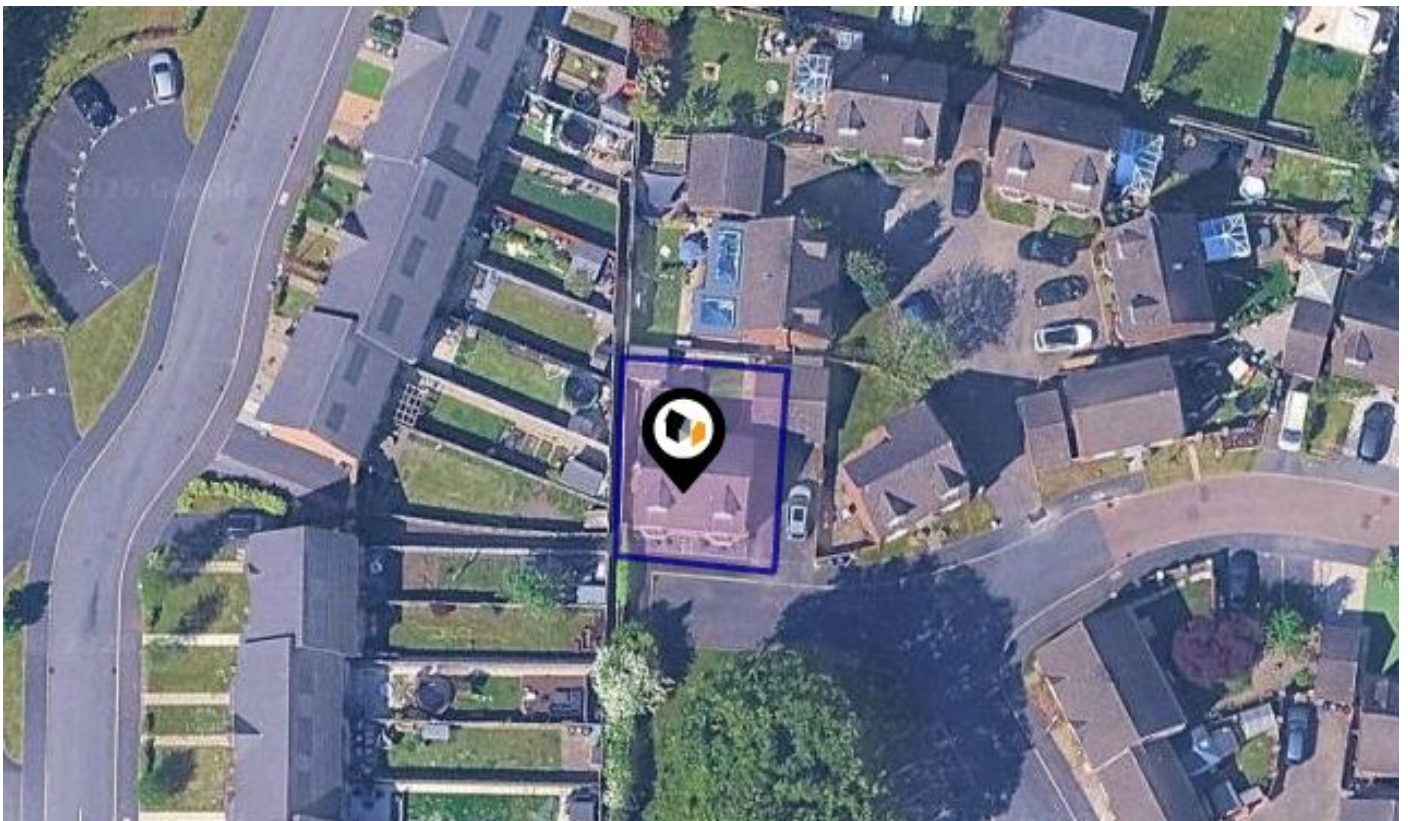




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 05th June 2026



BARN FLATT CLOSE, HIGHER WALTON, PRESTON, PR5

Roberts & Co

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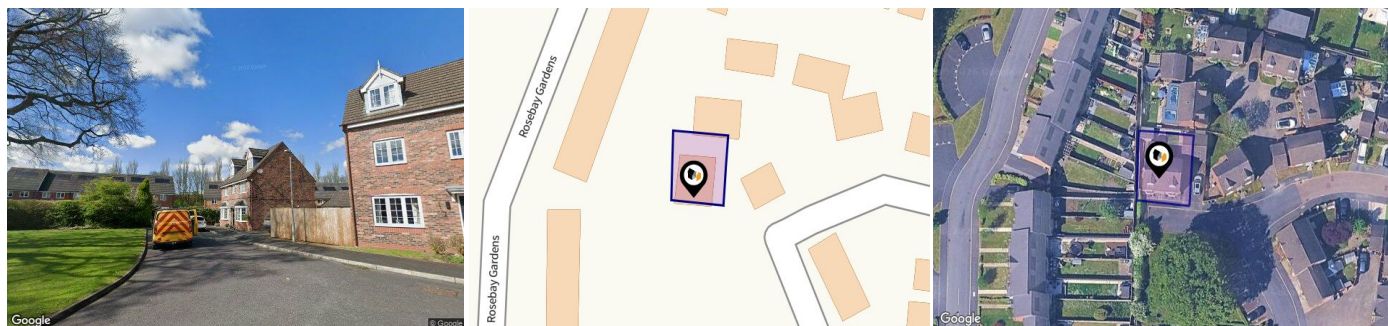


Introduction

Our Comments

* 5 Double Bedroom Family Home * Quiet Cul De Sac Location with Green Outlook * Set Over Three Floors

A beautifully presented five-bedroom detached family home, arranged over three spacious floors and tucked away in a quiet cul-de-sac with attractive green outlooks. Ideally located close to a range of local amenities, excellent transport links, and highly regarded schools, this property offers the perfect setting for modern family living. The home benefits from a double garage and a private driveway providing off-road parking for two vehicles. Internally, the accommodation is both generous and versatile, offering well-proportioned living space throughout. The welcoming entrance hall leads into a bright and spacious dual-aspect living room, featuring a window to the front and patio doors opening onto the rear garden. A feature gas fireplace with decorative surround creates a cosy focal point, making this an ideal space for relaxing and entertaining. The kitchen is fitted with a range of light wood shaker-style units complemented by black granite worktops. Integrated appliances include a gas hob, double electric oven, microwave, and fridge freezer, with additional space and plumbing for a dishwasher. A convenient breakfast bar provides the perfect spot to enjoy your morning coffee. Off the kitchen is a separate utility area with space and plumbing for both a washing