



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th August 2026



AMBLEWAY, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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

01772 746100

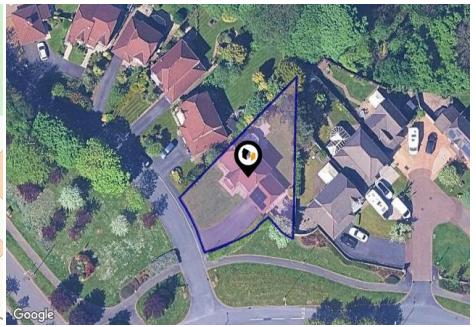
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Impressive Four-Bedroom Family Home * Large Plot * Double Garage | 56 Solar Panels | EV Charger

Occupying a generous plot and enjoying a pleasant position overlooking a green to the front, this spacious four-bedroom detached family home offers excellent accommodation both inside and out. With four generous double bedrooms, two reception rooms, a breakfast kitchen, conservatory, en-suite, private rear garden, double garage with solar panels and an EV charging point, this is a superb home for growing families. To the front, the property benefits from a garden laid mainly to lawn, together with a substantial double driveway providing parking for up to six vehicles and leading to the double garage. A large enclosed porch with double doors opens into the welcoming entrance hall, where there is also a useful downstairs WC. The spacious living room provides a comfortable main reception space, with a feature gas fire creating an attractive focal point. This room opens directly into the new conservatory, which enjoys lovely views across the rear garden and provides an additional versatile living space. Also positioned to the front of the property is a second reception room, offering excellent flexibility and currently ideal as a playroom, sitting room, home office or snug depending on the needs of the new owners. Across the rear of the property is the impressive breakfast kitchen, fitted with a range of Shaker-style wall and base cabinets complemented by contrasting worktops. There is a double electric oven, hob, breakfast bar and space for a large American-style fridge freezer, making this a practical and sociable space for everyday family life. The integral double garage provides excellent storage and parking, while also incorporating useful space and plumbing for a washing machine and tumble dryer. The property further benefits from solar panels and an EV charging point. To the first floor are four generously proportioned double bedrooms, all of which benefit from fitted bedroom furniture. The principal bedroom features a private en-suite shower room, while the remaining bedrooms are served by the spacious four-piece family bathroom, comprising a walk-in shower, bath, WC and vanity unit with wash hand basin. Externally, the rear garden is a particular highlight. Offering a good degree of privacy, it is enclosed by mature trees, established bushes and planting, creating a peaceful outdoor space with a lovely established feel. A garden pond adds an attractive feature and further enhances the garden. The location is well placed for families, with St Leonard's Primary School, St Patrick's Roman Catholic Primary School and Walton-le-Dale all within easy reach, together with Walton-le-Dale High School. There are excellent transport links nearby, providing convenient access towards Preston and surrounding areas, while the Capital Centre Retail Park is also just a short distance away for a range of shops, restaurants and everyday amenities. Overall, this is a substantial and versatile family home, offering generous living accommodation, excellent parking, a double garage and a private established garden, together with the added benefits of solar panels and EV charging.



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band F		
Annual Estimate:	£3,528		
Title Number:	LA770461		

Local Area

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

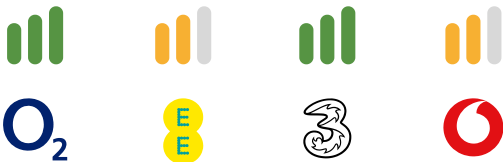
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:

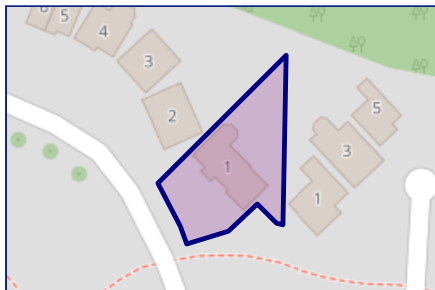
(based on calls indoors)



Satellite/Fibre TV Availability:

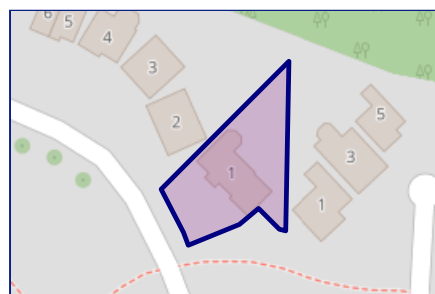


Freehold Title Plan



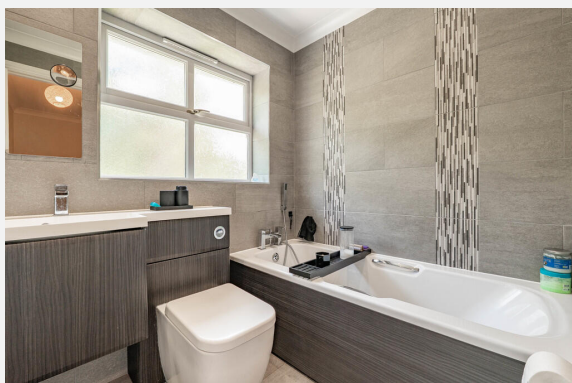
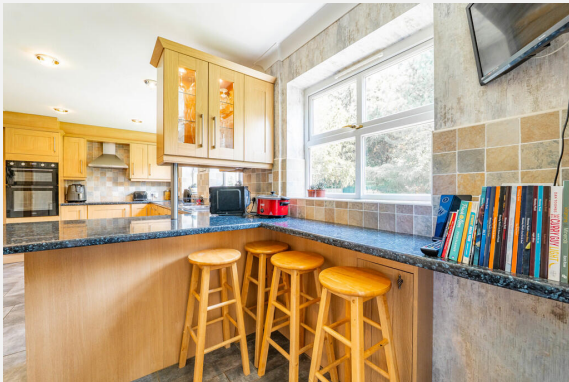
LAN19668

Leasehold Title Plan



LA770461

Start Date:	30/11/1995
End Date:	01/01/2994
Lease Term:	999 years from 1 January 1995
Term Remaining:	967 years







