

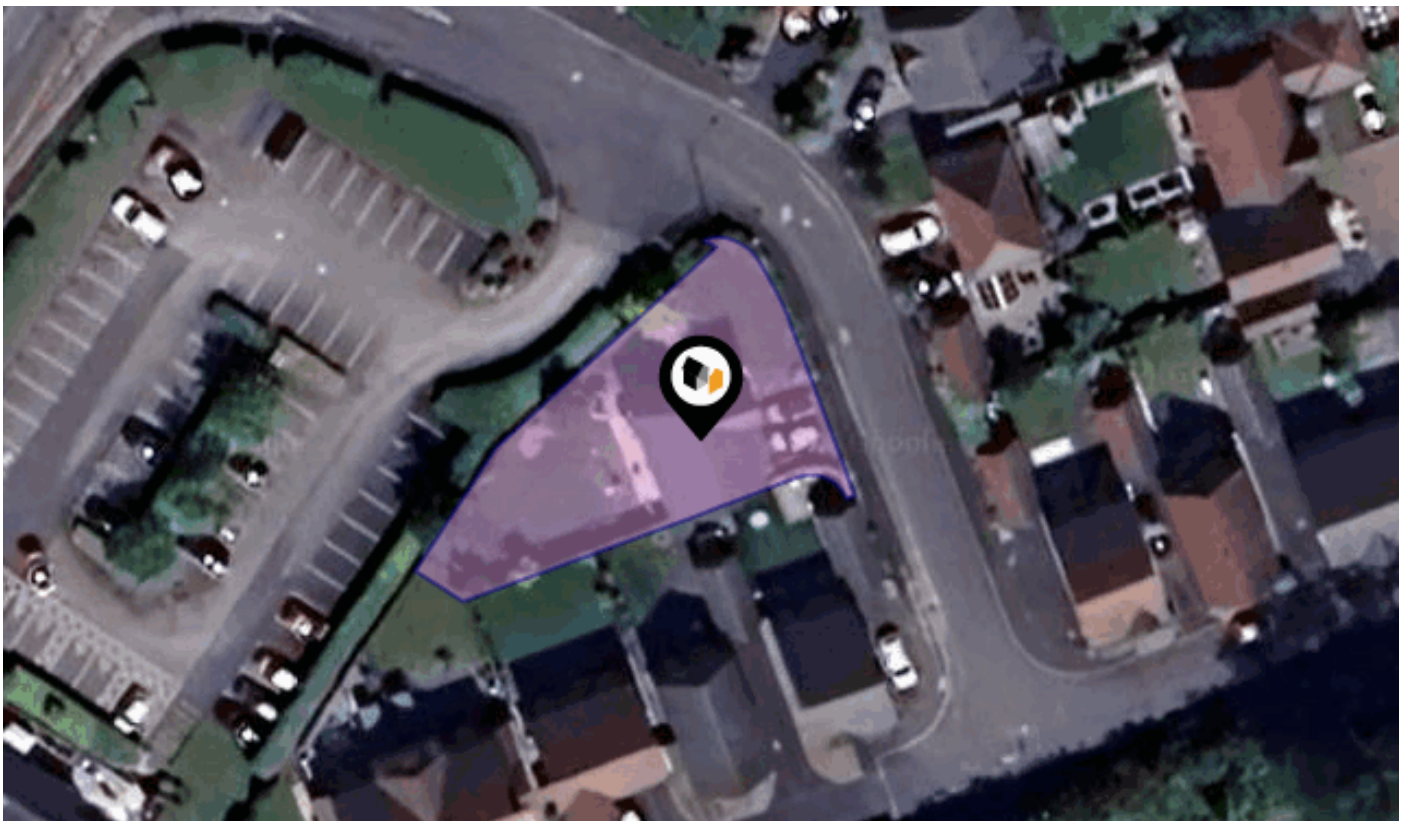


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14<sup>th</sup> November 2024



**TILLAGE CLOSE, WALMER BRIDGE, PRESTON, PR4**

## Roberts & Co

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

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# Introduction

## Our Comments

### Property Overview

Presenting an immaculate, spacious 4-bedroom detached family home, perfectly situated within a sought-after development in the picturesque village of Walmer Bridge. This beautifully presented property offers an ideal blend of modern comforts and stylish design, ready to welcome its new owners.

