

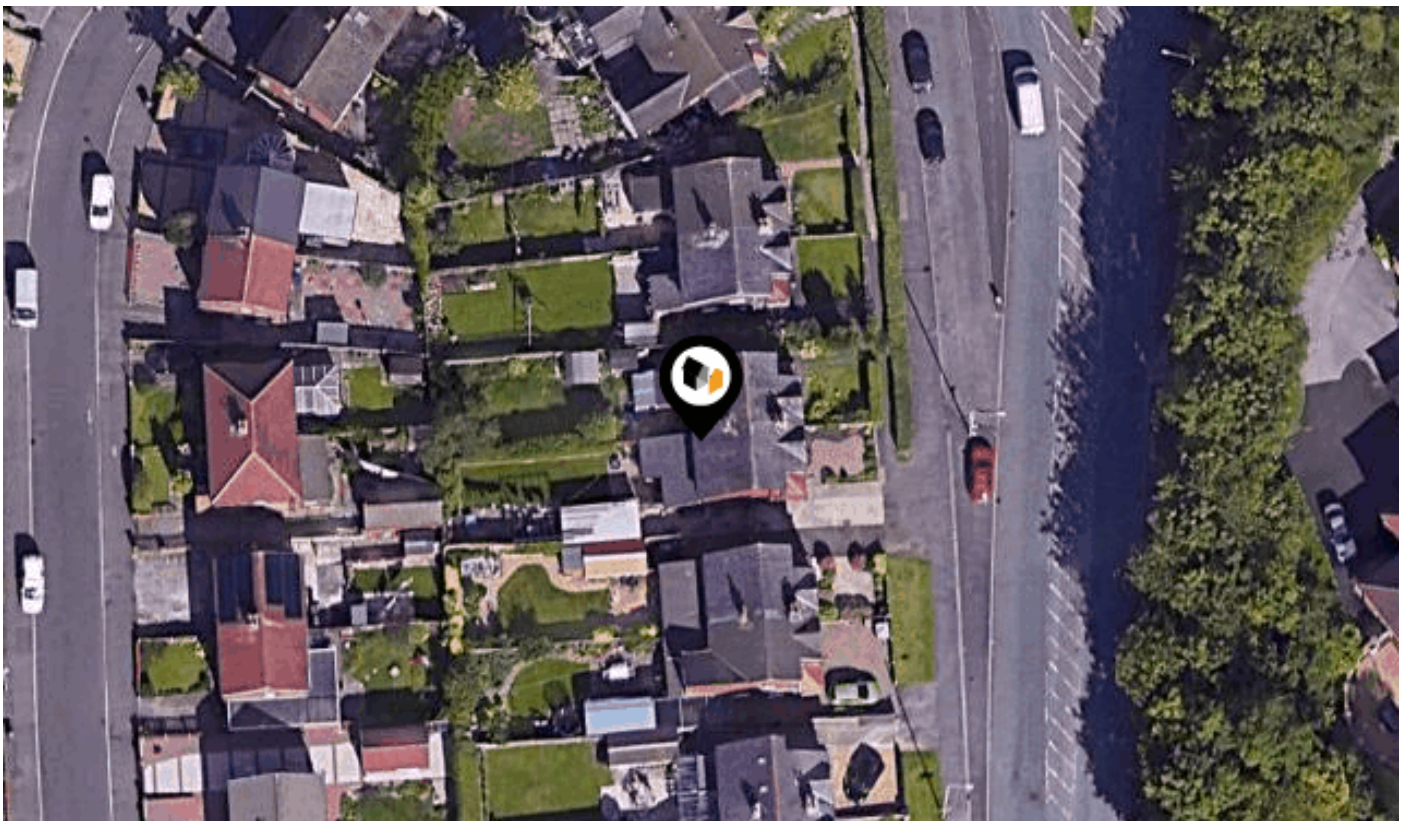


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 18<sup>th</sup> April 2024**