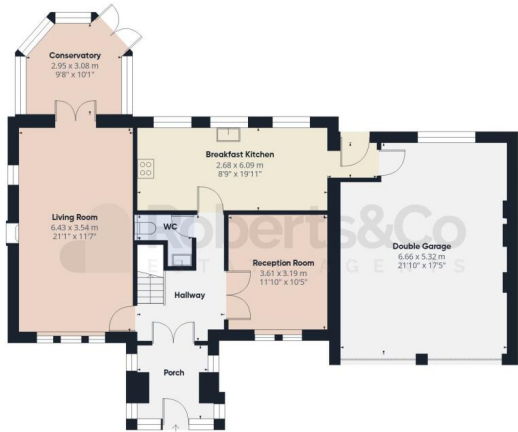
AMBLEWAY, WALTON-LE-DALE, PRESTON, PR5



AMBLEWAY, WALTON-LE-DALE, PRESTON, PR5



AMBLEWAY, WALTON-LE-DALE, PRESTON, PR5



Ground Floor



Floor 1

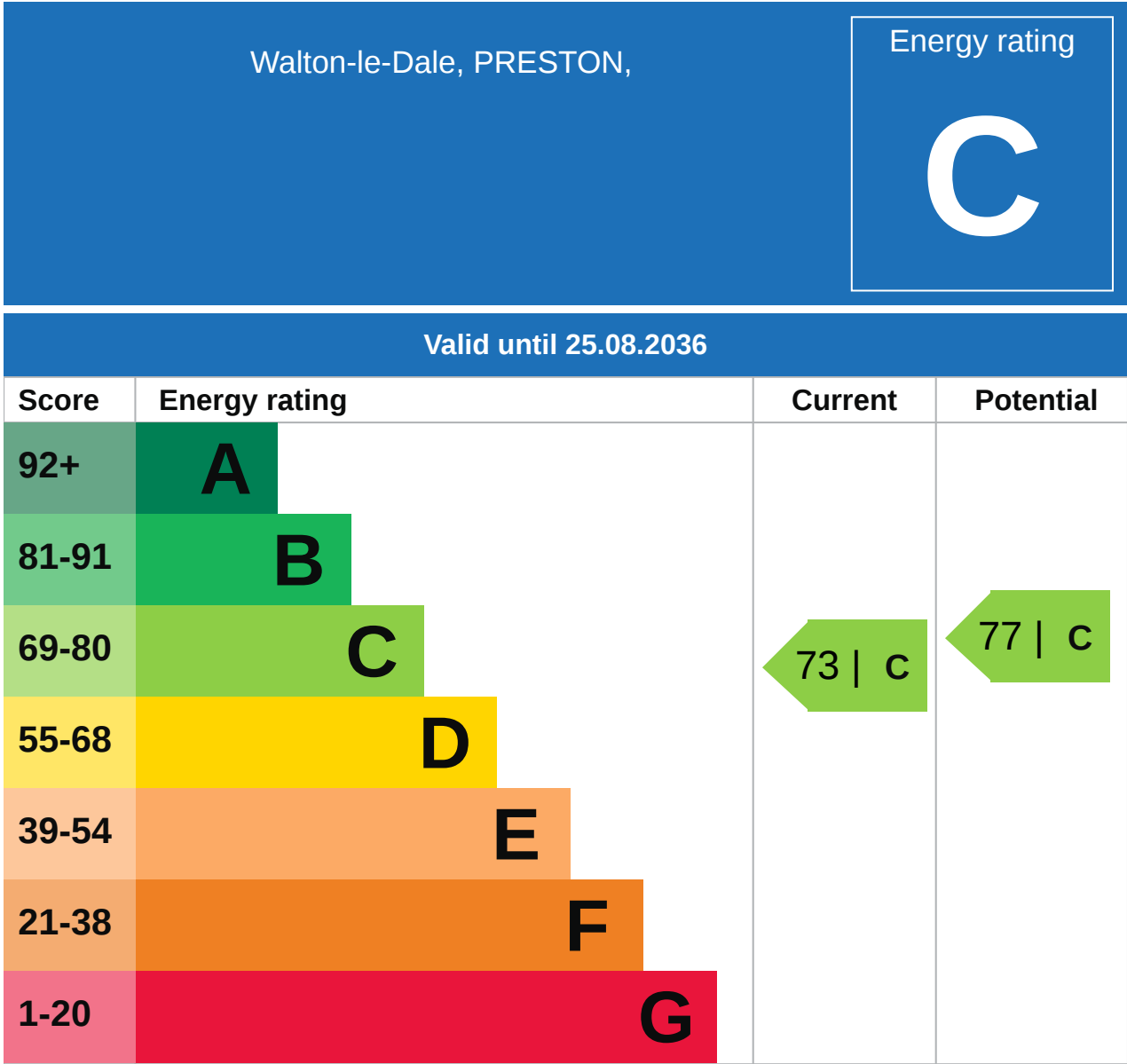


Approximate total area^m
174.9 m²
1881 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



