

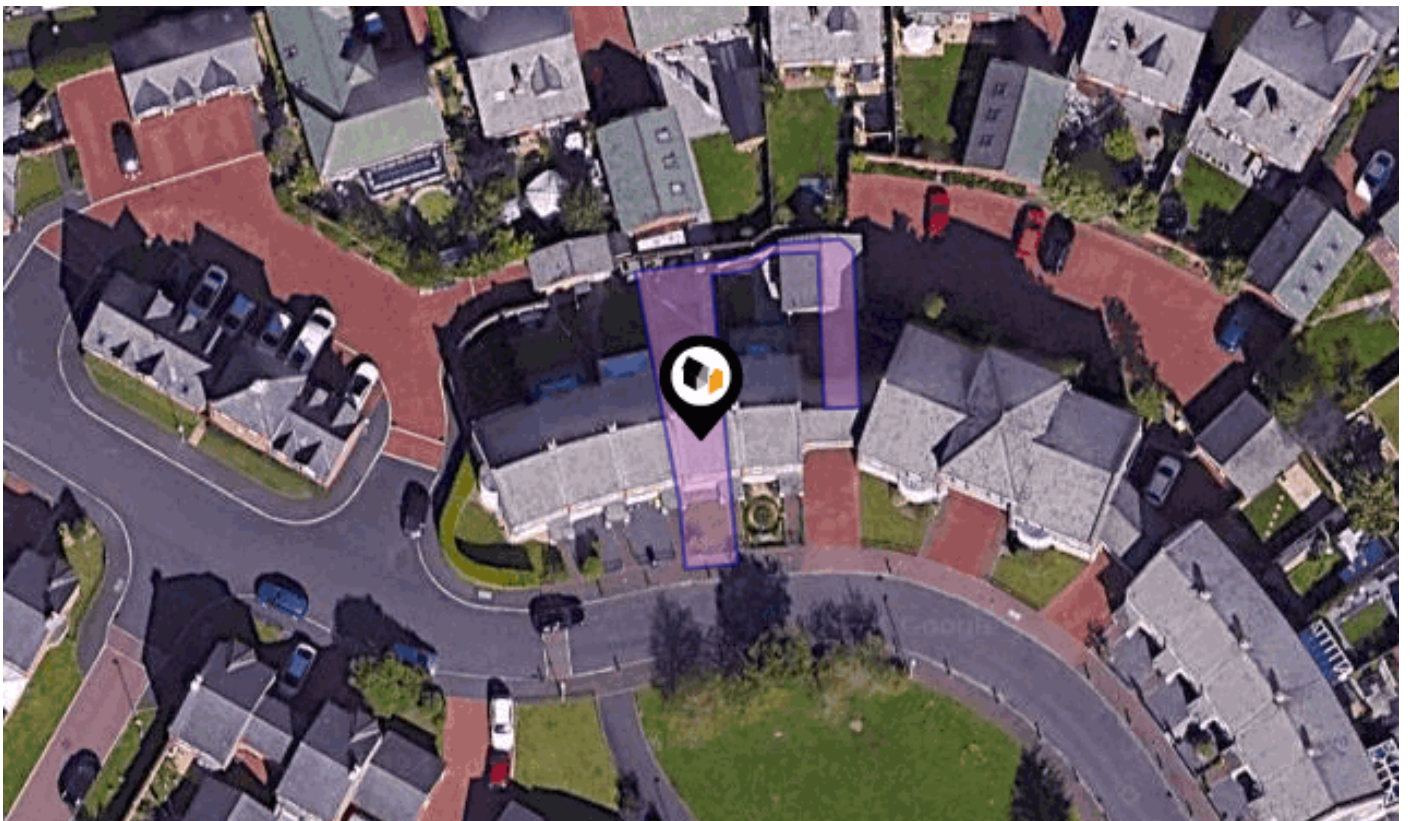


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th April 2024



DORCHESTER AVENUE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

This meticulously presented home is move-in ready, ideal for families seeking comfort and convenience. Located in an exclusive development, it's just a stone's throw from top-rated schools, shopping venues, and other essential amenities. Commuting is effortless with the nearby train station and quick access to Preston City Centre via well-connected roads.