**CHORLEY ROAD, WALTON-LE-DALE, PRESTON, PR5**

## **Roberts & Co**

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# Introduction

## Our Comments

### Property Overview

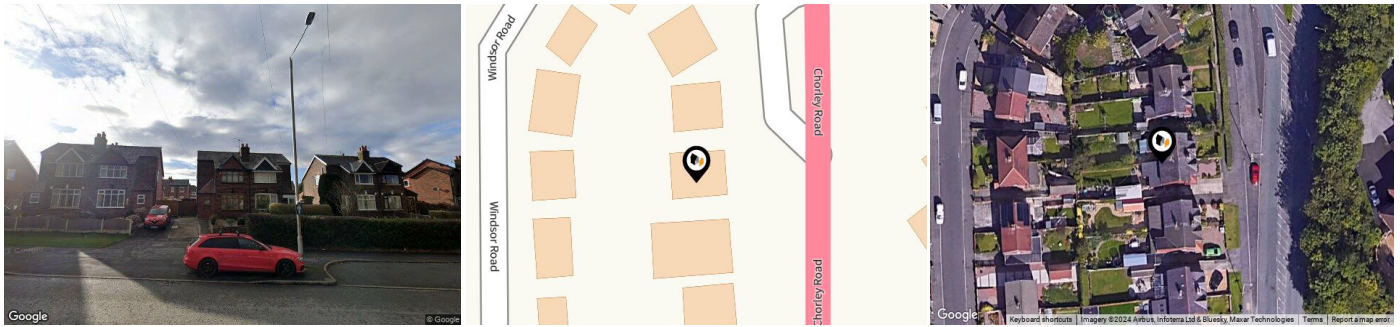
Nestled in an elevated position, this charming three-bedroom semi-detached house presents a promising opportunity for its new owners. Boasting two reception rooms and a kitchen, this home offers ample space for both relaxation and entertainment.

Step inside and you'll find a welcoming ambiance, with each room inviting you to envision the potential for customization and personalization. The property's great-sized rear garden provides an ideal canvas for outdoor living, whether it's creating a tranquil retreat or hosting lively gatherings with friends and family.

While the property is perfectly livable in its current state, it eagerly awaits the touch of its new owner to breathe new life into it. With some general upgrading and a bit of tender loving care, this home has the potential to truly shine.

Benefiting from a lack of chain delay, the transition to ownership promises to be smooth and straightforward, allowing the new owners to embark on their journey of transformation without delay.

In summary, this semi-detached house offers not only a comfortable living space but also the exciting prospect of personalization and enhancement, making it an enticing opportunity for those seeking to put their own stamp on their home.



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft <sup>2</sup> / 79 m <sup>2</sup>
Year Built :	1930-1949
UPRN:	100010624648

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>80</b> mb/s	<b>9000</b> mb/s

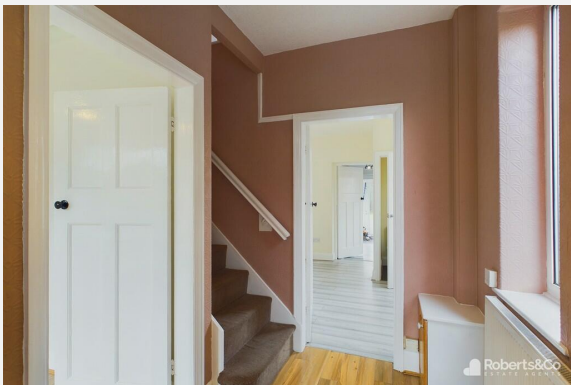
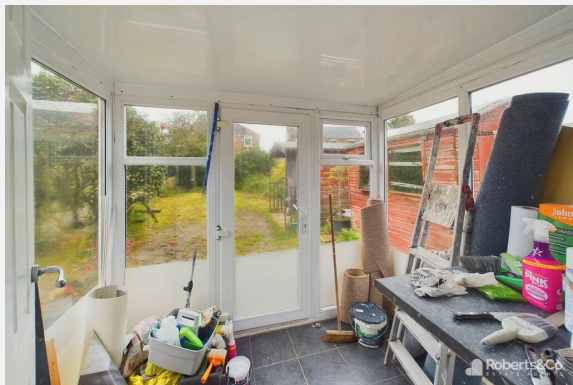
### Mobile Coverage: (based on calls indoors)