Upon entering, the ground floor impresses with a generous living room and a light-filled, open-plan dining kitchen. This space is thoughtfully designed for family living and entertaining, featuring high-quality integrated appliances, sleek cream gloss cabinetry, and elegant wooden countertops. For added convenience, a utility room and a downstairs WC are located on this level.

Ascending to the first floor, you'll find four well-proportioned bedrooms. The primary bedroom is complete with an en-suite shower room, providing a private retreat, while the remaining three bedrooms share a spacious family bathroom with a shower over the bathtub, ideal for growing families.

The property sits on an expansive plot, boasting front, side, and rear gardens. The rear and side gardens offer a combination of patio areas, perfect for al fresco dining or relaxation, with the majority of the garden laid to lawn for children to play or pets to roam. To the front, a private driveway provides parking for two vehicles.

Situated within a vibrant community, this home is conveniently located within walking distance to local amenities and benefits from excellent road connections, making it a perfect choice for those seeking a blend of village charm and accessibility.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	4	<b>Start Date:</b>	25/09/2014
<b>Floor Area:</b>	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>	<b>End Date:</b>	01/01/3012
<b>Plot Area:</b>	0.12 acres	<b>Lease Term:</b>	999 years commencing on 1 January 2013
<b>Year Built :</b>	2014	<b>Term Remaining:</b>	987 years
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,740		
<b>Title Number:</b>	LAN158221		

## Local Area

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

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

<b>7</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

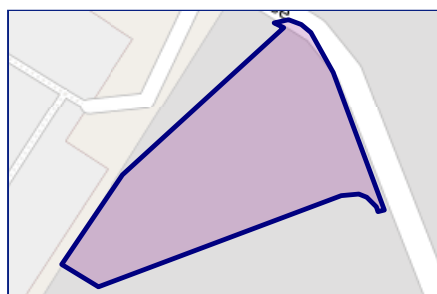


### Freehold Title Plan



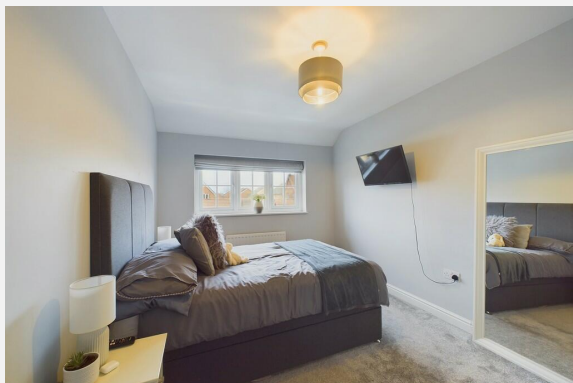
**LAN183609**

### Leasehold Title Plan



**LAN158221**

Start Date: 25/09/2014  
End Date: 01/01/3012  
Lease Term: 999 years commencing on 1 January 2013  
Term Remaining: 987 years