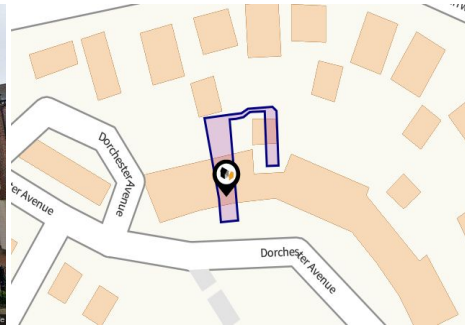
The property features expansive and extended living spaces across three floors, offering a luxurious family lifestyle. As you enter, the welcoming hallway leads to a cosy living room at the front of the house. The heart of the home is the modern open-plan kitchen, dining, and family area that seamlessly connects to the rear garden through bi-fold doors. A stylish lantern roof floods the space with natural light, creating a bright and inviting atmosphere.

The kitchen features elegant pale grey shaker style cabinetry with larder cupboards and grey Quartz tops. Integrated appliances and a breakfast bar add to the convenience, making this kitchen a joy for home cooking and casual dining. The adjoining family dining area is perfect for sharing meals or catching up with loved ones. There's also the added luxuries of dual controlled underfloor heating.

A useful downstairs WC adds practicality to the ground floor layout, making it easy for guests and family members to access facilities without needing to go upstairs.

The upper floors house five double bedrooms, providing ample space for a large family. The layout includes a dedicated shower room and a "Jack and Jill" bathroom, offering both privacy and flexibility.

Outside, the property's charm continues with an attractive front garden and a generous driveway that can accommodate multiple vehicles. The link-detached garage provides additional space for parking or storage, and it comes equipped with electric for added convenience. The enclosed rear garden requires minimal maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep. This combination of stylish interiors and convenient outdoor amenities makes this property an excellent choice for families seeking a new home.



Property

Type:	Terraced	Last Sold £/ft²:	£148
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.04 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN33694		
UPRN:	10033055586		

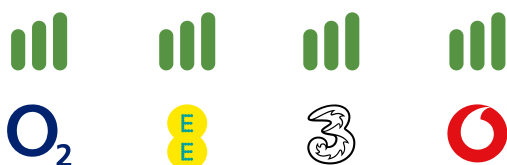
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

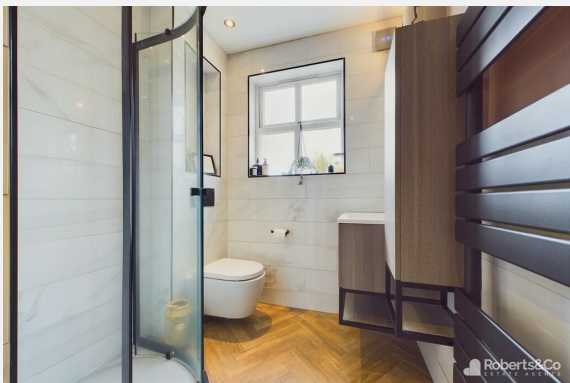
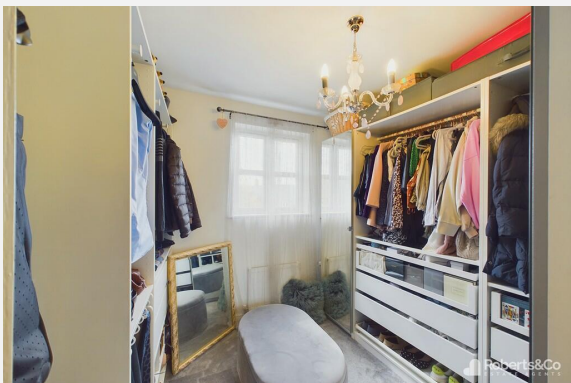
4 mb/s	80 mb/s	9000 mb/s