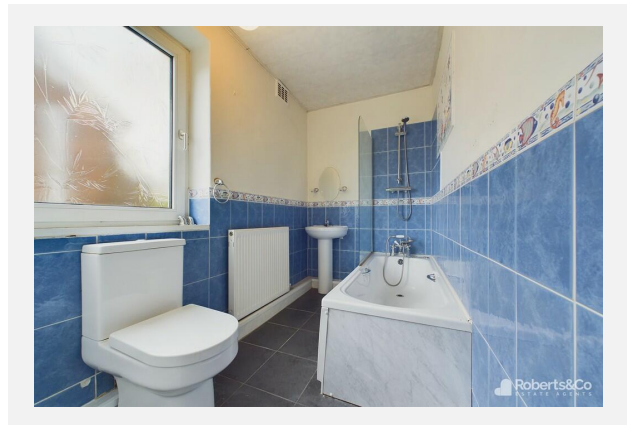


### Satellite/Fibre TV Availability:



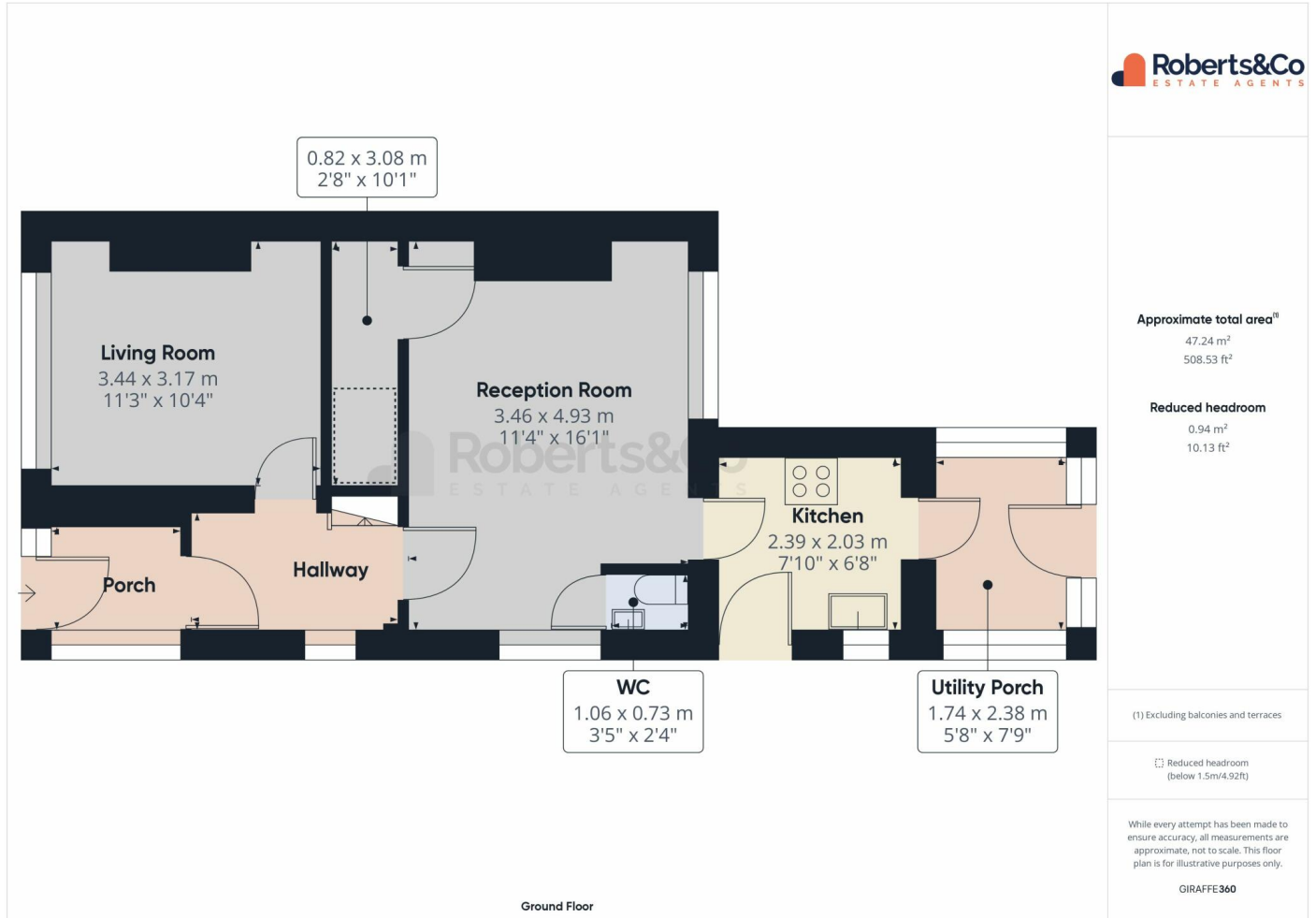








**CHORLEY ROAD, WALTON-LE-DALE, PRESTON, PR5**





## CHORLEY ROAD, WALTON-LE-DALE, PRESTON, PR5





# Property EPC - Certificate

Chorley Road, Walton-le-Dale, PR5

Energy rating

**E**

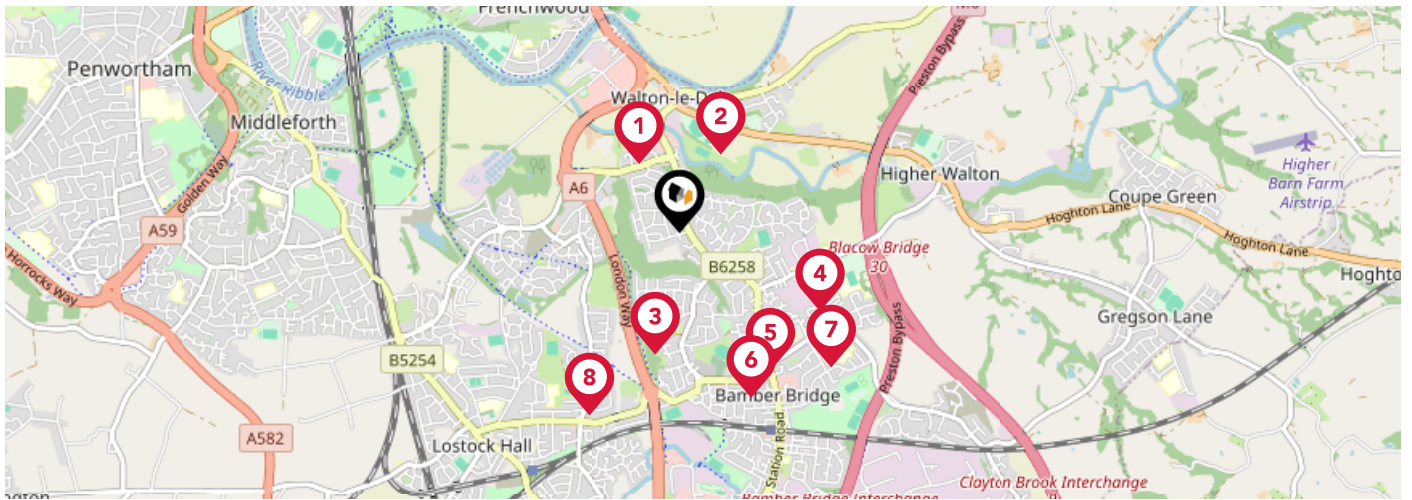
Valid until 29.09.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	53   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

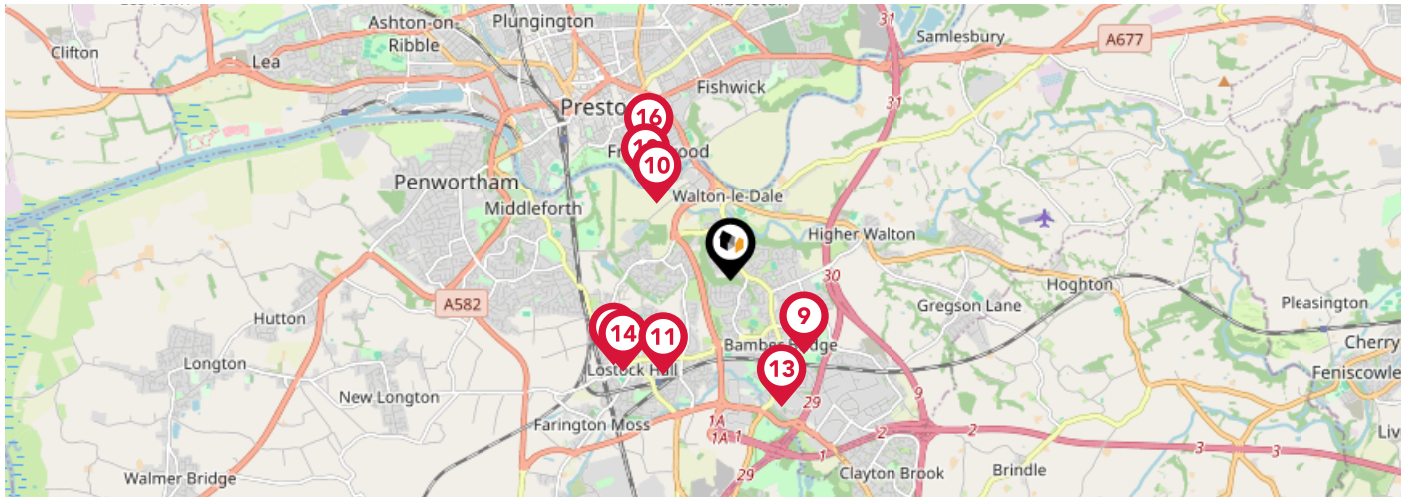
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very Poor
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 186   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walton-Le-Dale High School</b> 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"/>
<b>5</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:0.73	<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:0.79	<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:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

