

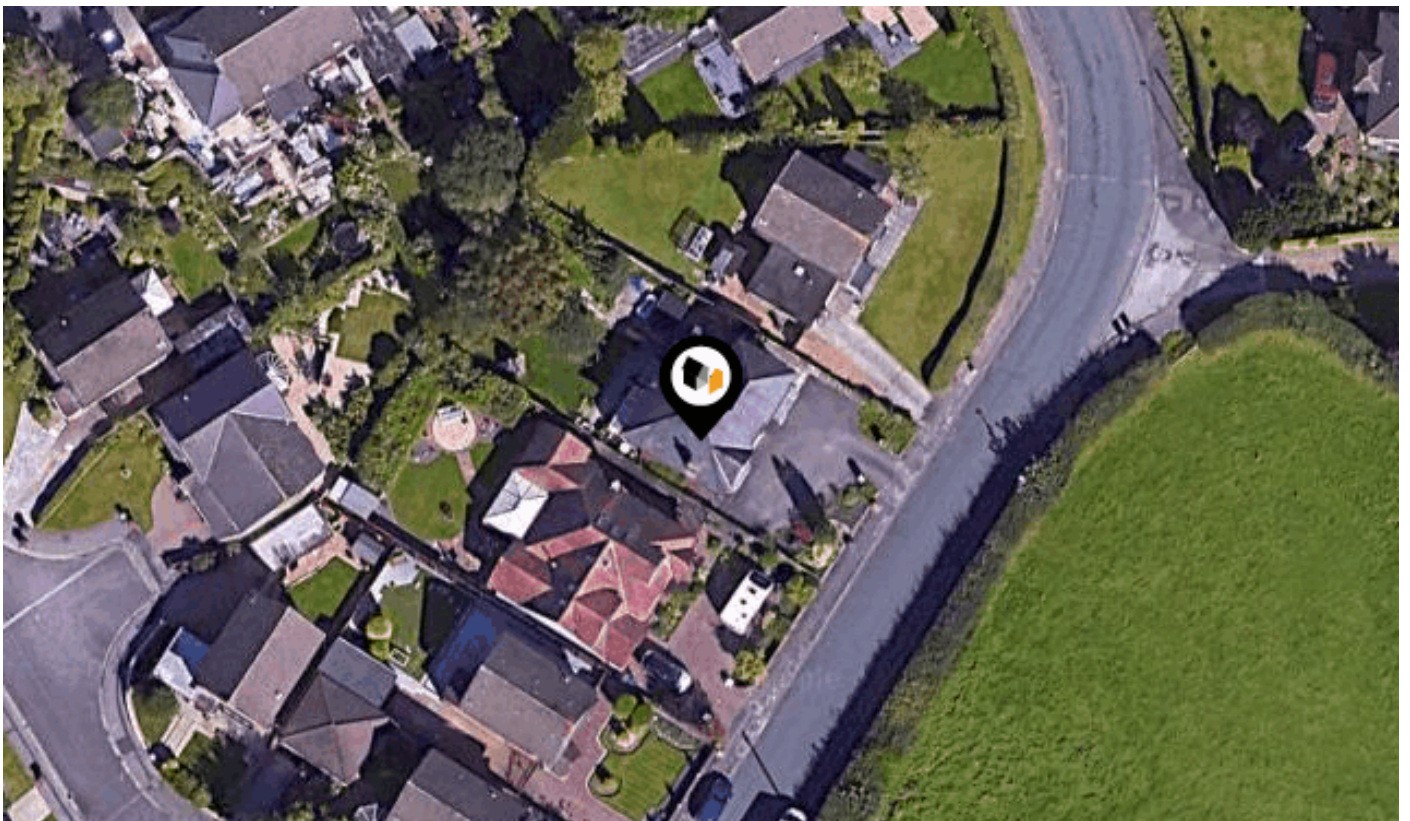


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st October 2024



KNOT LANE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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Property Overview

This impressive four-bedroom detached property is set on a fantastic-sized plot in the highly sought-after area of Walton-le-Dale. The home is ideally located with easy access to local amenities, excellent travel links, and enjoys picturesque views of open fields to the front, offering a peaceful yet convenient setting.

