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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th July 2026



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

Roberts & Co

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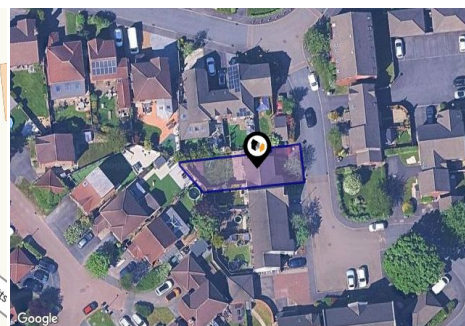
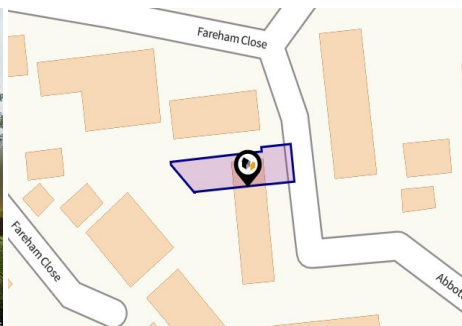
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* Stunning 2-Bedroom End-Terrace * Situated in Walton-le-Dale * Offered With No Onward Chain

This beautifully presented two-bedroom end-terrace home presents an excellent opportunity for buyers seeking stylish and comfortable living in the highly desirable Walton-le-Dale area. The inviting living room offers a warm and cosy space to relax and unwind, ideal for both everyday living and entertaining guests. A separate reception room provides a versatile space that could serve as a dining room, home office, or playroom, offering the flexibility to suit a variety of lifestyles. The well-appointed kitchen is modern and functional, offering an excellent space for cooking and everyday convenience. Upstairs, the property features two generously sized bedrooms, providing ample accommodation for couples, small families, or guests. The contemporary family bathroom is fitted with stylish fixtures, designed for both comfort and practicality. Externally, the home benefits from a private driveway, offering convenient off-road parking. To the rear, an enclosed garden provides a private outdoor space, perfect for relaxing, gardening, or enjoying time outdoors. Located in the sought-after Walton-le-Dale area, the property enjoys close proximity to local amenities, reputable schools, and excellent transport links, all within a friendly and well-established community.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.05 acres
Year Built :	2003
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA939409

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	35 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