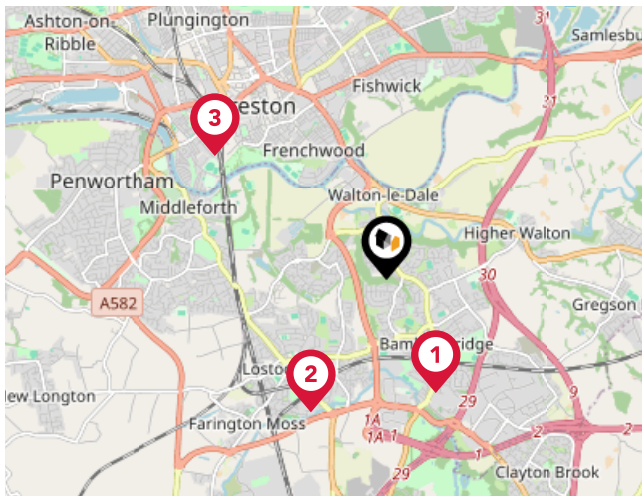


		Nursery	Primary	Secondary	College	Private
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1.03	<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:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



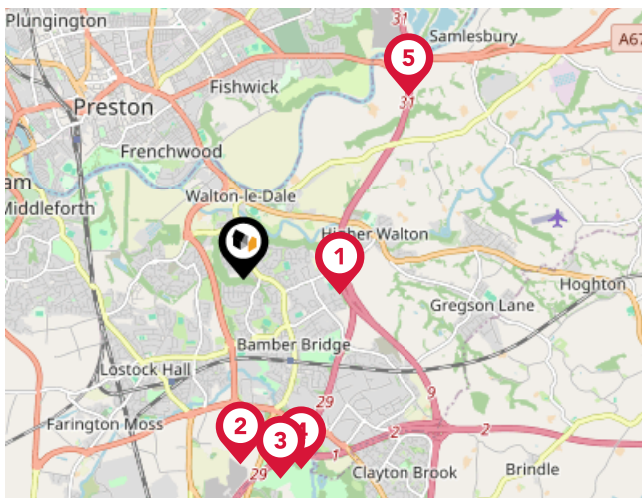
# Area

## Transport (National)



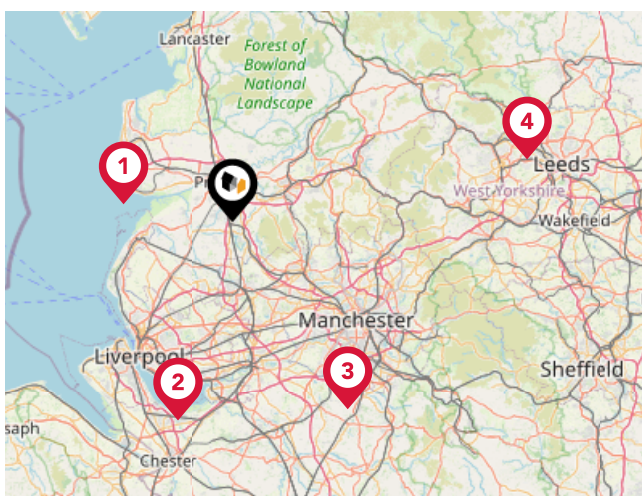
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.09 miles
2	Lostock Hall Rail Station	1.35 miles
3	Preston Rail Station	1.85 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.85 miles
2	M65 J1A	1.62 miles
3	M65 J1	1.77 miles
4	M6 J29	1.73 miles
5	M6 J31	2.16 miles