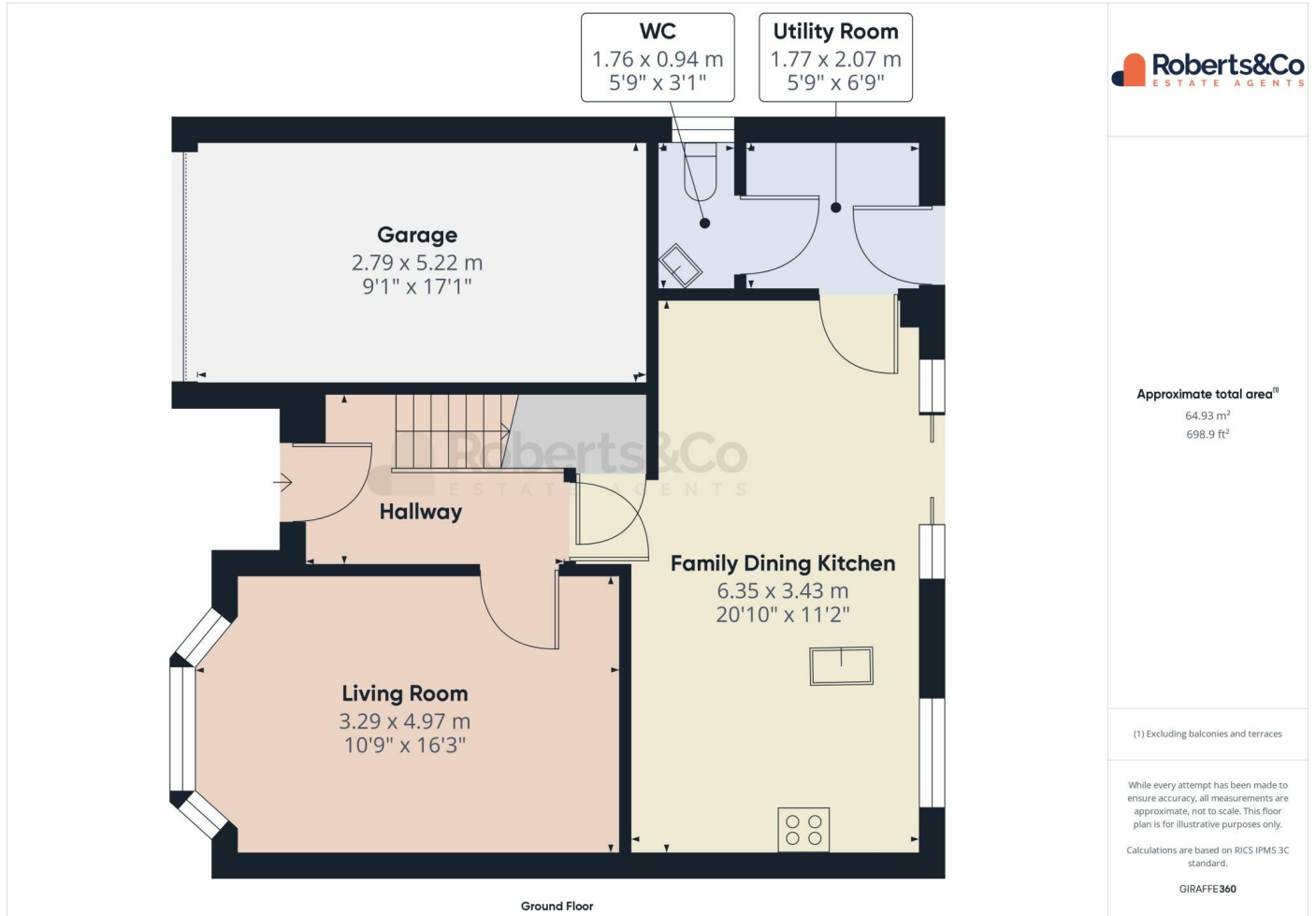




## TILLAGE CLOSE, WALMER BRIDGE, PRESTON, PR4



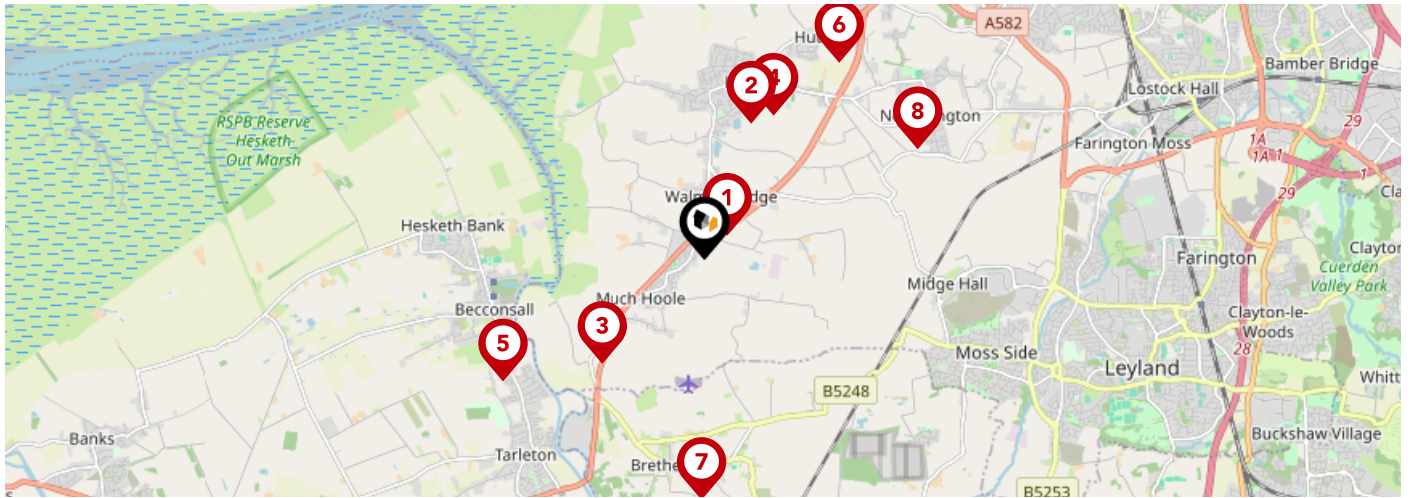
## TILLAGE CLOSE, WALMER BRIDGE, PRESTON, PR4