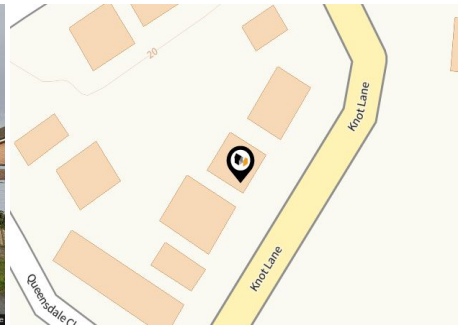
The property is double-fronted and boasts a spacious layout throughout. Upon entering, you are greeted by a generous entrance hall featuring a cloak cupboard for additional storage. The living room is a welcoming space with a charming bay window and a cosy log-burner effect electric fire, perfect for relaxing evenings. The modern dining kitchen is the heart of the home, complete with a large island, ideal for meal preparation and casual dining.

Adjoining the kitchen is a useful utility room and a bright conservatory, which overlooks the expansive garden, providing a tranquil space to unwind. Additionally, the ground floor includes a convenient downstairs WC.

Upstairs, the property offers four double bedrooms, each providing ample space and comfort. The family bathroom is fitted with a modern four-piece suite, offering both a bathtub and a separate shower.

Externally, the home is set on a large plot with a well-maintained garden, perfect for outdoor activities and entertaining. The extensive driveway provides parking for 4-5 cars, and there is also a garage for additional parking or storage.

With no chain delay, this is a fantastic opportunity to secure a spacious family home in a desirable location, ready for its next owners to make it their own.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,474 ft ² / 137 m ²
Year Built :	1930-1949
Council Tax :	Band E
Annual Estimate:	£2,740

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

27
mb/s



1000
mb/s



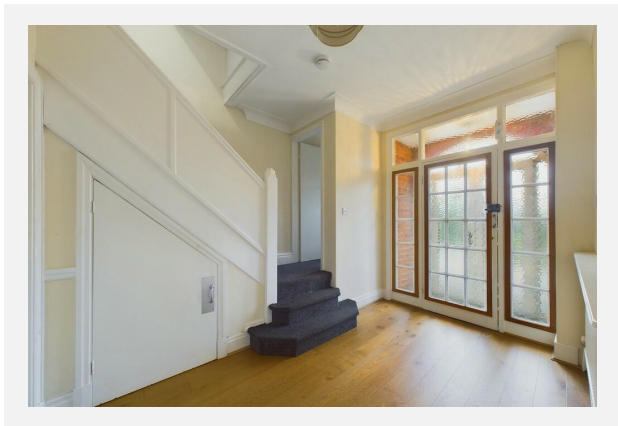
Mobile Coverage: (based on calls indoors)