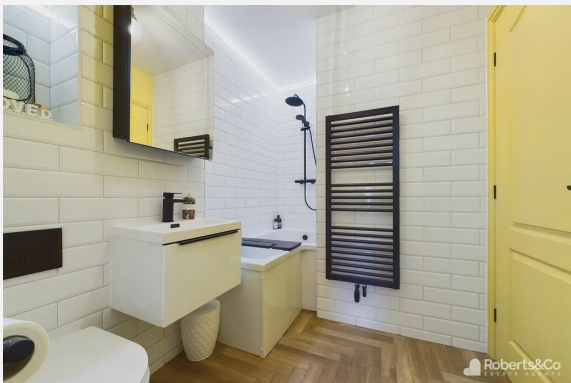
Mobile Coverage: (based on calls indoors)

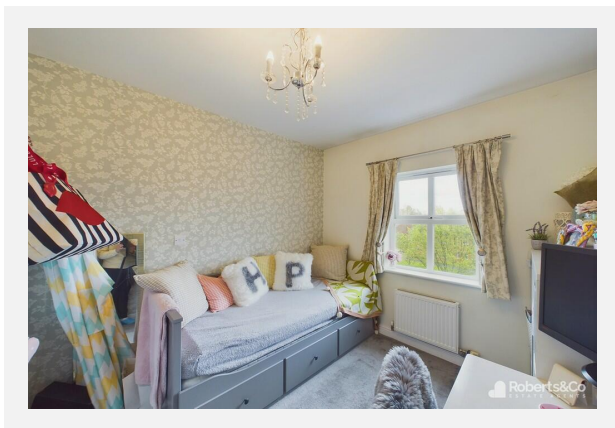
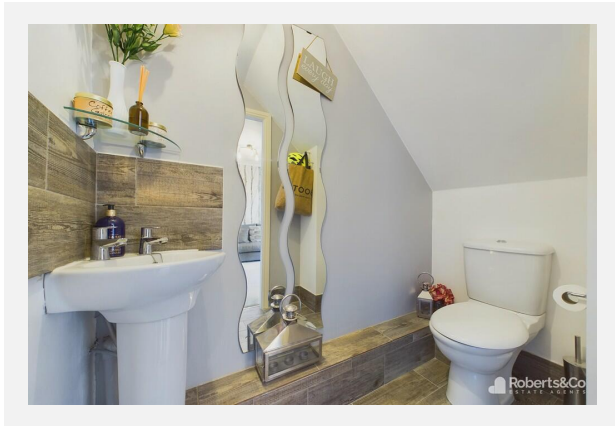


Satellite/Fibre TV Availability:









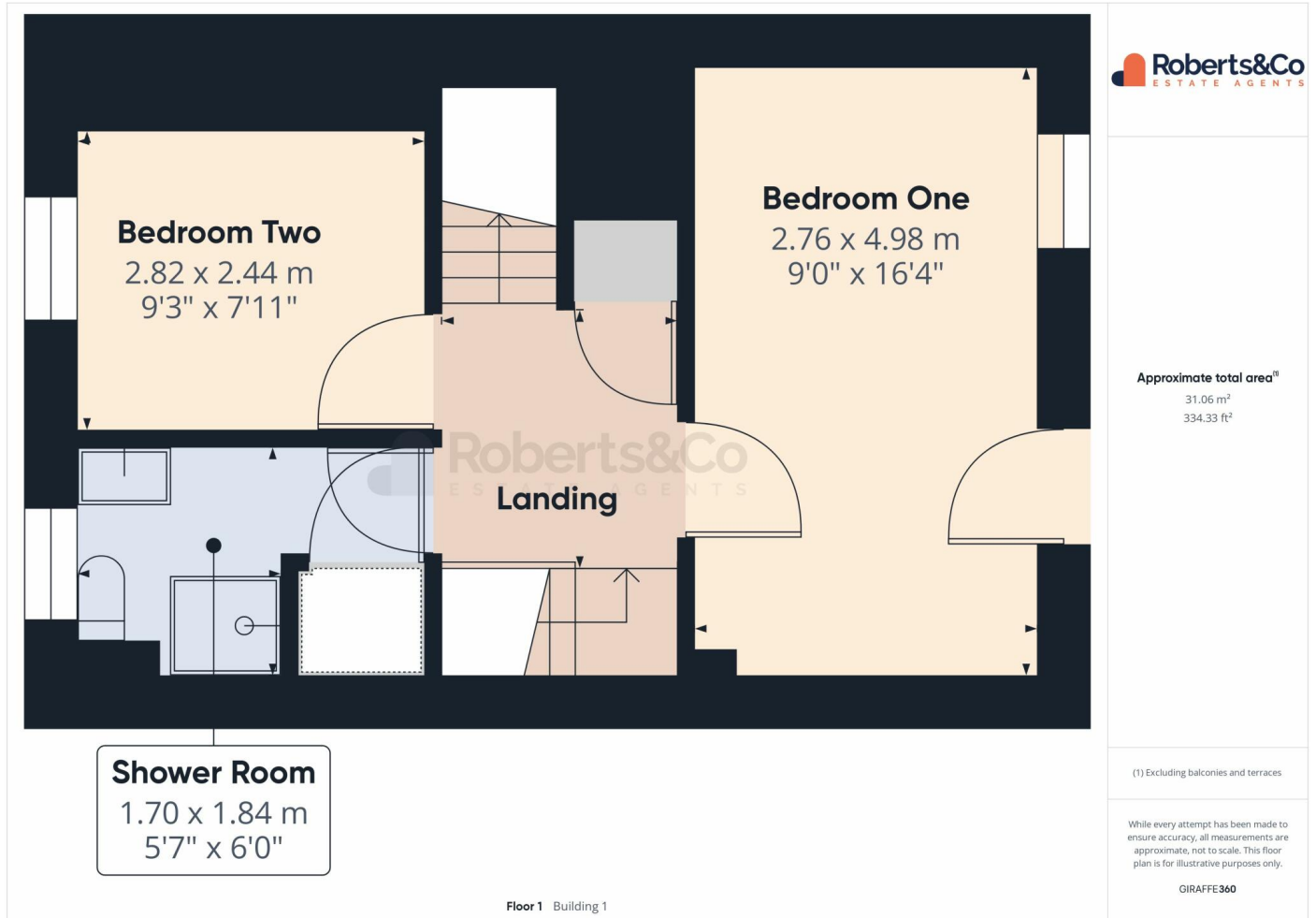
DORCHESTER AVENUE, WALTON-LE-DALE, PRESTON, PR5



