

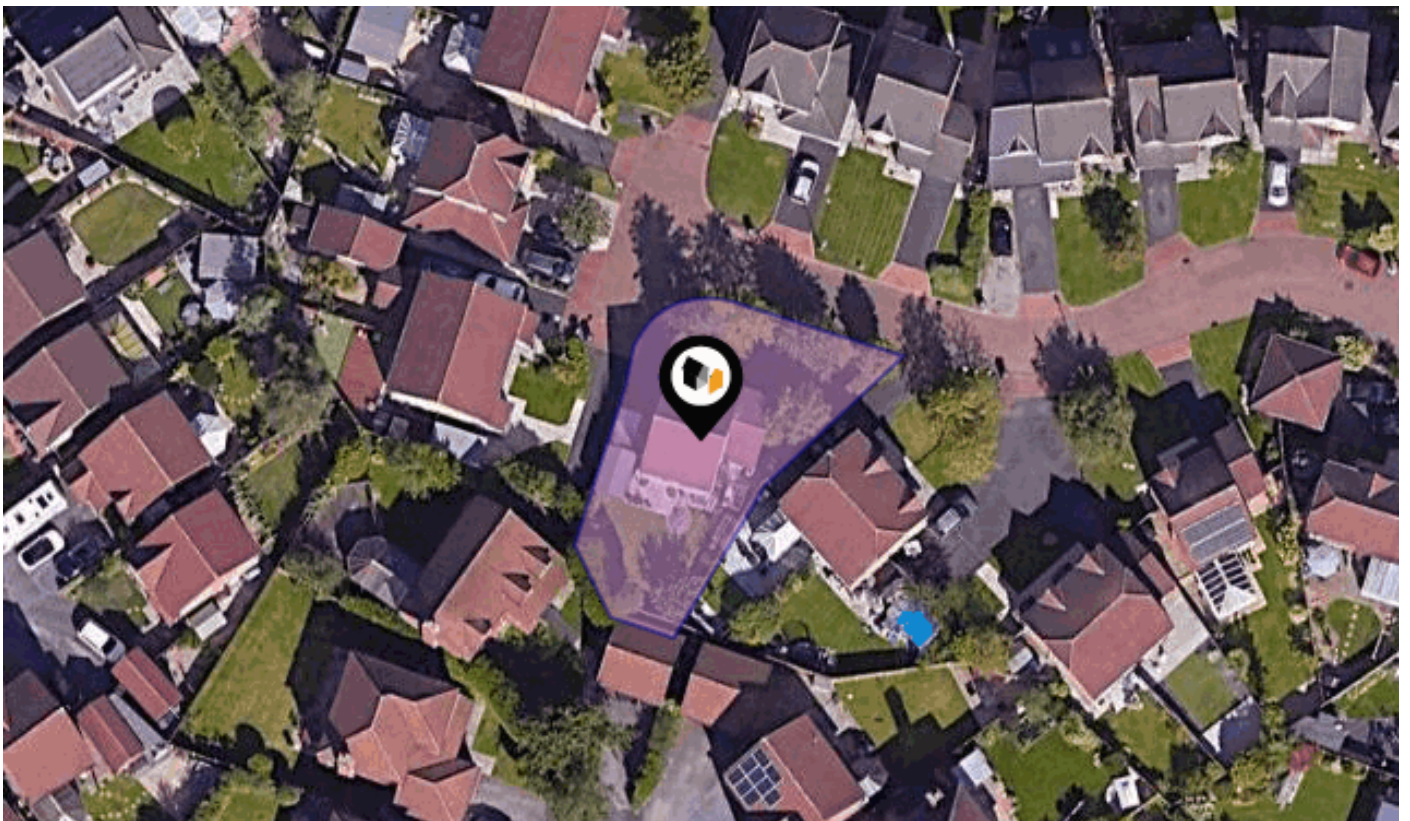


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th February 2025



SOMERSBY CLOSE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

3 Bedroom Detached Property

Quiet Cul-De-Sac | 2 Driveways

This well-presented three-bedroom detached home is situated in a quiet cul-de-sac within the popular Holland House development.