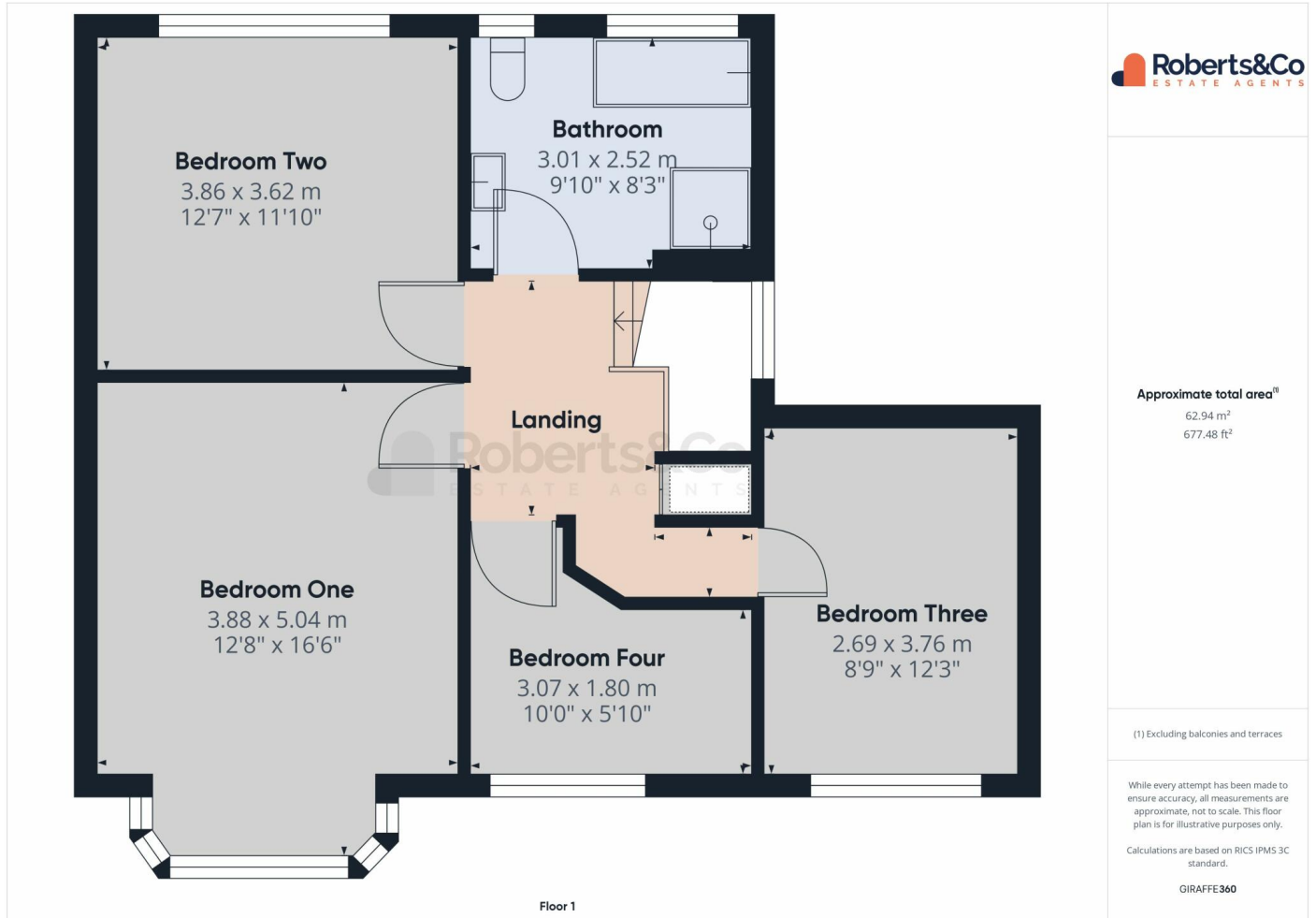
Satellite/Fibre TV Availability:



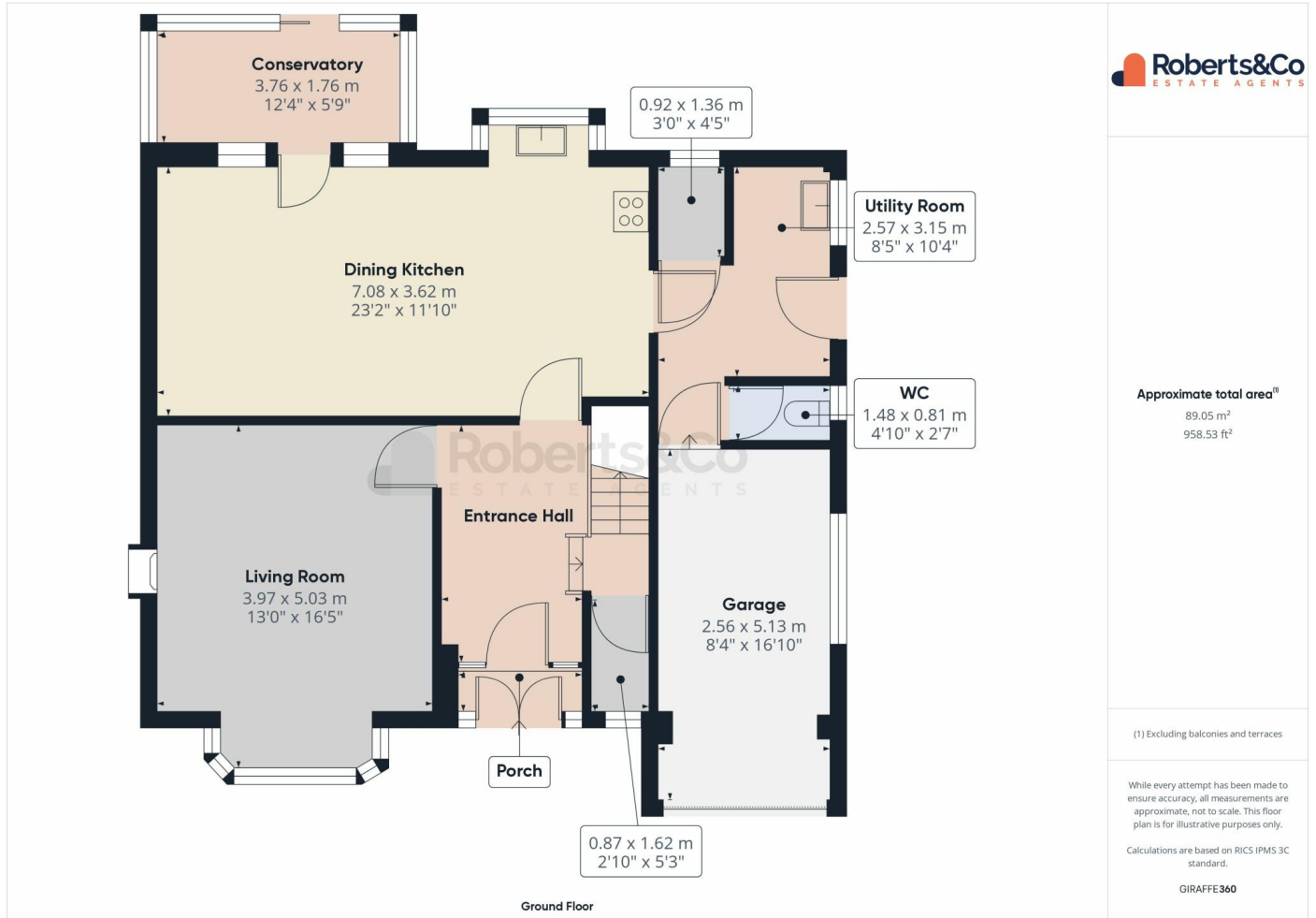




KNOT LANE, WALTON-LE-DALE, PRESTON, PR5



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Knot Lane, Walton-le-Dale, PR5

Energy rating
D

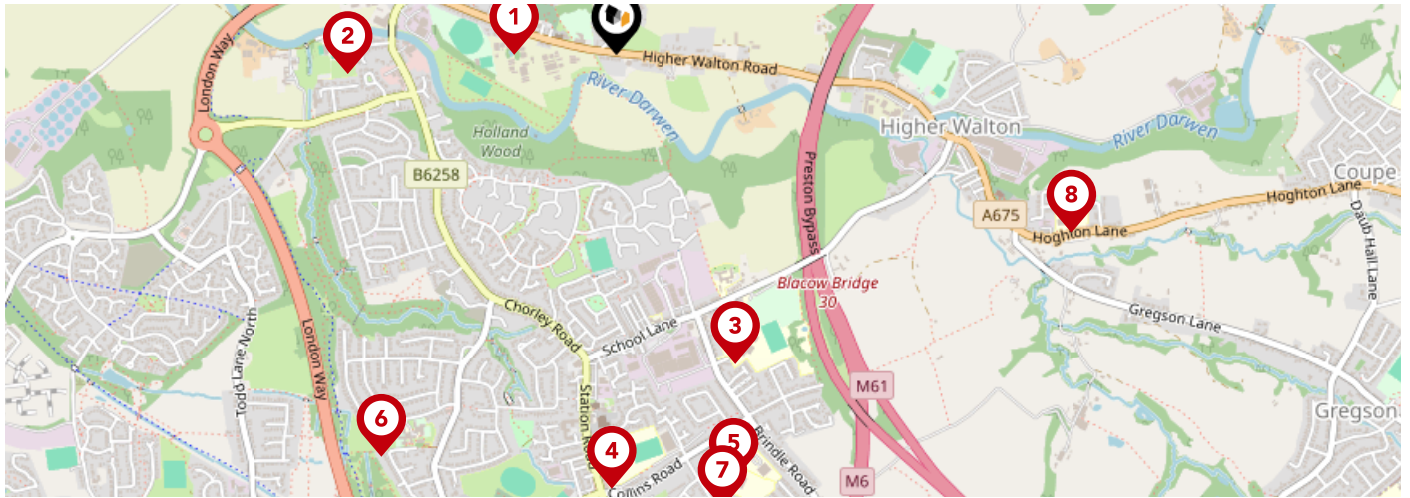
Valid until 01.12.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

