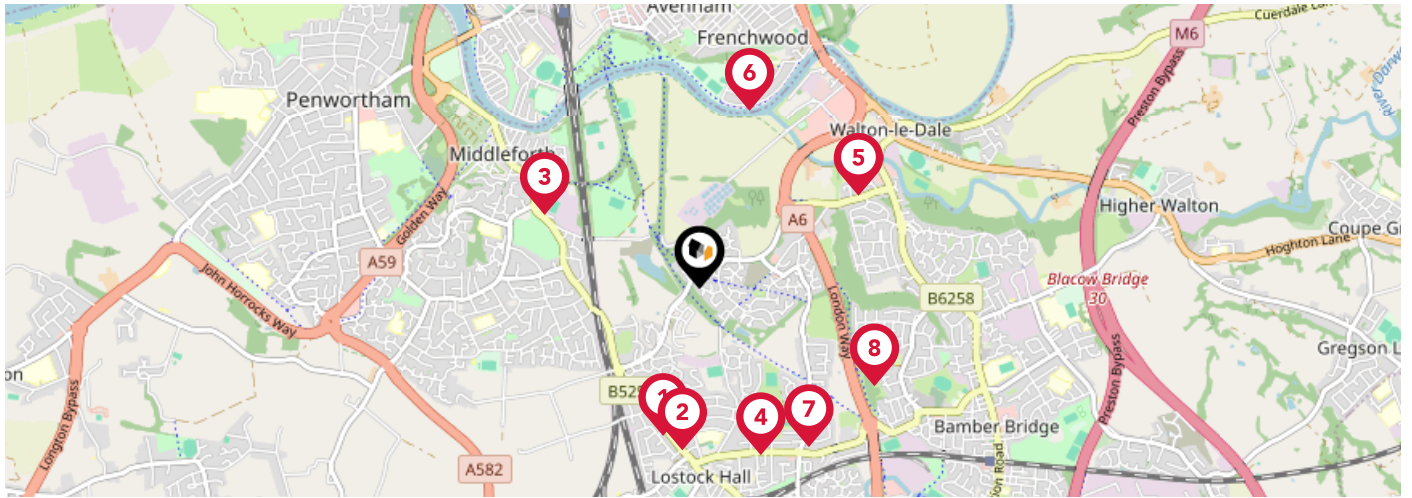
Valid until 04.07.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



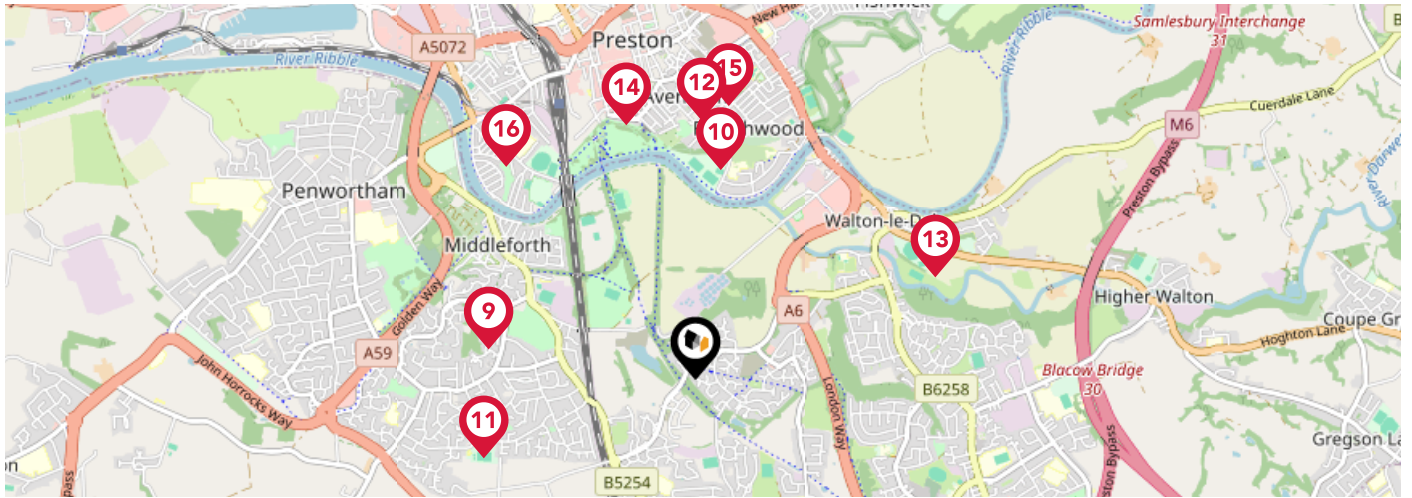
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<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, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	158 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