Ground Floor: The entrance hall leads to a convenient downstairs WC. The open-plan living and dining area creates a spacious and inviting atmosphere, with patio doors in the dining room opening directly onto the garden. The kitchen is well-equipped with an electric oven, a gas hob, and space for an under-counter fridge and freezer. Additional storage is available in the understairs cupboard.

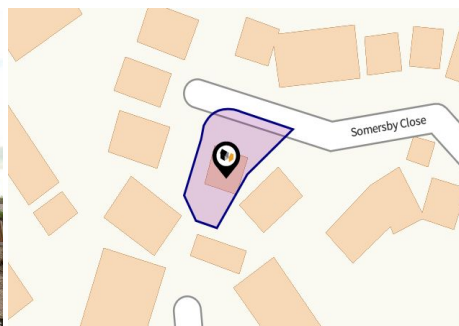
First Floor: There are three bedrooms and a family bathroom.

Exterior: The private rear garden offers a peaceful outdoor space, complemented by a large shed for extra storage. The property also features a garage and two generous driveways, providing ample parking, including the potential to accommodate a campervan or caravan.

What We Love About This Property: "This home offers a fantastic blend of space, practicality, and location. The open-plan design is perfect for modern family living, while the ample parking and private garden make it an excellent choice for those who value outdoor space."

Tenure: Freehold

Council Tax Band: D



Property

Type:	Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.09 acres
Year Built :	1996-2002
Council Tax :	Band D
Annual Estimate:	£2,242
Title Number:	LA855361

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

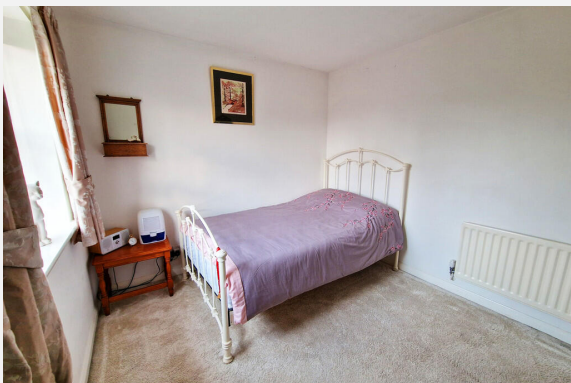
8 mb/s	50 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)

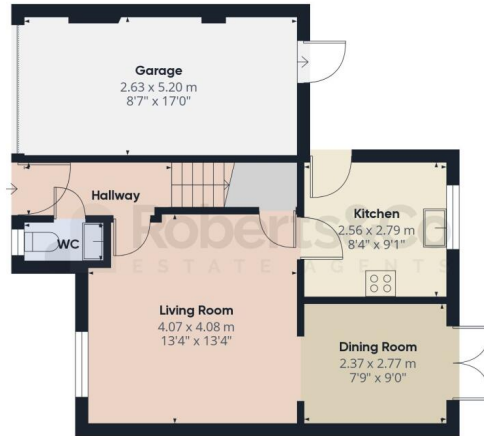


Satellite/Fibre TV Availability:





SOMERSBY CLOSE, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area[®]
83 m²
893.4 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