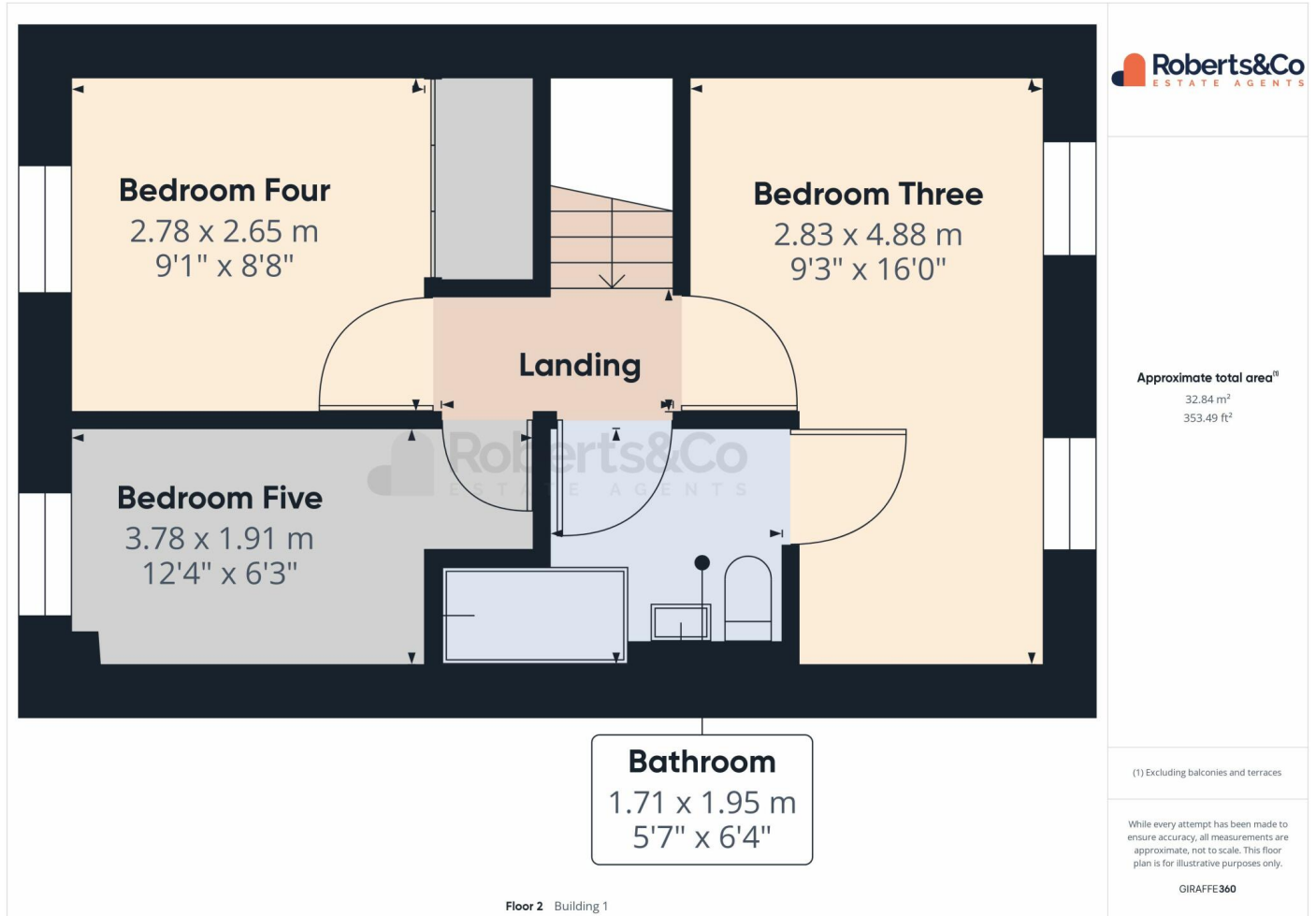
DORCHESTER AVENUE, WALTON-LE-DALE, PRESTON, PR5



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Walton-le-Dale, PRESTON, PR5

Energy rating

C

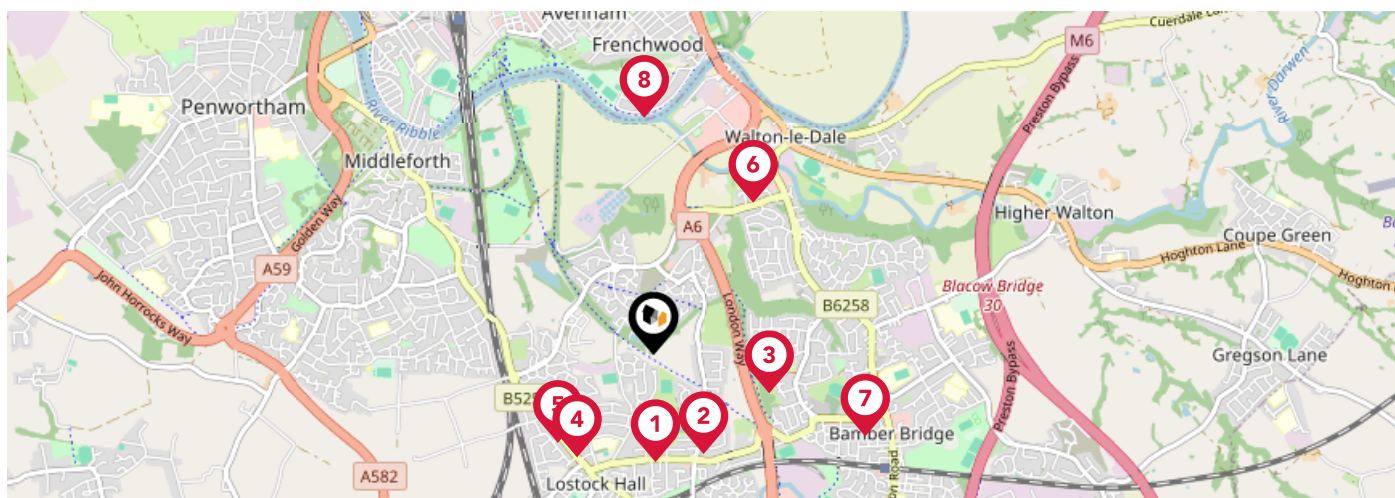
Valid until 24.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