machine and tumble dryer, along with a convenient downstairs WC. In addition, the property benefits from a separate dining room, providing an excellent space for formal dining, family meals, or hosting guests. On the first floor, the principal bedroom benefits from fitted bedroom furniture and a modern en-suite shower room with a double shower cubicle. Bedroom two is a further generous double room with fitted furniture, while bedroom three is currently fitted with office furniture, offering flexibility for those working from home or needing a study space. The family bathroom is fitted with a contemporary white three-piece suite. The second floor offers two additional double bedrooms, both benefiting from fitted bedroom furniture, making them ideal for older children, guests, or hobby rooms. Externally, the fully enclosed rear garden has been thoughtfully landscaped for low-maintenance enjoyment. Features include artificial lawn, a patio seating area, a covered wooden entertaining space, and a wooden storage shed - perfect for outdoor dining and family gatherings all year round.



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	5		
Floor Area:	1,636 ft ² / 152 m ²		
Plot Area:	0.05 acres		
Year Built :	2004		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LAN3596		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1800 mb/s

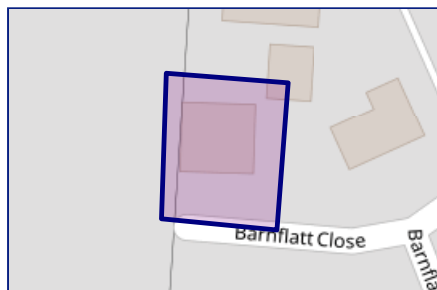
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

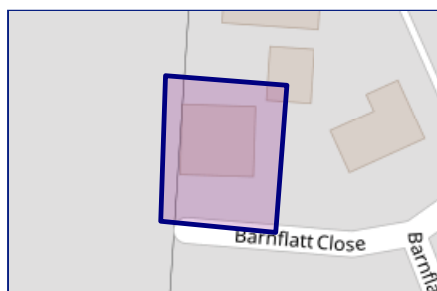


Freehold Title Plan



LAN57848

Leasehold Title Plan



LAN3596

Start Date: 16/12/2004
End Date: 01/09/2254
Lease Term: 250 years from 1 September 2004
Term Remaining: 228 years