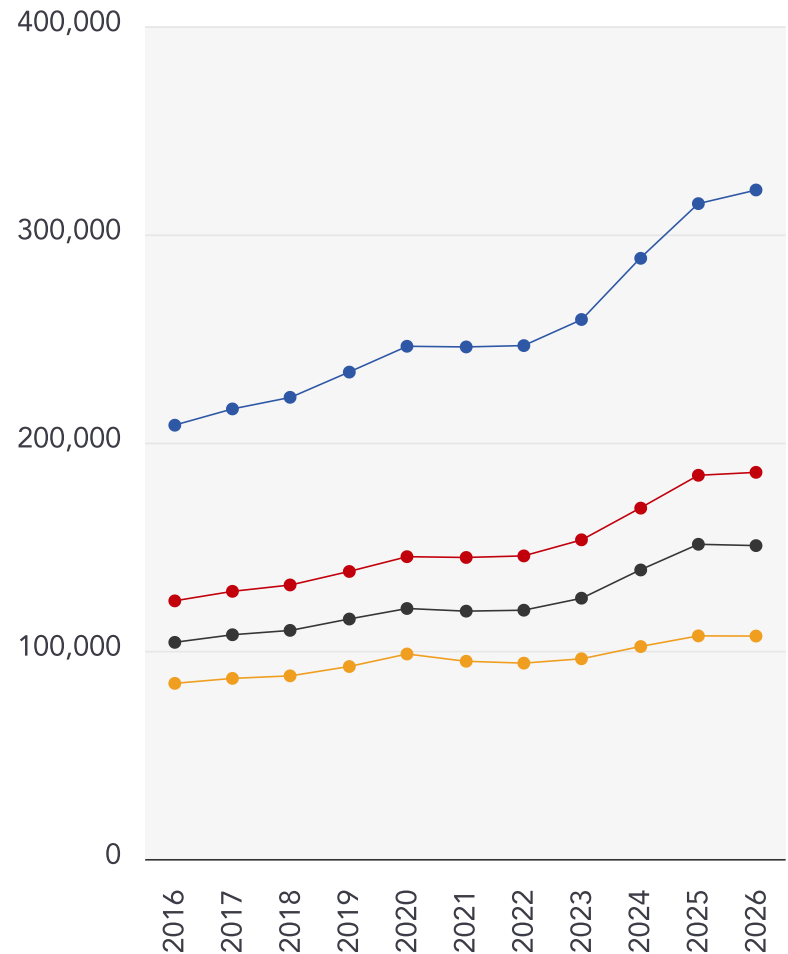
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	144 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