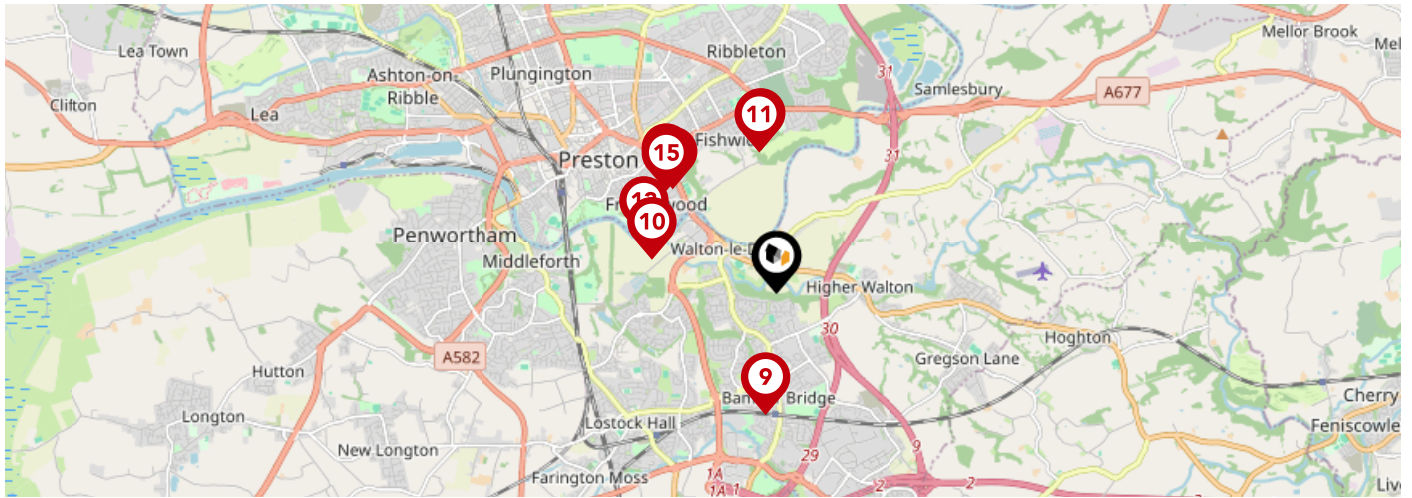
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 53% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	137 m ²

Area Schools



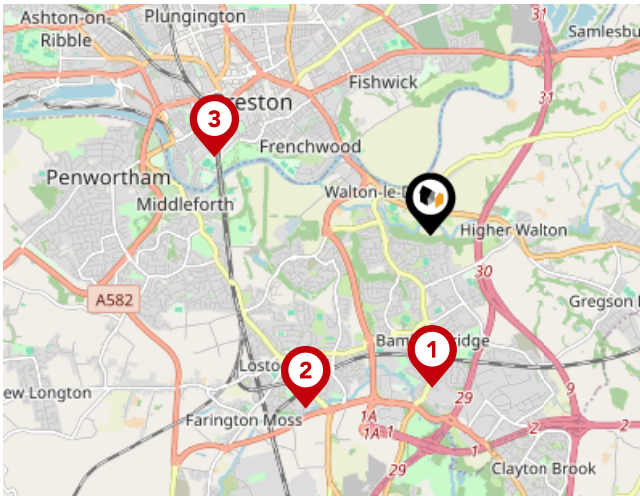
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Olive School, Preston Ofsted Rating: Outstanding Pupils: 421 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