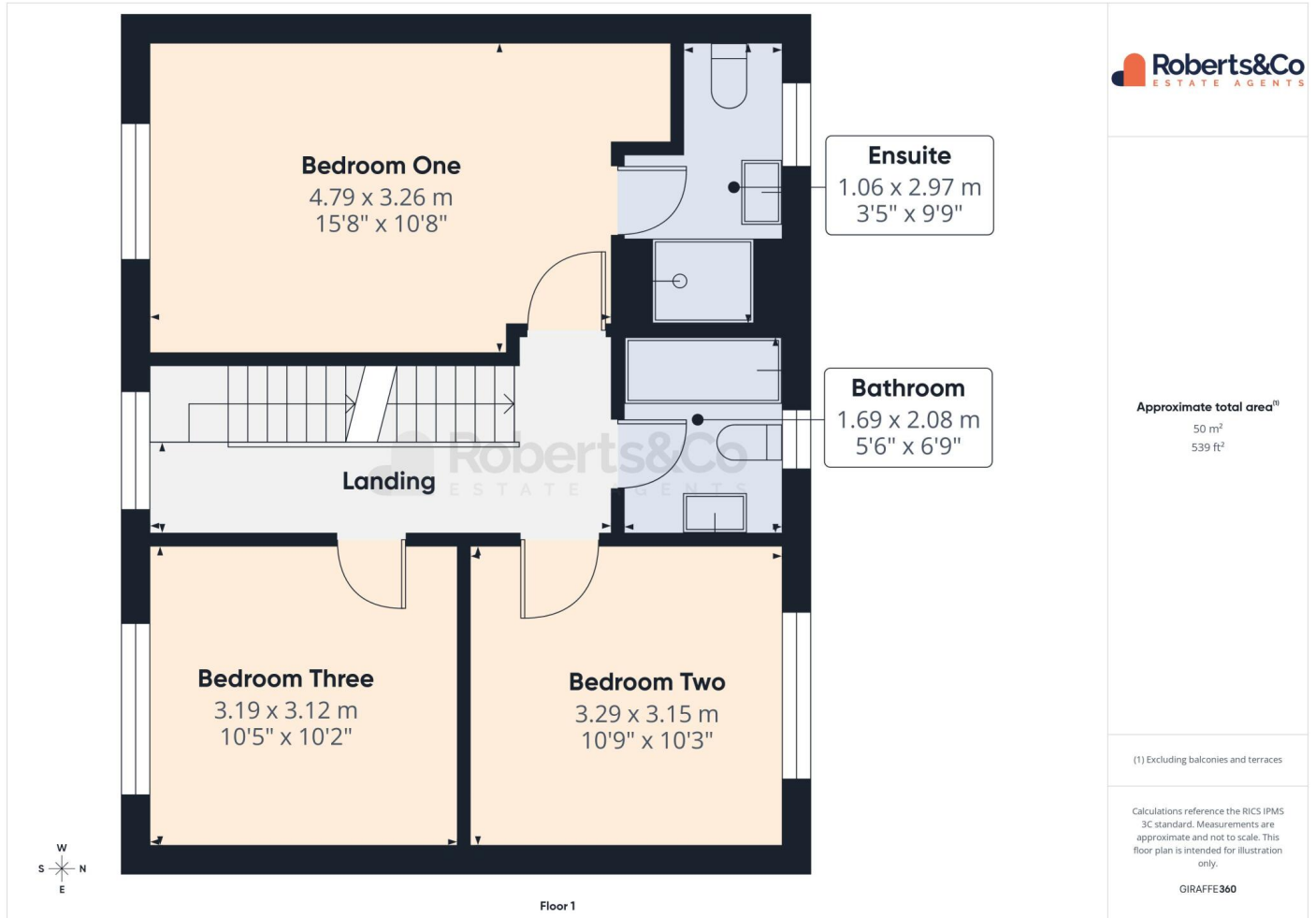
BARN FLATT CLOSE, HIGHER WALTON, PRESTON, PR5