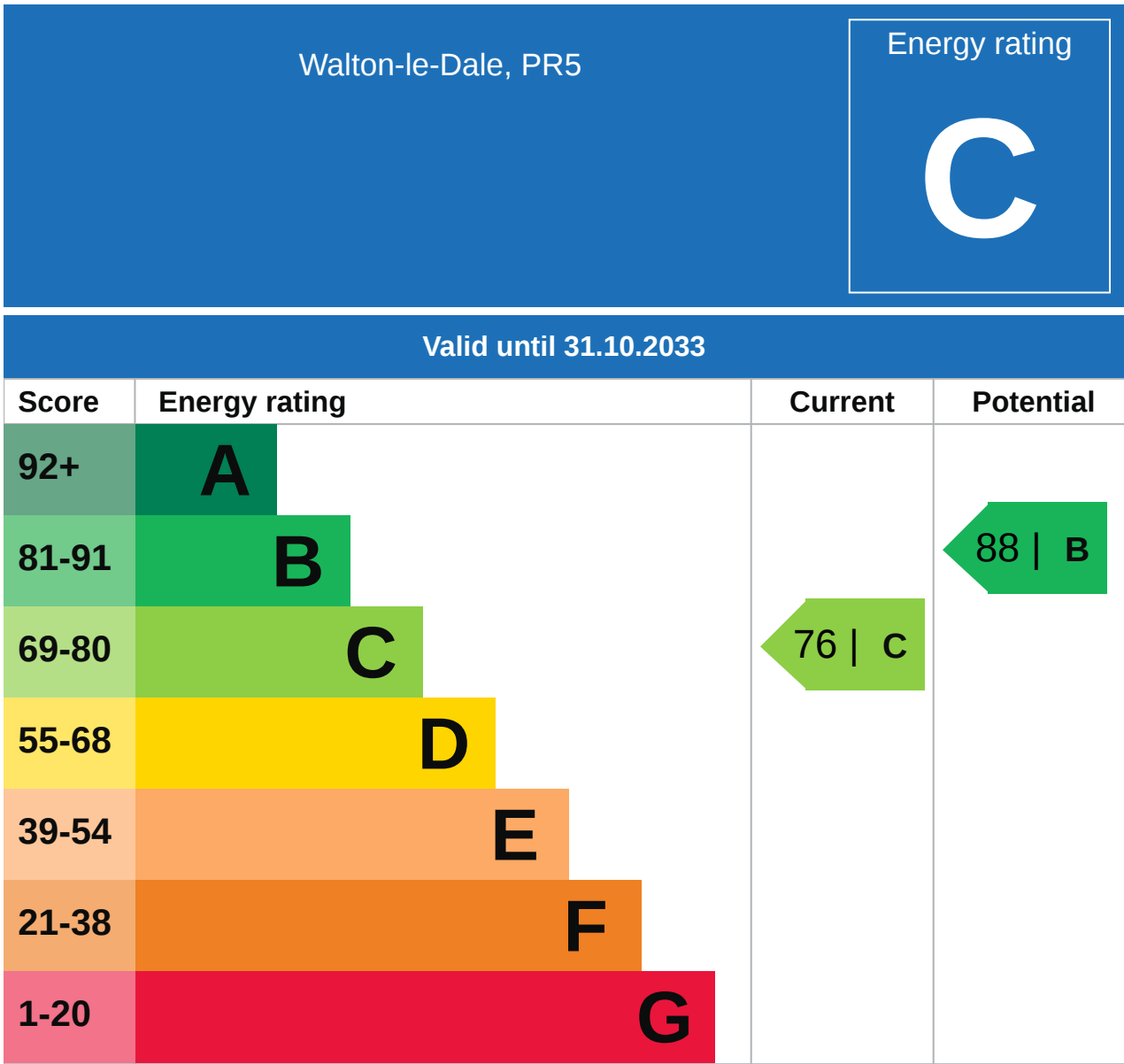


Satellite/Fibre TV Availability:









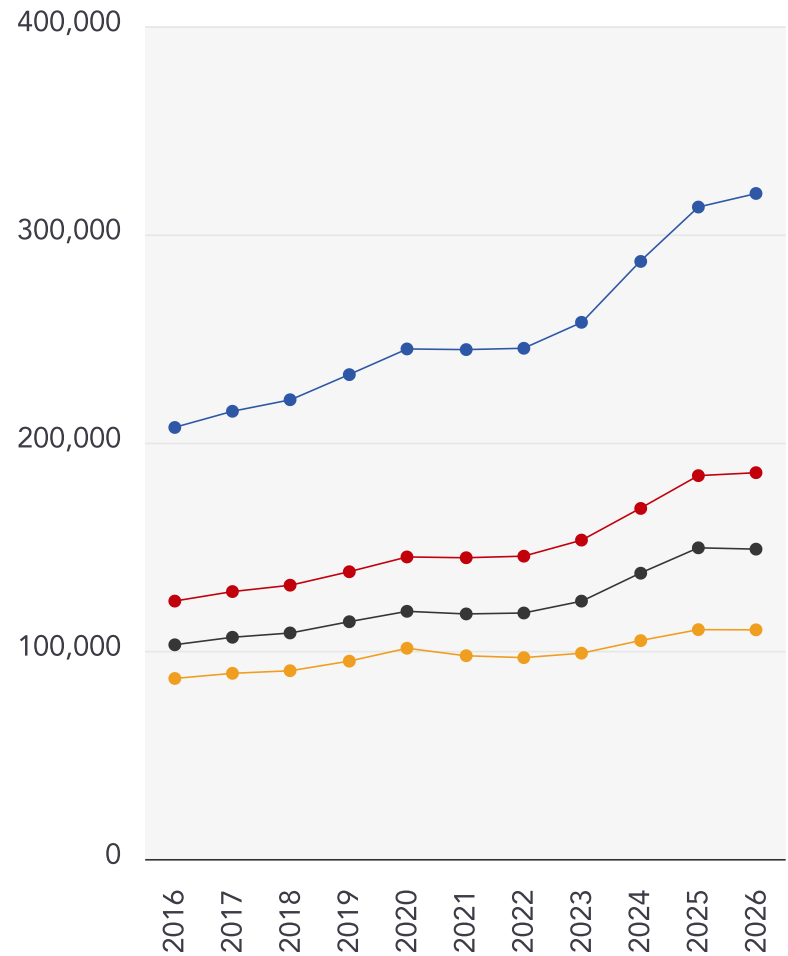
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	84 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