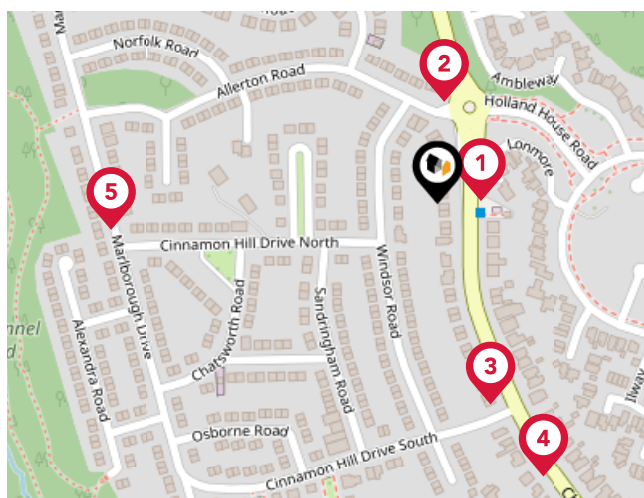


### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	15.36 miles
2	Liverpool John Lennon Airport	28.92 miles
3	Manchester Airport	30.98 miles
4	Leeds Bradford International Airport	42.23 miles

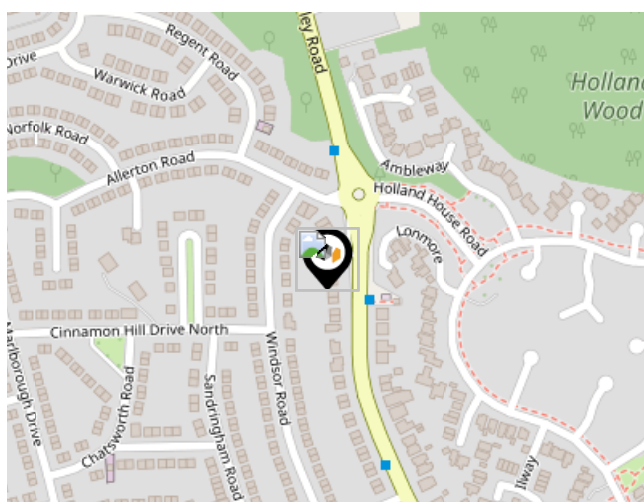
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Holland House Road	0.02 miles
2	Holland House Road	0.06 miles
3	Cinnamon Hill Drive	0.11 miles
4	Cinnamon Hill Drive	0.16 miles
5	Marlborough Drive	0.18 miles



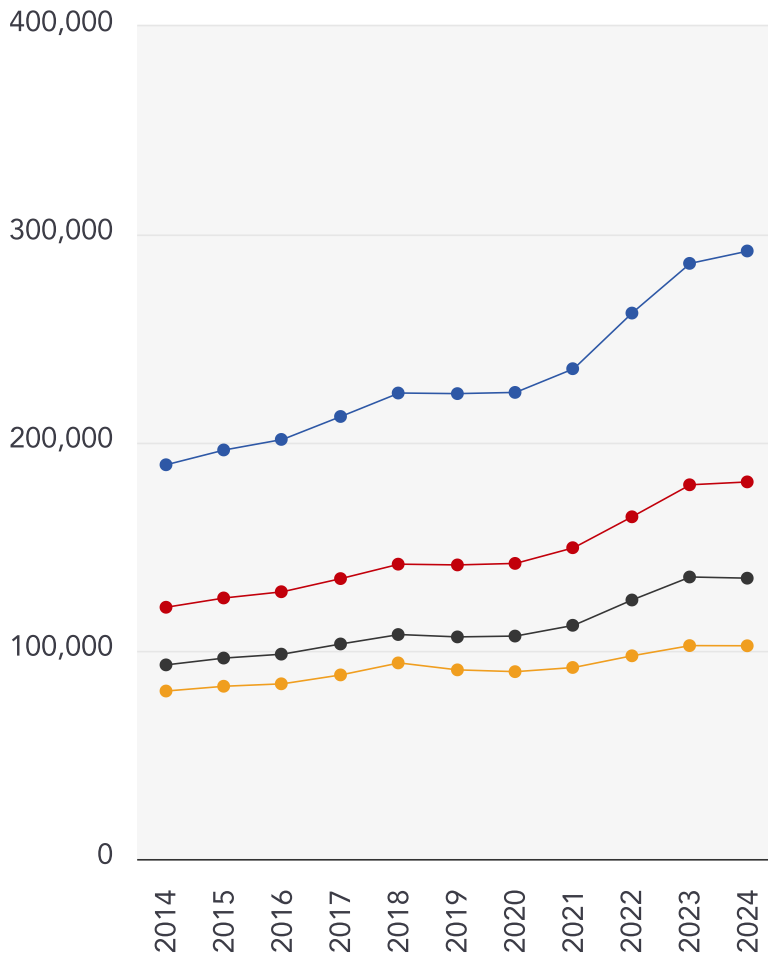
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.56 miles
2	Fleetwood for Ireland Ferry Terminal	18.66 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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