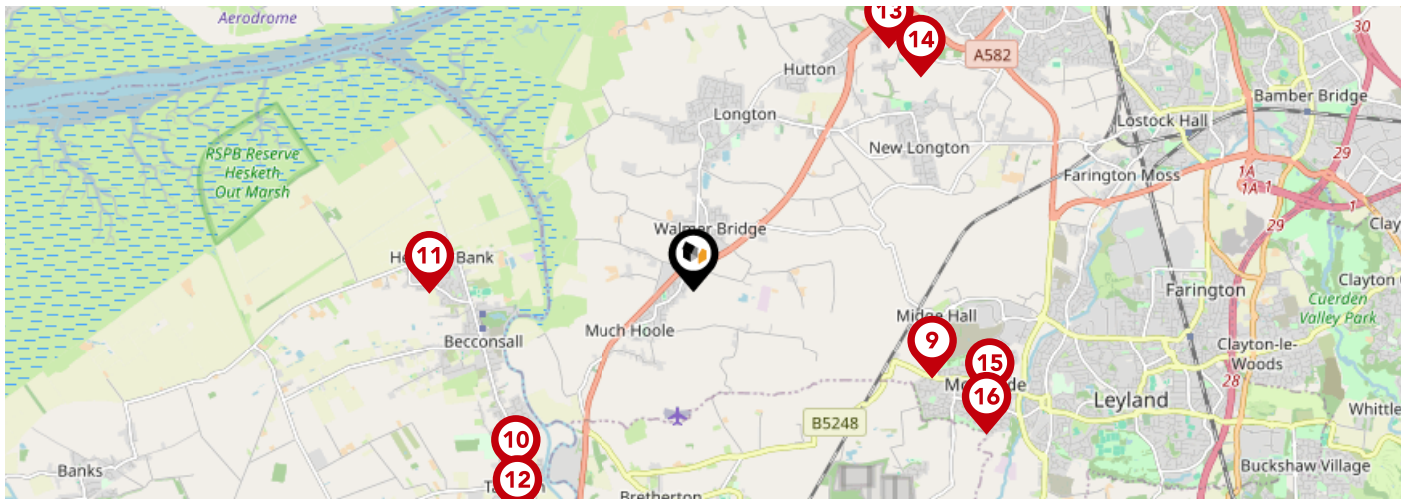


# TILLAGE CLOSE, WALMER BRIDGE, PRESTON, PR4





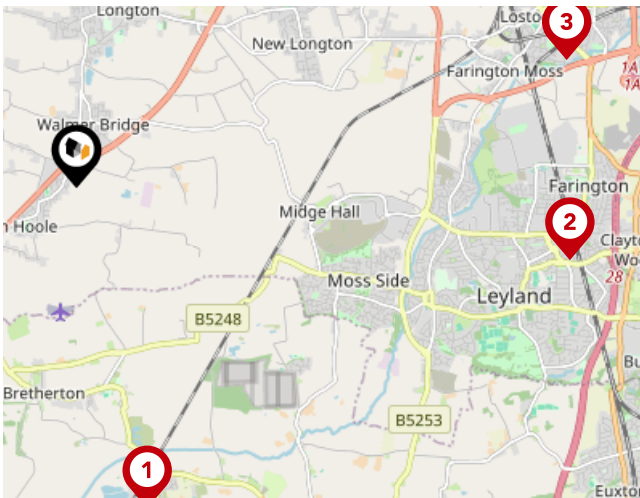
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 246   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Tarleton Community Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 857   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bretherton Endowed Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Aurora Brooklands School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Academy</b> Ofsted Rating: Good   Pupils: 691   Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hesketh-With-Becconsall All Saints CofE School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Holy Trinity CofE Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moss