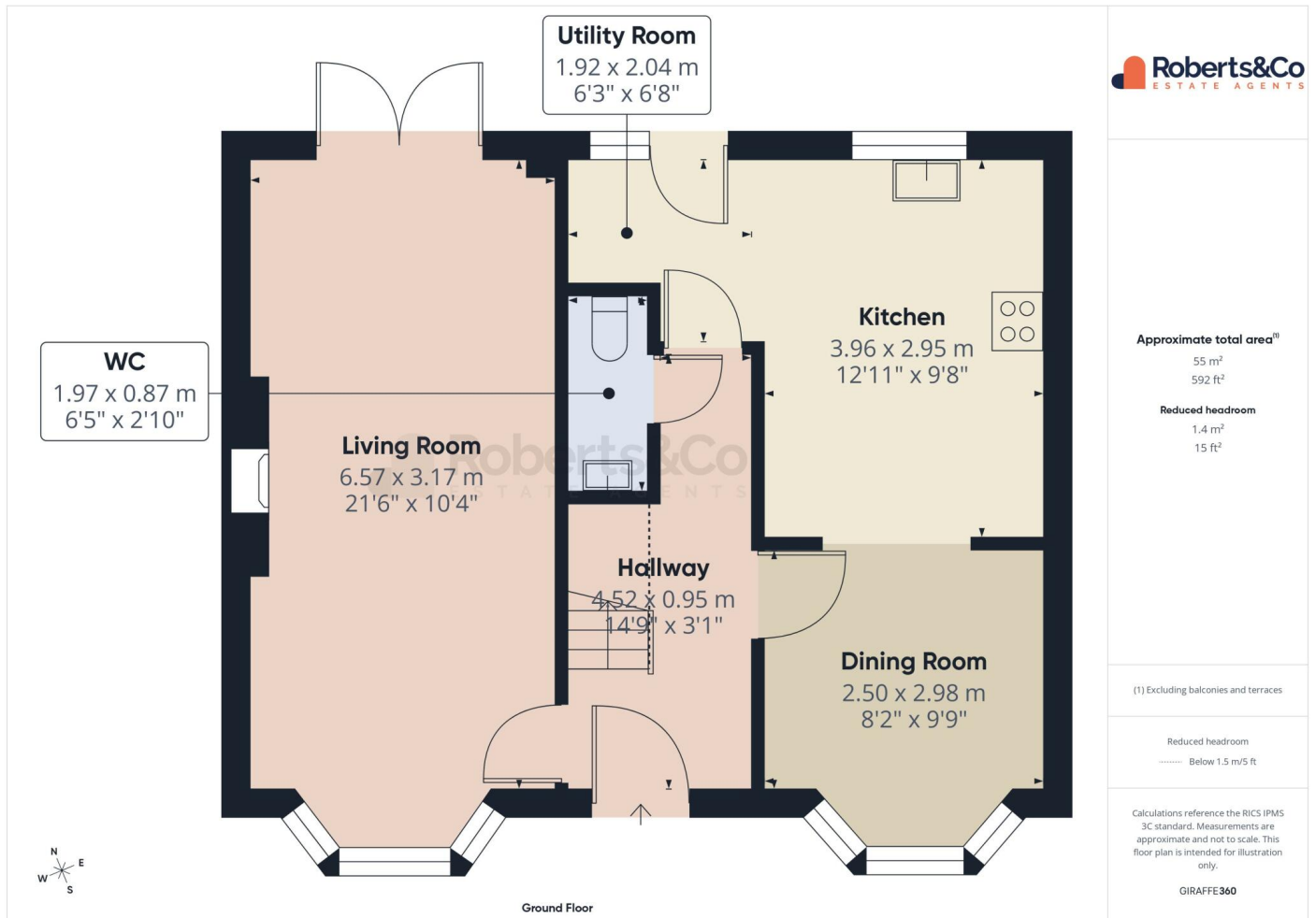
BARN FLATT CLOSE, HIGHER WALTON, PRESTON, PR5