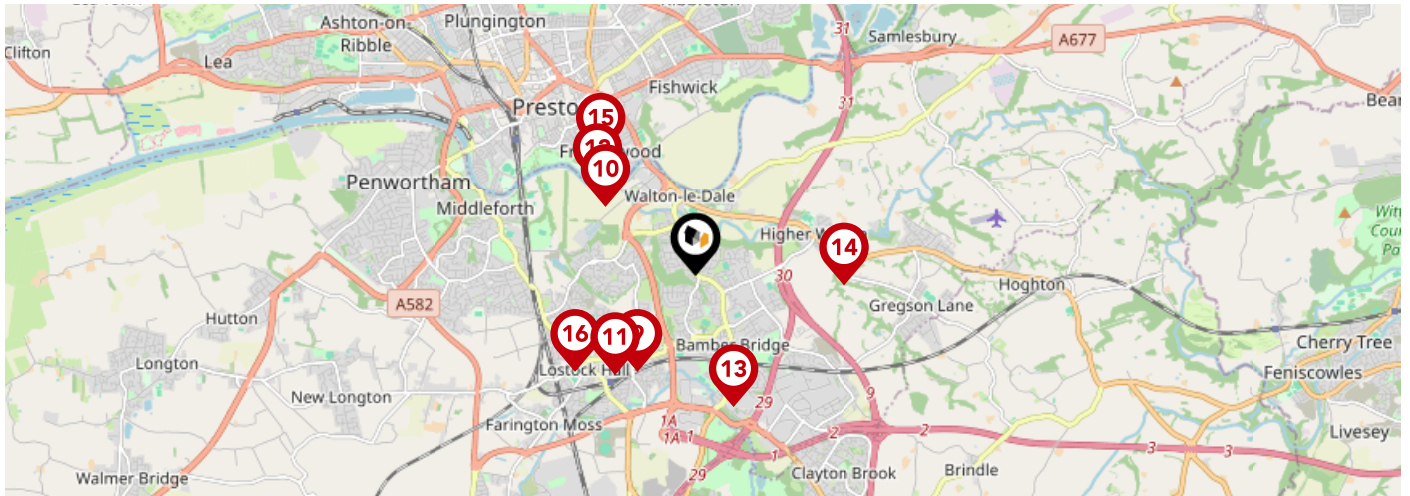
+44.66%

Flat

+26.94%



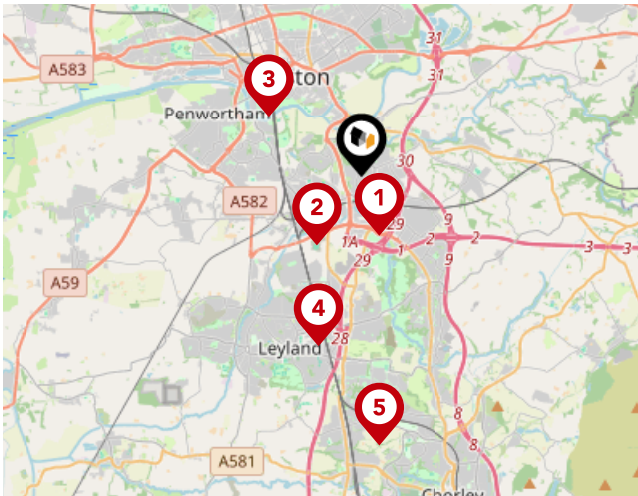
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.32	☐	☒	☐	☐	☐
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.4	☐	☒	☐	☐	☐
3	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.6	☐	☒	☐	☐	☐
4	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.67	☐	☐	☒	☐	☐
5	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.7	☐	☐	☒	☐	☐
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.78	☐	☒	☐	☐	☐
7	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.83	☐	☐	☒	☐	☐
8	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.86	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.97	☐	☐	☒	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1	☐	☐	☒	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.12	☐	☒	☐	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.17	☐	☒	☐	☐	☐
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.2	☐	☒	☐	☐	☐
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.3	☐	☒	☐	☐	☐
	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:1.35	☐	☐	☒	☐	☐
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.35	☐	☒	☐	☐	☐

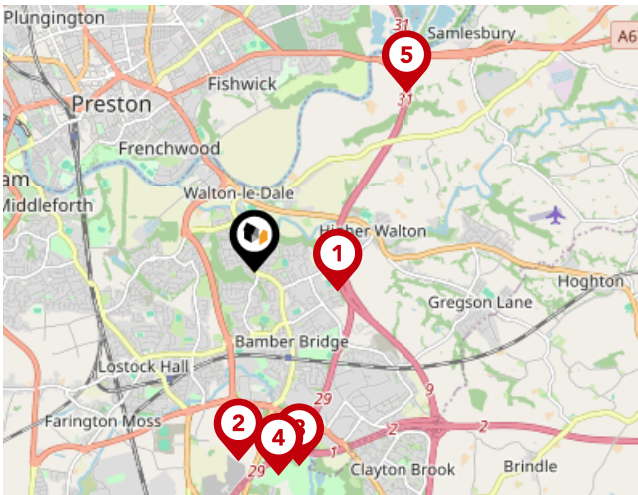
Area

Transport (National)



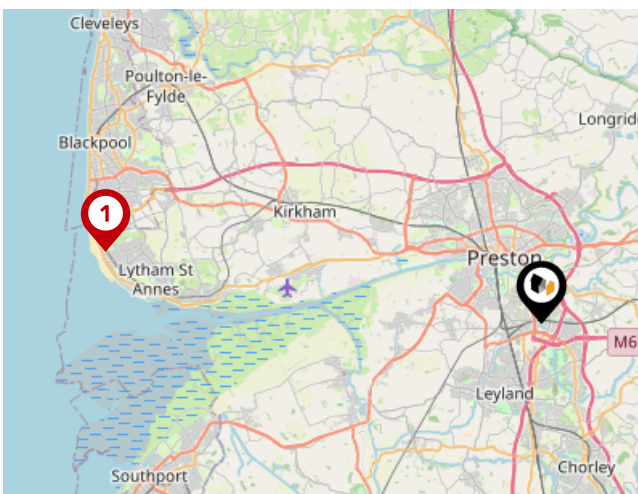
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.07 miles
2	Lostock Hall Rail Station	1.43 miles
3	Preston Rail Station	1.92 miles
4	Leyland Rail Station	3.05 miles
5	Buckshaw Parkway Rail Station	4.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.74 miles
2	M65 J1A	1.65 miles
3	M6 J29	1.73 miles
4	M65 J1	1.78 miles
5	M6 J31	2.06 miles