Side Primary School</b> Ofsted Rating: Outstanding   Pupils: 248   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leyland St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

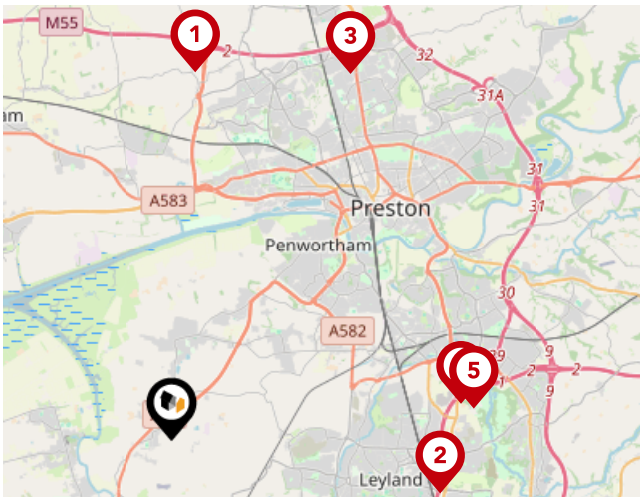
# Area

## Transport (National)



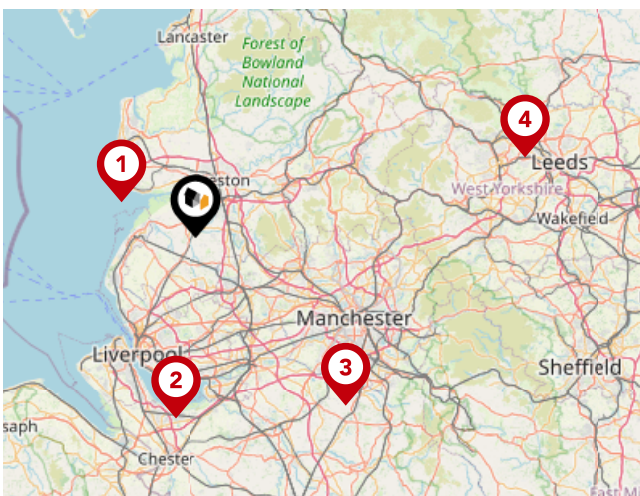
### National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.88 miles
2	Leyland Rail Station	4.38 miles
3	Lostock Hall Rail Station	4.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	6.46 miles
2	M6 J28	4.82 miles
3	M55 J1	7.15 miles
4	M65 J1A	5.12 miles
5	M65 J1	5.33 miles

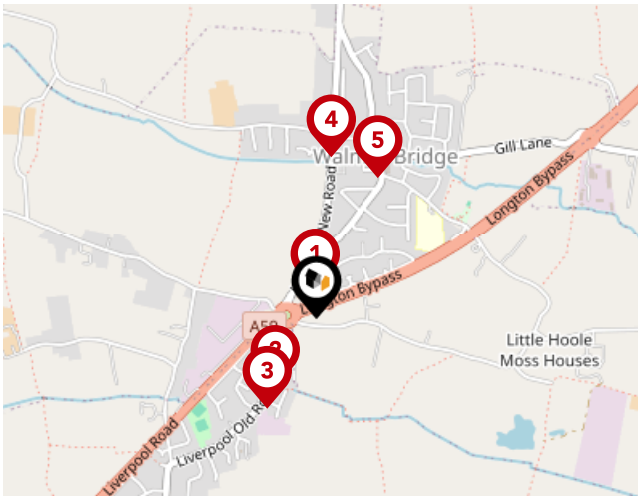


### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	11.27 miles
2	Speke	25.74 miles
3	Manchester Airport	32.06 miles
4	Leeds Bradford Airport	47.61 miles