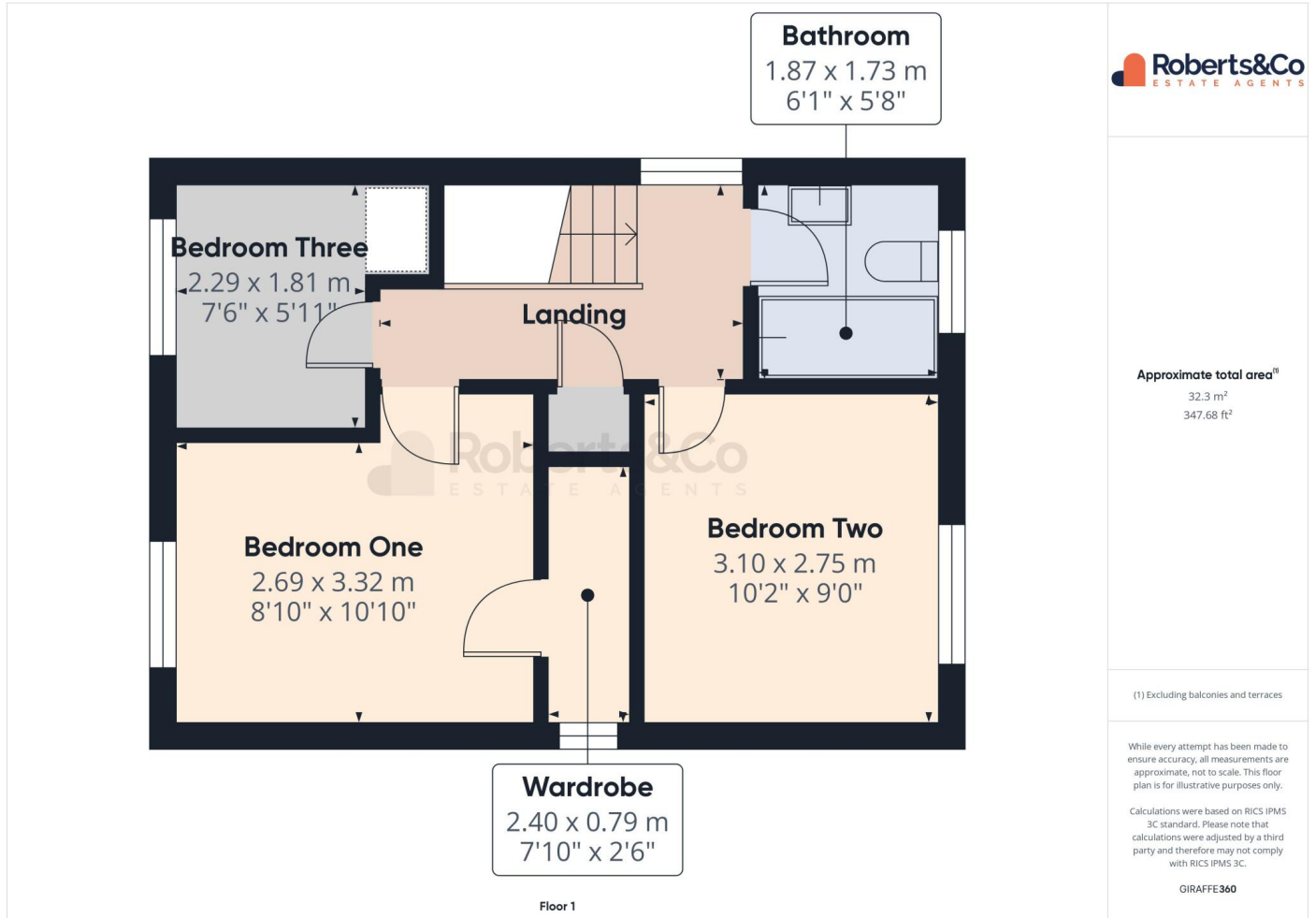
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Walton-le-Dale, PRESTON, PR5