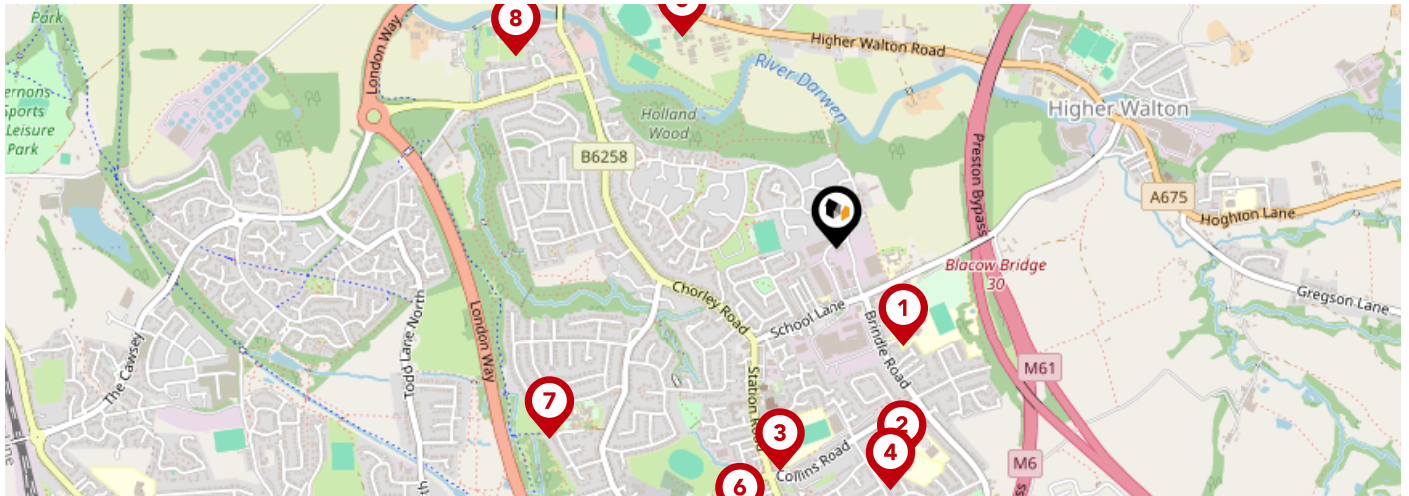
+49.8%

Terraced

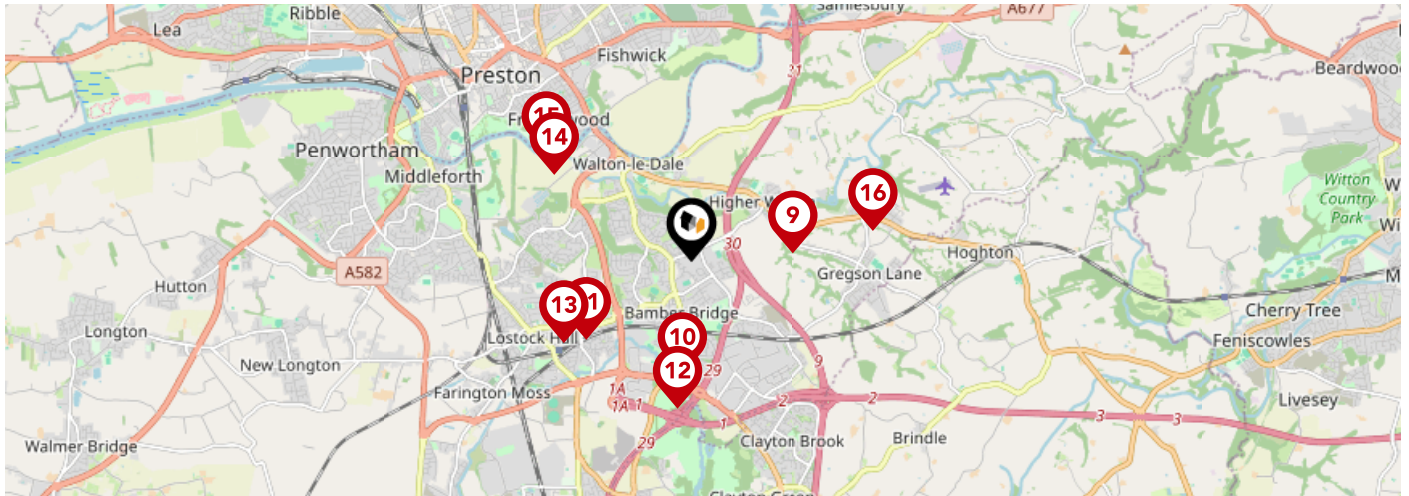
+44.66%

Flat

+26.94%



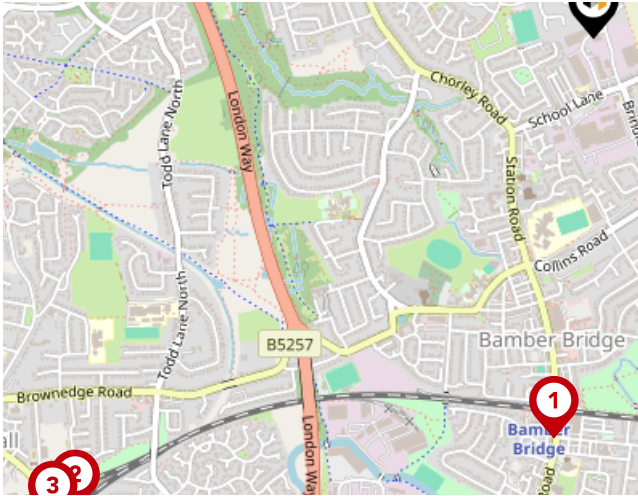
		Nursery	Primary	Secondary	College	Private
1	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.26	☐	☐	☒	☐	☐
2	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.49	☐	☐	☒	☐	☐
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.5	☐	☐	☒	☐	☐
4	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.54	☐	☒	☐	☐	☐
5	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.57	☐	☒	☐	☐	☐
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.64	☐	☒	☐	☐	☐
7	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.75	☐	☒	☐	☐	☐
8	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:0.89	☐	☒	☐	☐	☐
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.01	☐	☒	☐	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.15	☐	☐	☒	☐	☐