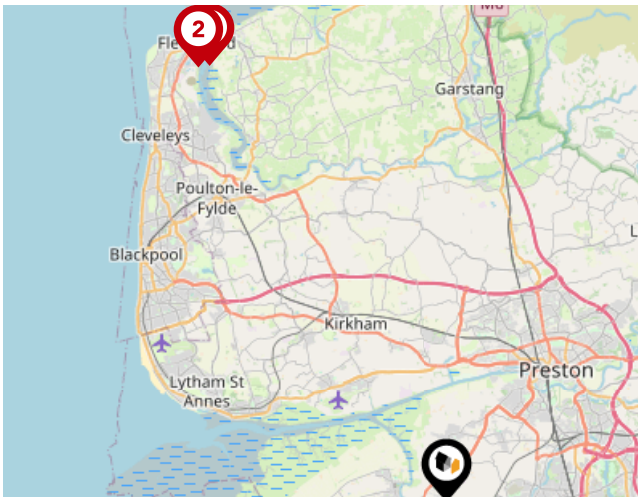
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Star Garage	0.06 miles
2	Marlfield	0.18 miles
3	Burial Ground	0.22 miles
4	Hall Carr Lane	0.36 miles
5	Walmer Bridge Inn	0.34 miles



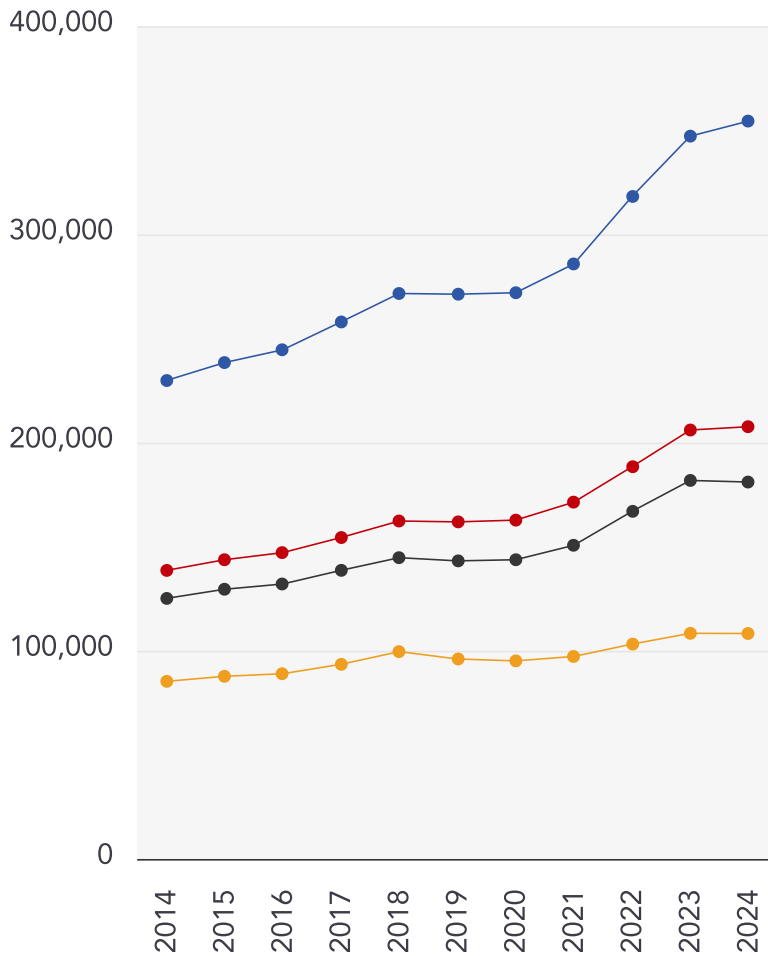
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.37 miles
2	Fleetwood for Knott End Ferry Landing	17.5 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



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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