Energy rating

C

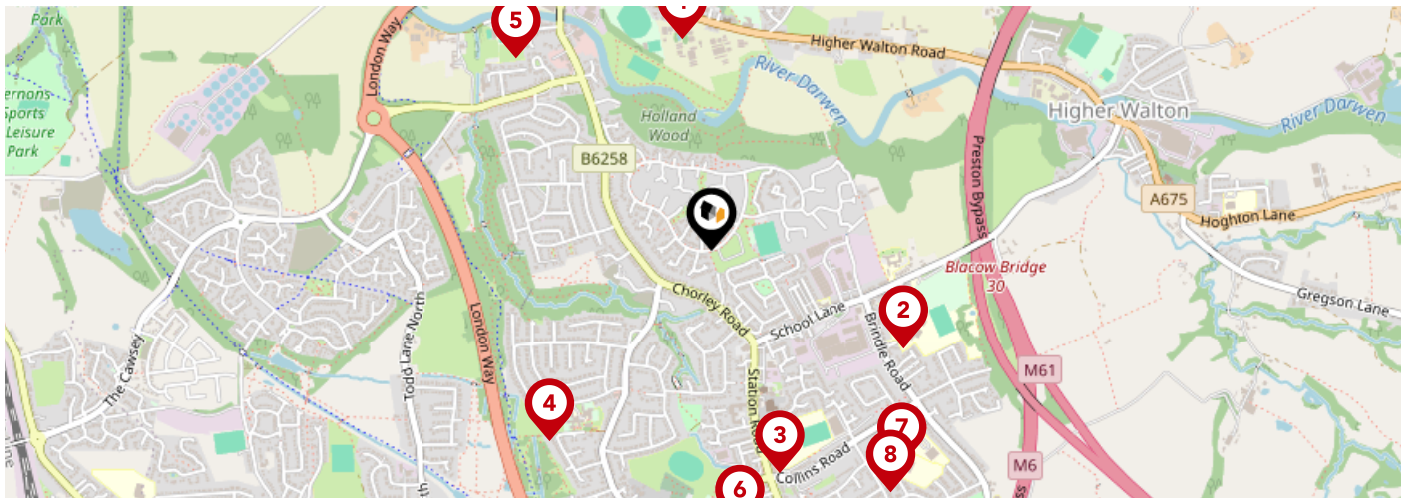
Valid until 14.02.2035

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

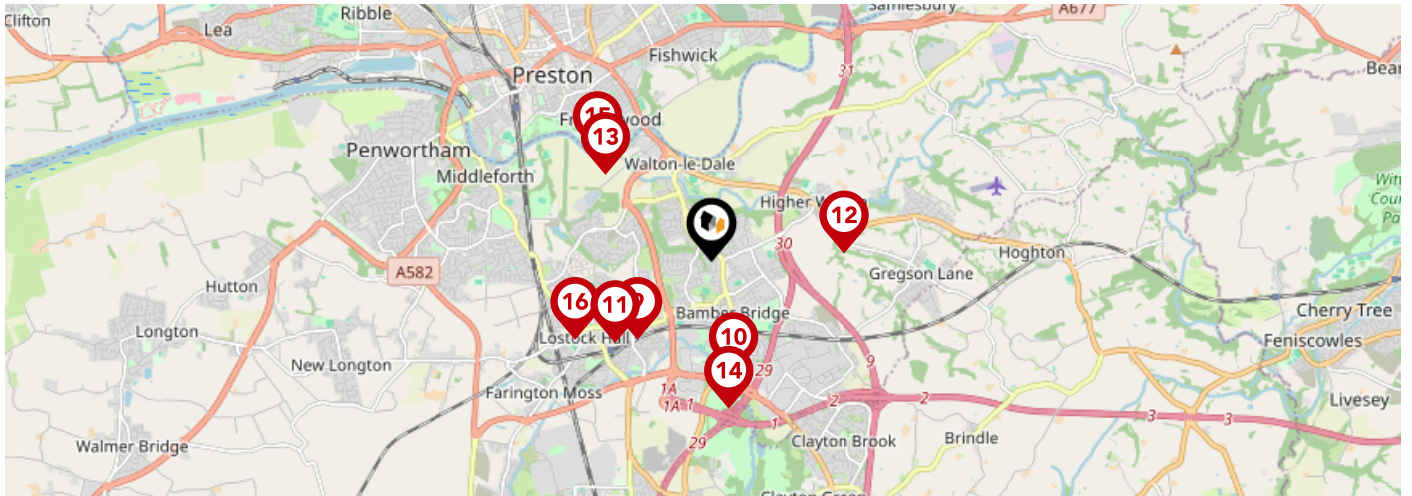
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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, limited insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	75 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:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