BARN FLATT CLOSE, HIGHER WALTON, PRESTON, PR5



BARN FLATT CLOSE, HIGHER WALTON, PRESTON, PR5



Higher Walton, PR5

Energy rating

C

Valid until 06.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

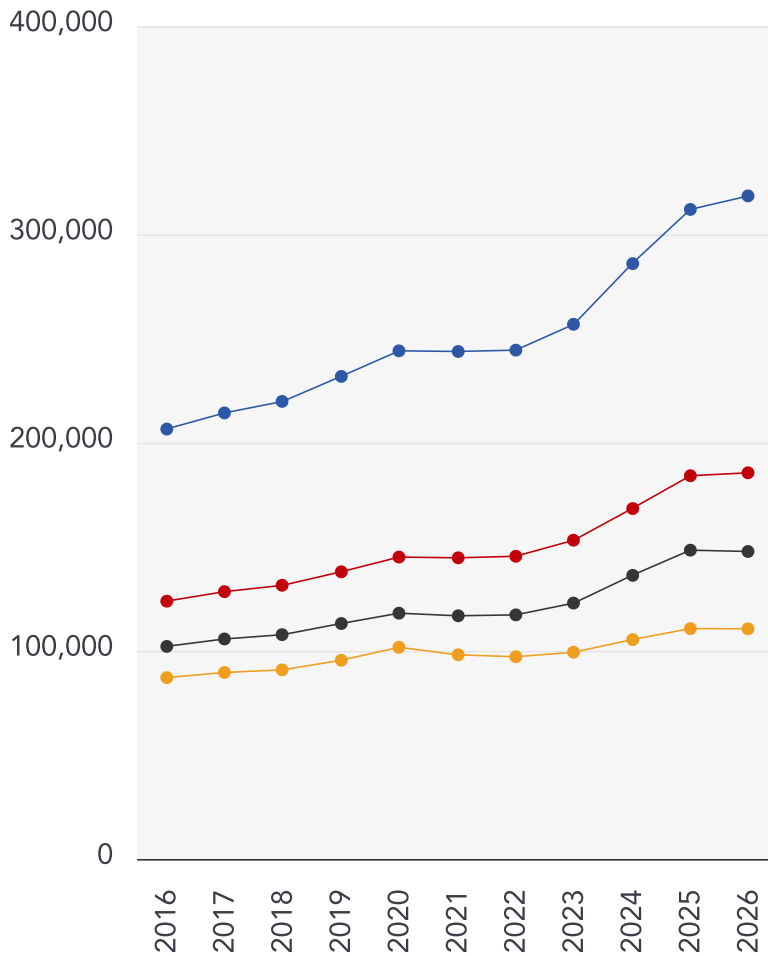
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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 81% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	152 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