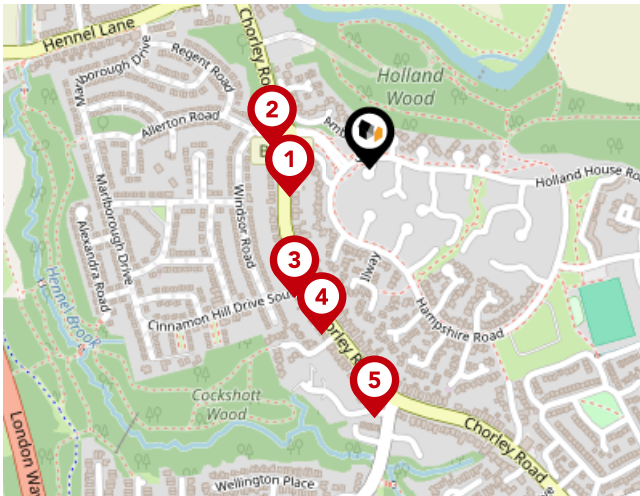


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.44 miles

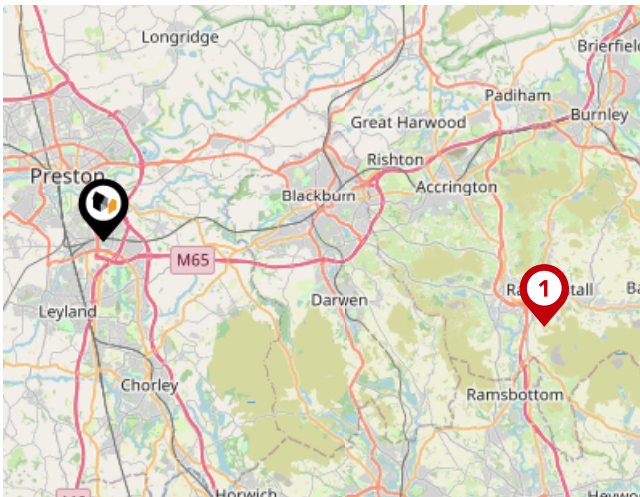
Area

Transport (Local)



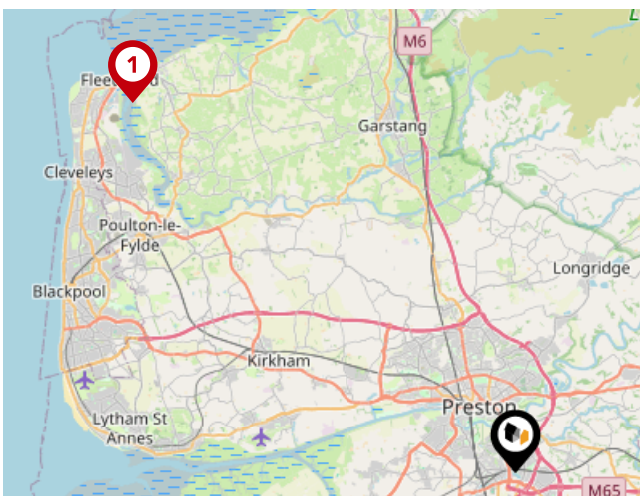
Bus Stops/Stations

Pin	Name	Distance
	Holland House Road	0.09 miles
	Holland House Road	0.11 miles
	Cinnamon Hill Drive	0.16 miles
	Cinnamon Hill Drive	0.18 miles
	Duddle Lane	0.27 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	15.73 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.59 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