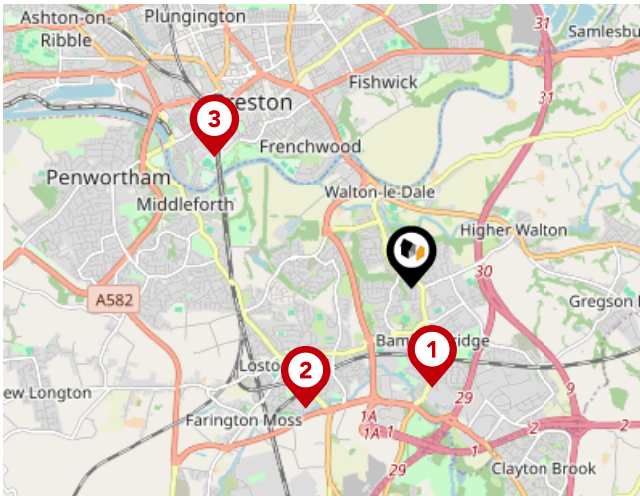
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.16	<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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

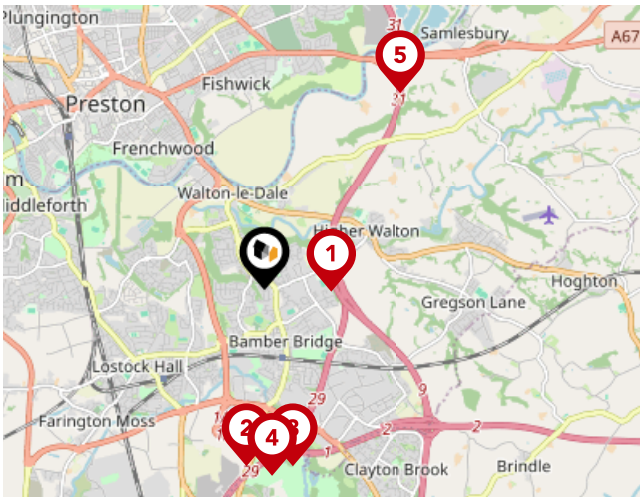
Area

Transport (National)



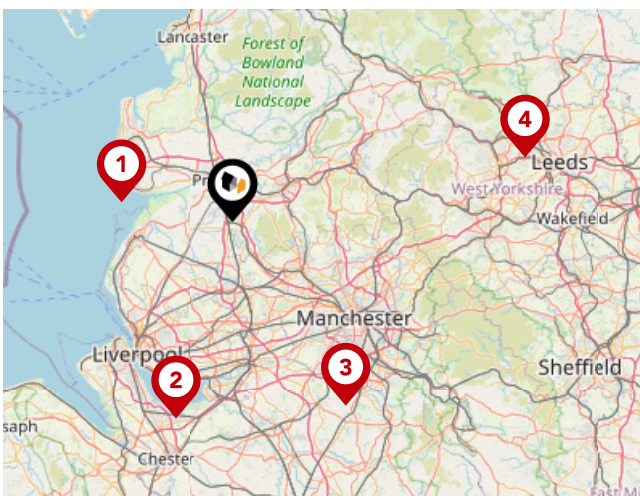
National Rail Stations

Pin	Name	Distance
	Bamber Bridge Rail Station	0.9 miles
	Lostock Hall Rail Station	1.41 miles
	Preston Rail Station	2.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J30	0.59 miles
	M65 J1A	1.55 miles
	M6 J29	1.56 miles
	M65 J1	1.63 miles
	M6 J31	2.1 miles

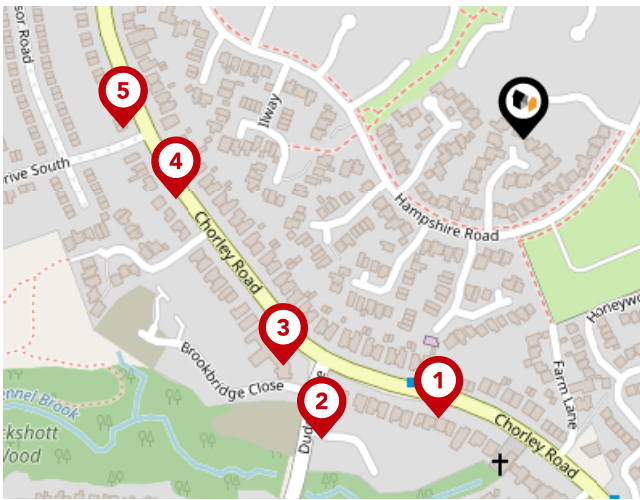


Airports/Helipads

Pin	Name	Distance
	Highfield	15.62 miles
	Speke	28.88 miles
	Manchester Airport	30.66 miles
	Leeds Bradford Airport	42.02 miles