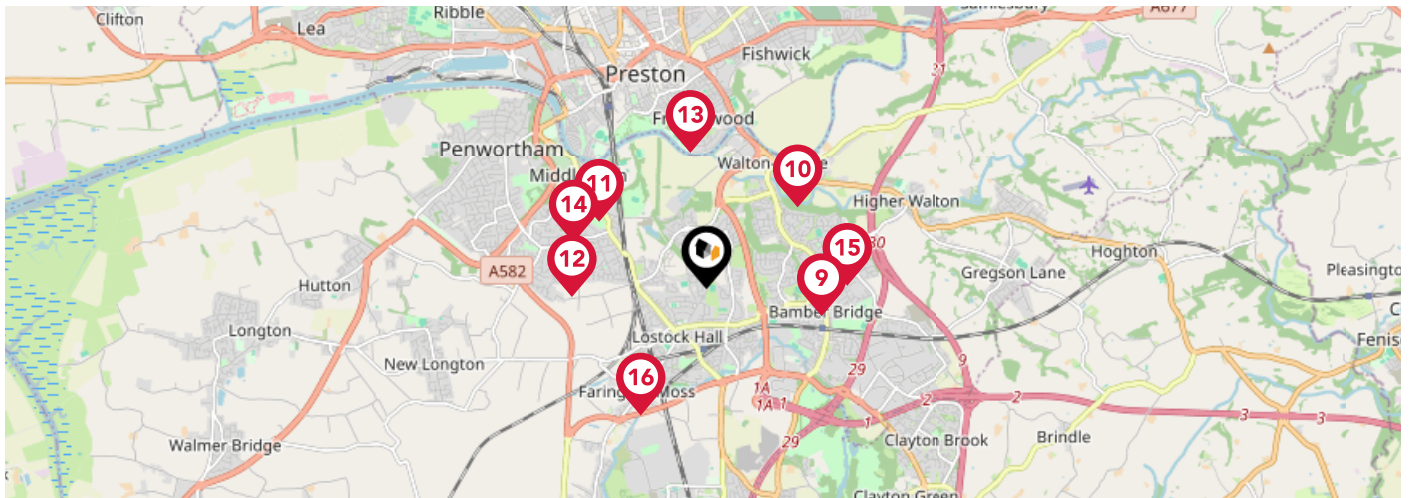
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	116 m ²

Area Schools



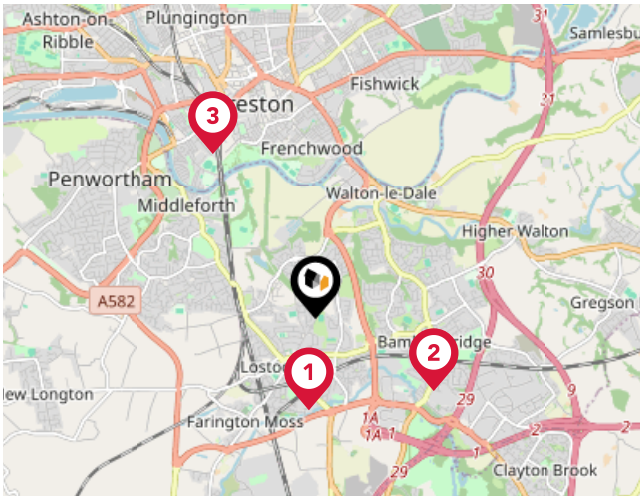
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.04	<input type="checkbox"/>	<input 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:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.23	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