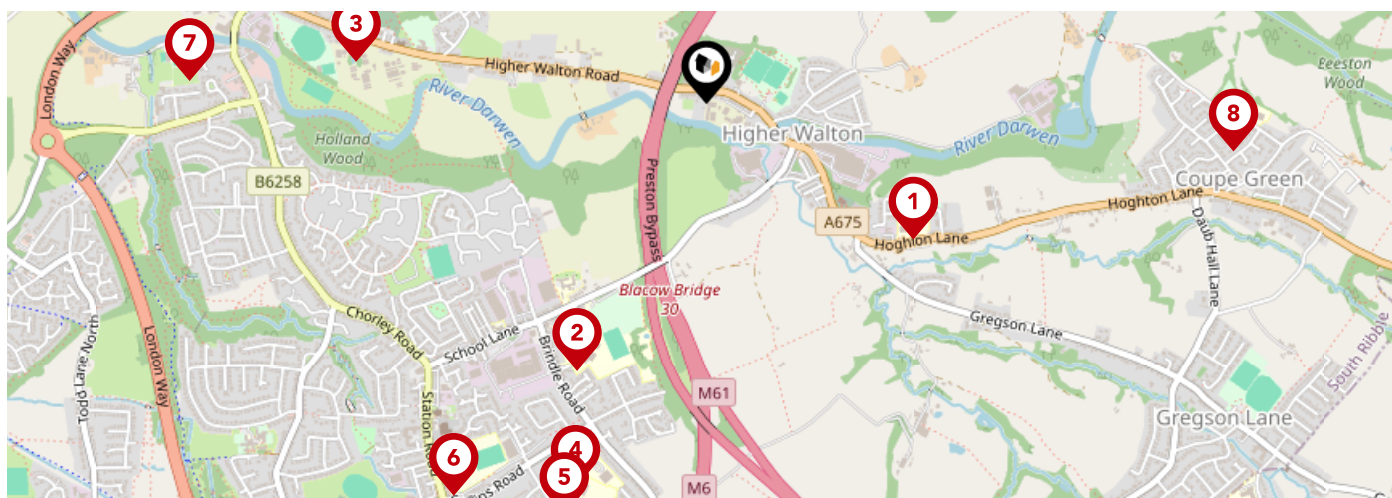
+49.8%

Terraced

+44.66%

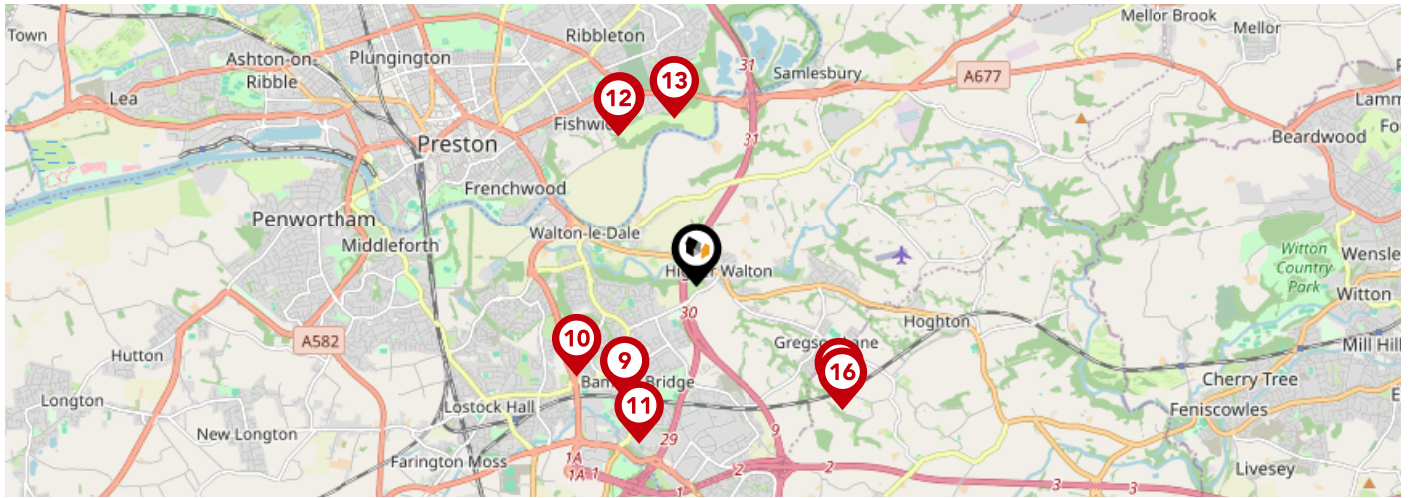
Flat

+26.94%



		Nursery	Primary	Secondary	College	Private
1	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:0.54	<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:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coupe Green Primary School Ofsted Rating: Good Pupils: 150 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

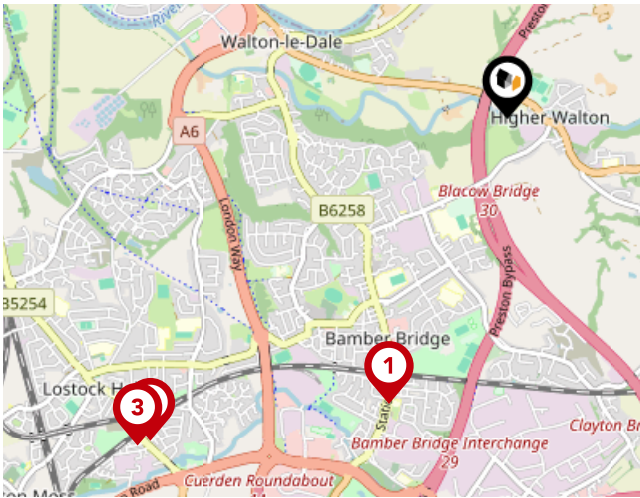
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 210 Distance:1.49	<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:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brindle Gregson Lane Primary School Ofsted Rating: Good Pupils: 186 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 90 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

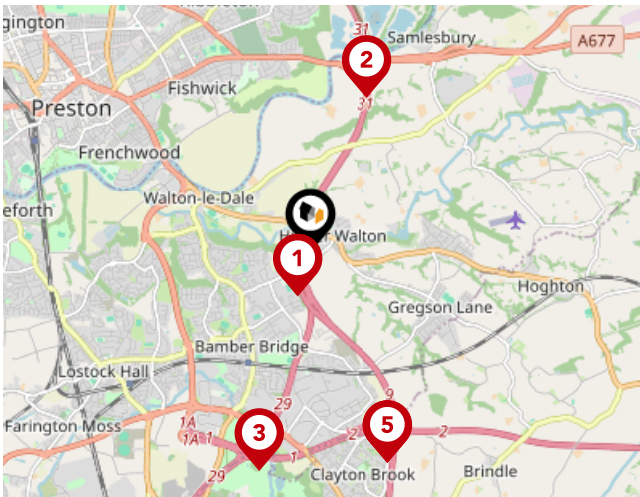
Area

Transport (National)