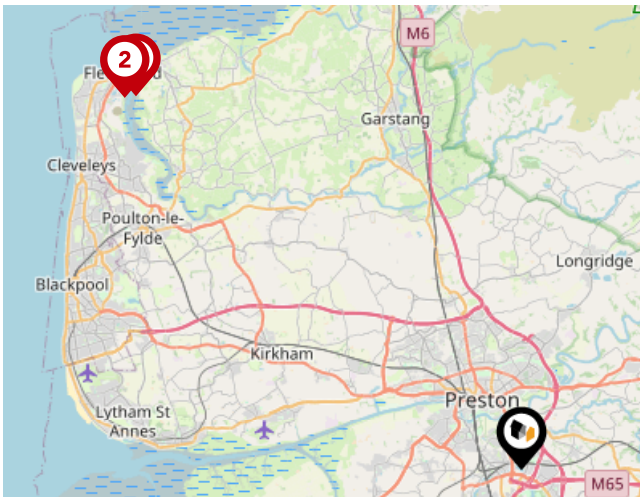
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Duddle Lane	0.16 miles
2	Chestnut Close	0.2 miles
3	Duddle Lane	0.18 miles
4	Cinnamon Hill Drive	0.19 miles
5	Cinnamon Hill Drive	0.22 miles



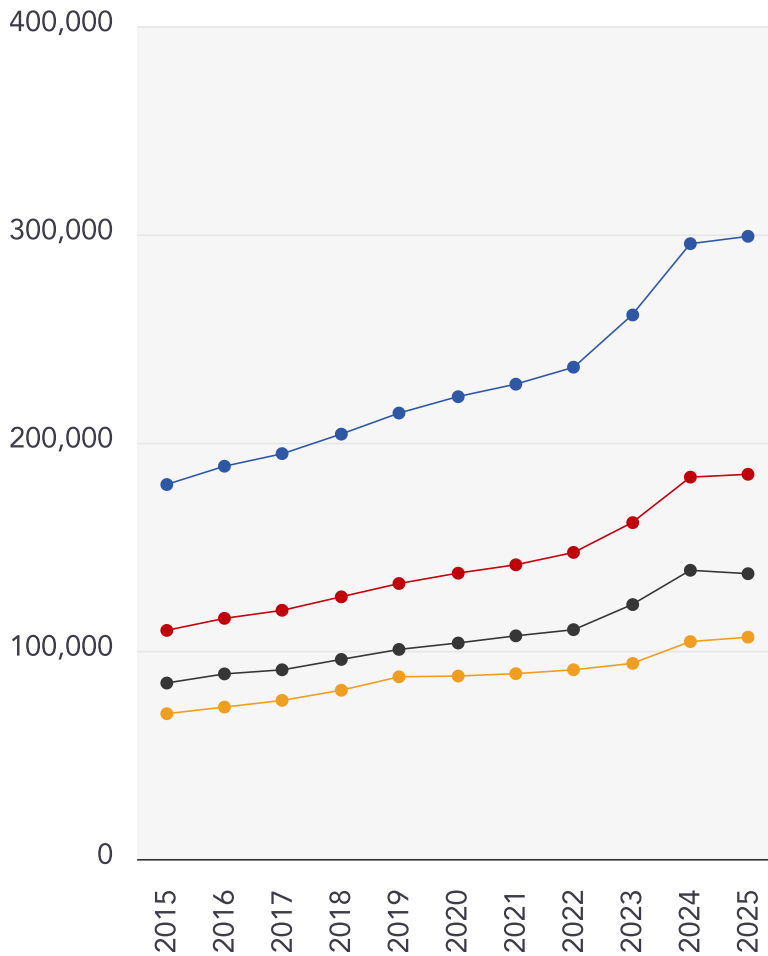
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.82 miles
2	Fleetwood for Knott End Ferry Landing	19.04 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



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



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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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