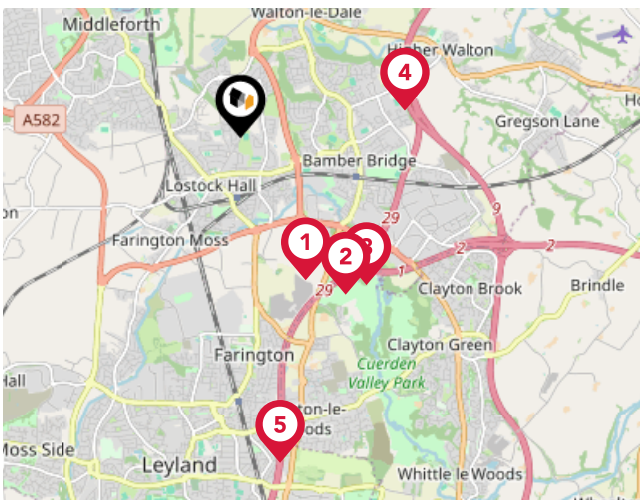
Area

Transport (National)



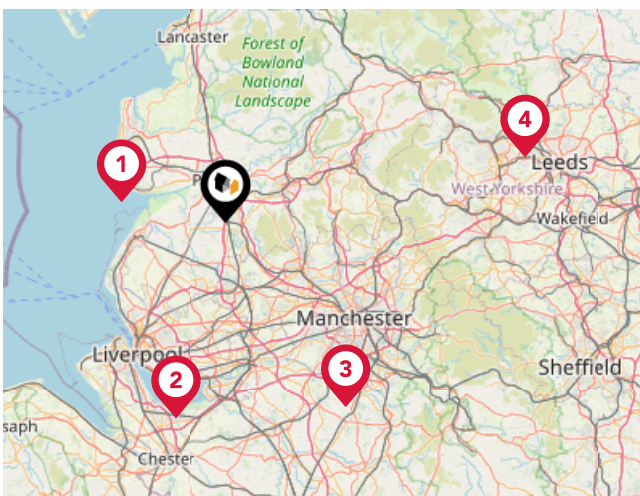
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.82 miles
2	Bamber Bridge Rail Station	1.22 miles
3	Preston Rail Station	1.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.38 miles
2	M65 J1	1.66 miles
3	M6 J29	1.71 miles
4	M6 J30	1.47 miles
5	M6 J28	2.88 miles

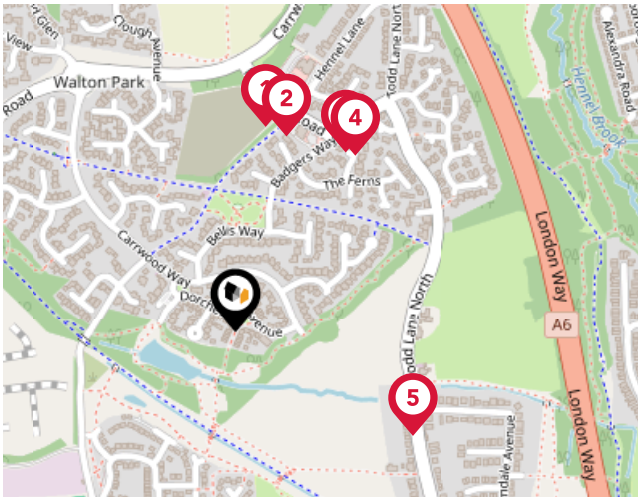


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.83 miles
2	Liverpool John Lennon Airport	28.41 miles
3	Manchester Airport	31 miles
4	Leeds Bradford International Airport	42.91 miles