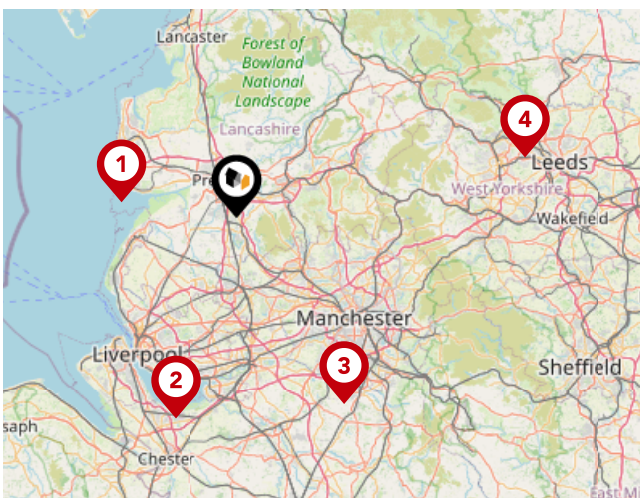
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.36 miles
2	Lostock Hall Rail Station	2.11 miles
3	Lostock Hall Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.4 miles
2	M6 J31	1.44 miles
3	M6 J29	1.97 miles
4	M65 J2	1.96 miles
5	M61 J9	1.97 miles

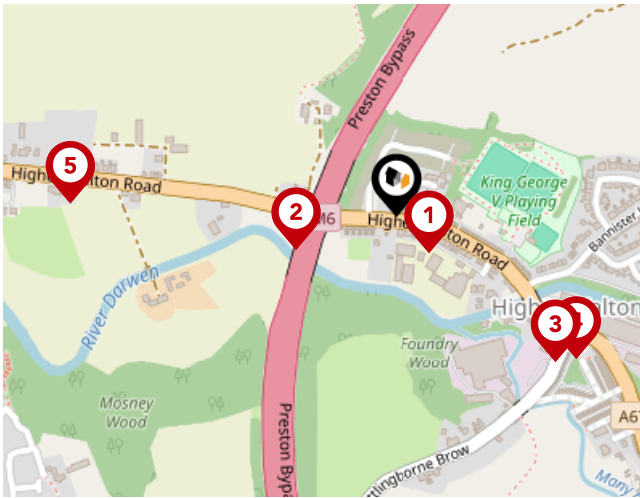


Airports/Helipads

Pin	Name	Distance
1	Highfield	16.27 miles
2	Speke	29.43 miles
3	Manchester Airport	30.17 miles
4	Leeds Bradford Airport	41.25 miles

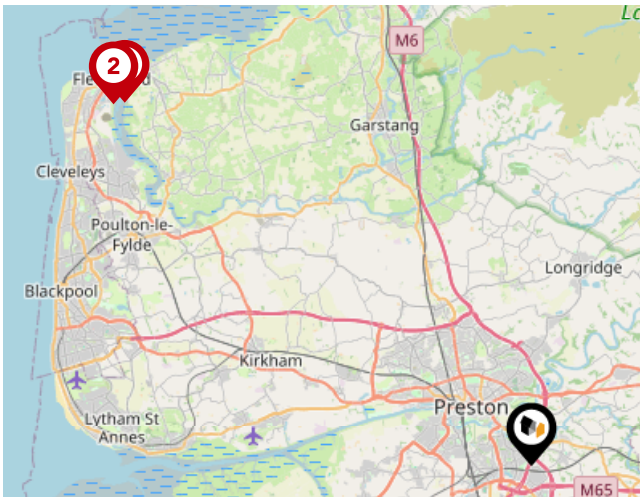
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Barnflatt Close	0.05 miles
2	Motorway Bridge	0.12 miles
3	Mill Tavern	0.24 miles
4	Mill Tavern	0.25 miles
5	Little Oaks	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.08 miles
2	Fleetwood for Knott End Ferry Landing	19.32 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



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/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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