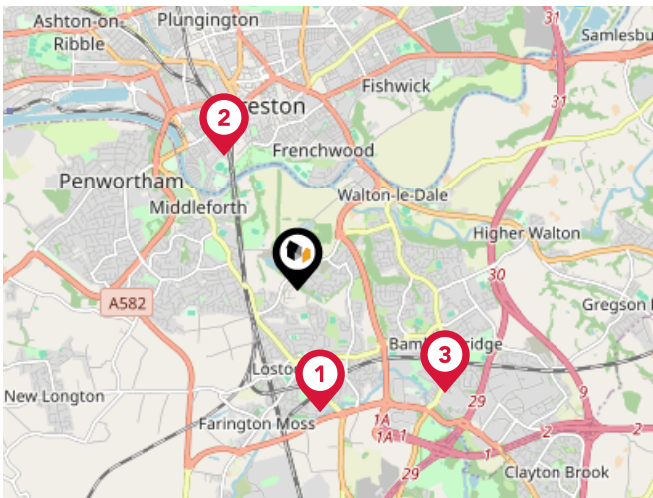
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.92	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 251   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 186   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 67   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

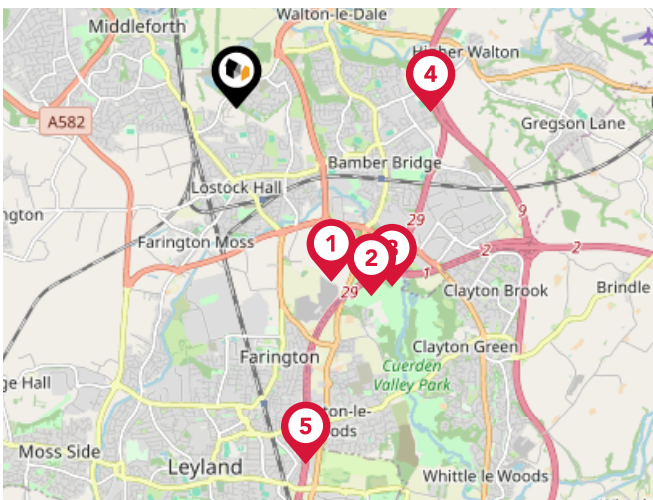
# Area

## Transport (National)



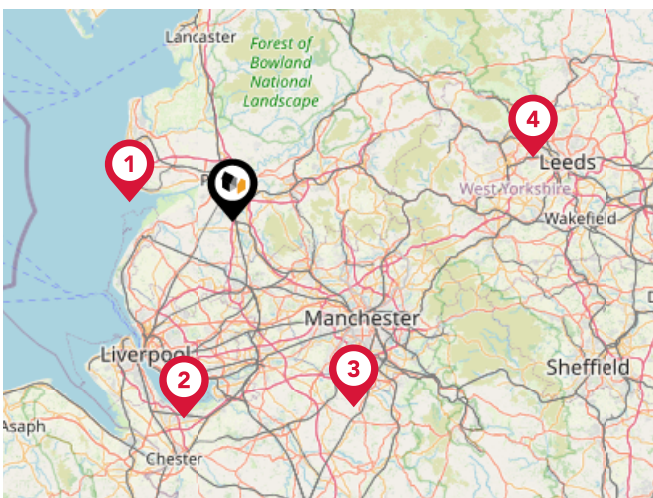
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.1 miles
2	Preston Rail Station	1.34 miles
3	Bamber Bridge Rail Station	1.58 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.73 miles
2	M65 J1	2.03 miles
3	M6 J29	2.07 miles
4	M6 J30	1.71 miles
5	M6 J28	3.18 miles



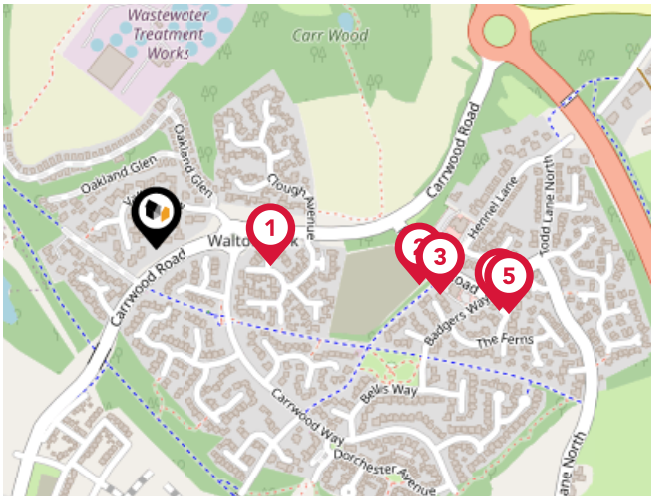
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.52 miles
2	Liverpool John Lennon Airport	28.6 miles
3	Manchester Airport	31.36 miles
4	Leeds Bradford International Airport	43.1 miles