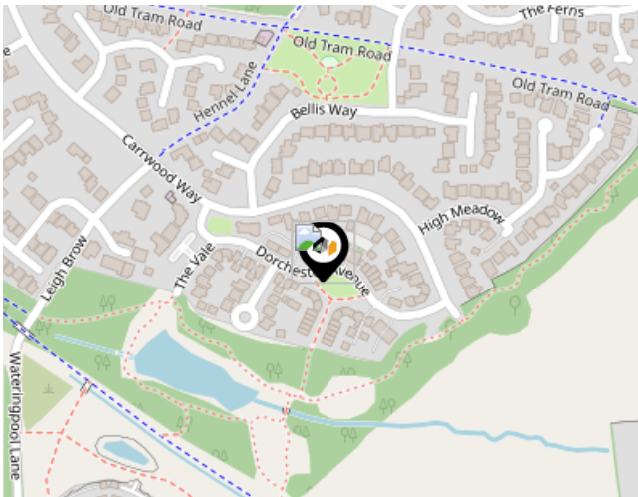
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hennel Lane	0.23 miles
2	Hennel Lane	0.22 miles
3	Millwood Road	0.23 miles
4	Millwood Road	0.23 miles
5	Lyndale Avenue	0.23 miles



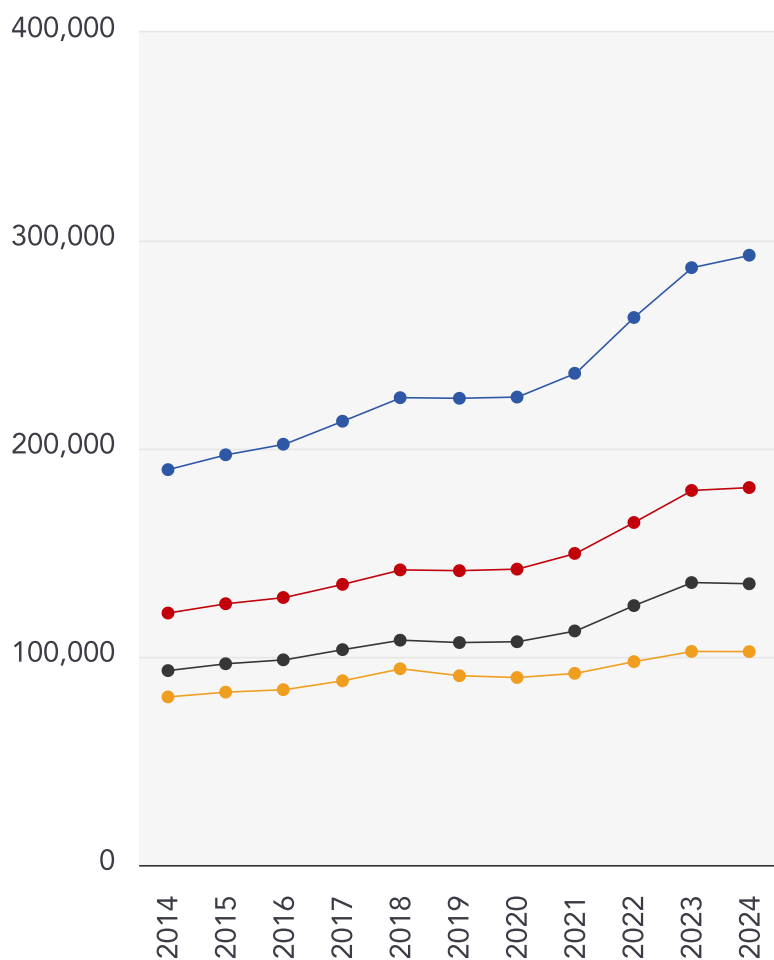
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.39 miles
2	Fleetwood for Ireland Ferry Terminal	18.48 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

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

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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