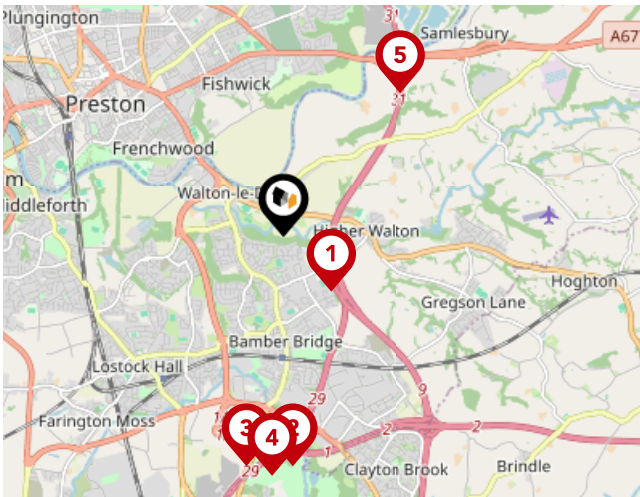
Area

Transport (National)



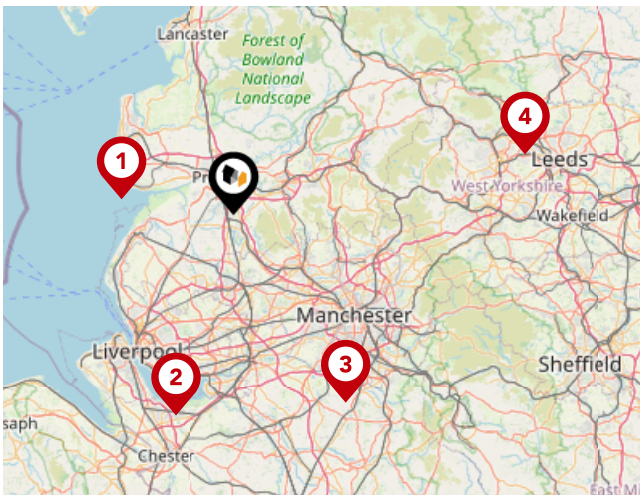
National Rail Stations

Pin	Name	Distance
	Bamber Bridge Rail Station	1.34 miles
	Lostock Hall Rail Station	1.87 miles
	Preston Rail Station	2.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J30	0.64 miles
	M6 J29	2.01 miles
	M65 J1A	2.03 miles
	M65 J1	2.09 miles
	M6 J31	1.63 miles

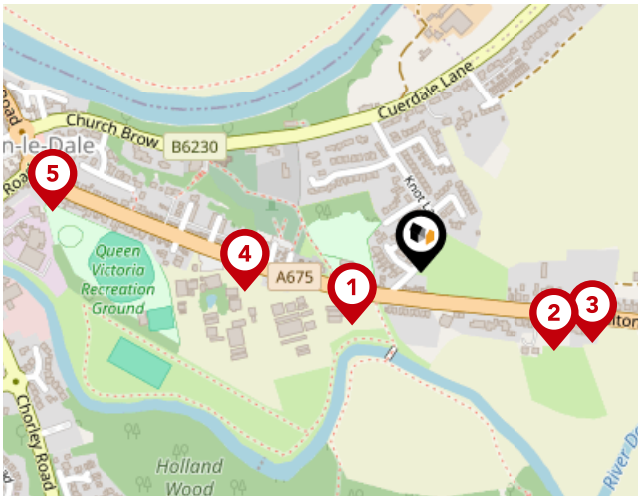


Airports/Helipads

Pin	Name	Distance
	Highfield	15.71 miles
	Speke	29.37 miles
	Manchester Airport	30.97 miles
	Leeds Bradford Airport	41.76 miles