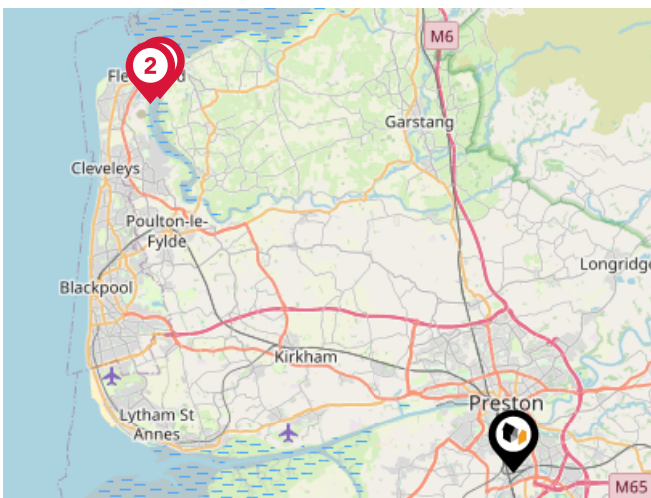
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Carrwood Roundabout	0.13 miles
2	Hennel Lane	0.29 miles
3	Hennel Lane	0.32 miles
4	Millwood Road	0.38 miles
5	Millwood Road	0.39 miles



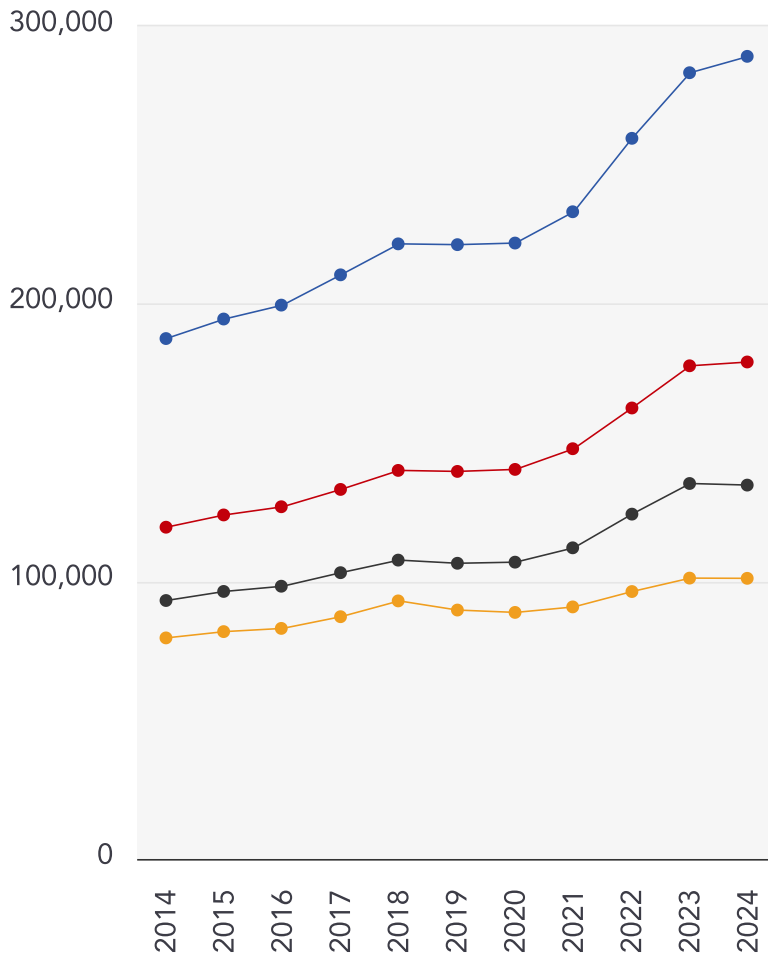
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.02 miles
2	Fleetwood for Ireland Ferry Terminal	18.11 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.

Our Team

Robert

### 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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