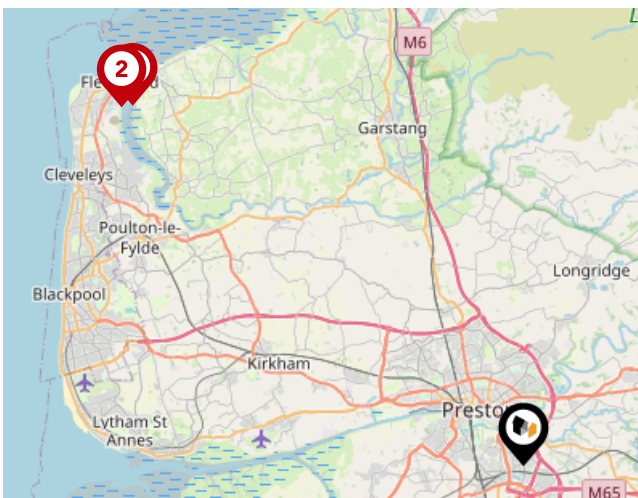
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knot Lane	0.1 miles
2	Little Oaks	0.17 miles
3	Little Oaks	0.2 miles
4	Garden Centre	0.2 miles
5	Higher Walton Road	0.41 miles



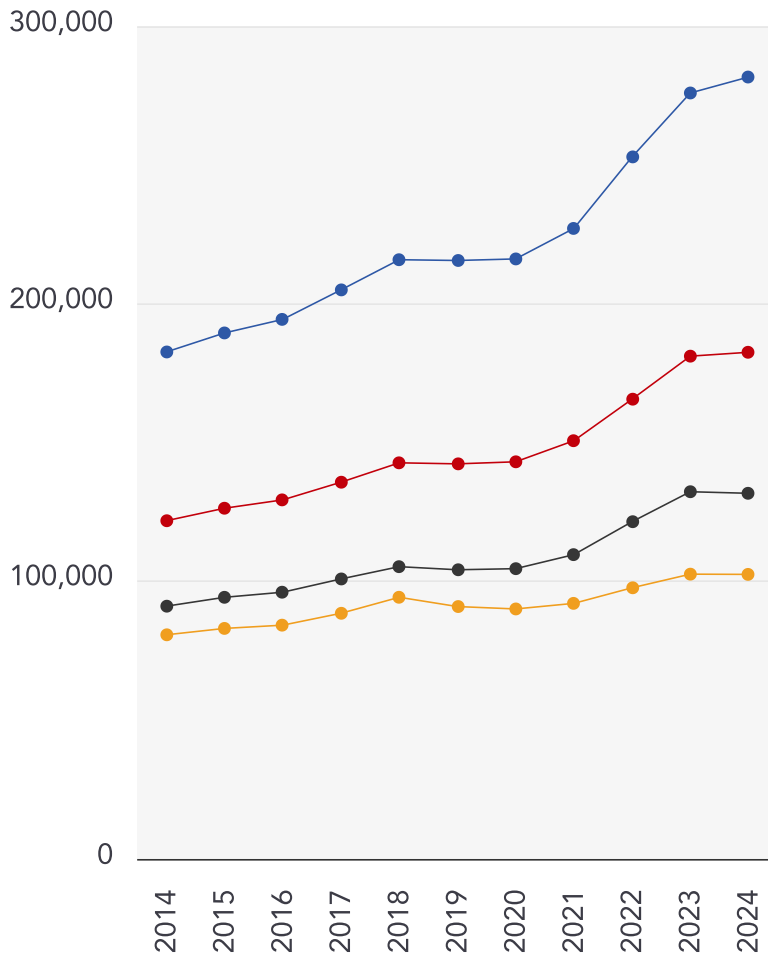
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.61 miles
2	Fleetwood for Knott End Ferry Landing	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

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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