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.3	☐	☐	☒	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.34	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.43	☐	☐	☒	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.58	☐	☒	☐	☐	☐
	Coupe Green Primary School Ofsted Rating: Good Pupils: 150 Distance:1.61	☐	☒	☐	☐	☐

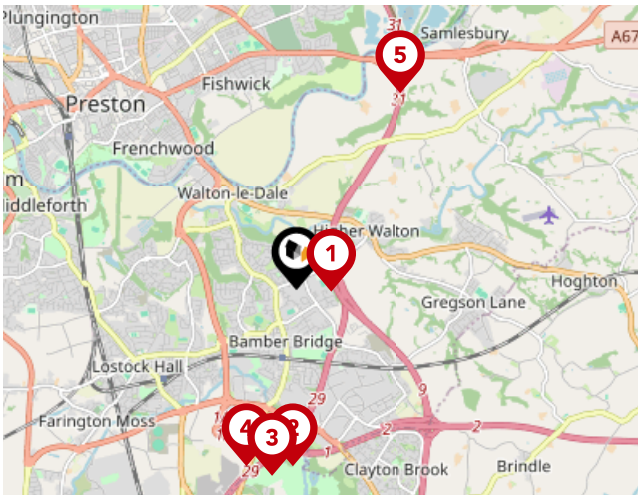
Area

Transport (National)



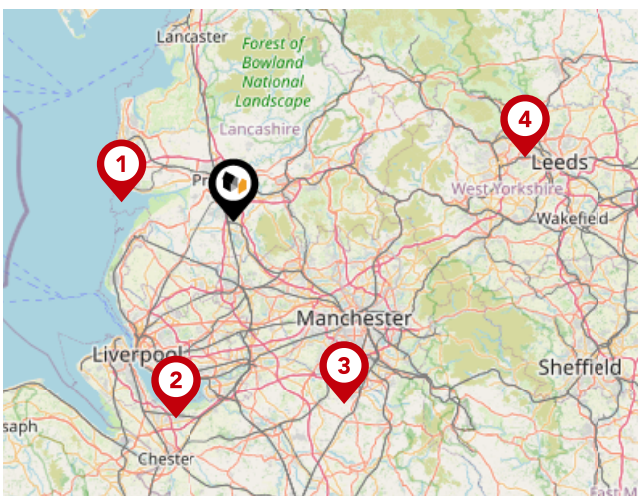
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.88 miles
2	Lostock Hall Rail Station	1.54 miles
3	Lostock Hall Rail Station	1.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.32 miles
2	M6 J29	1.54 miles
3	M65 J1	1.64 miles
4	M65 J1A	1.61 miles
5	M6 J31	1.95 miles

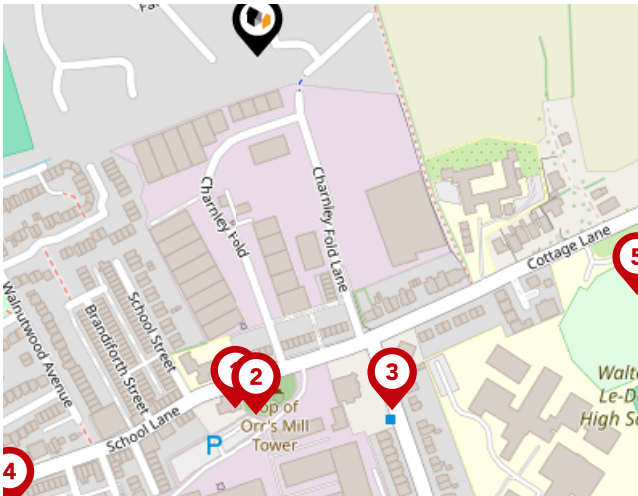


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.9 miles
2	Speke	28.95 miles
3	Manchester Airport	30.07 miles
4	Leeds Bradford Airport	41.75 miles

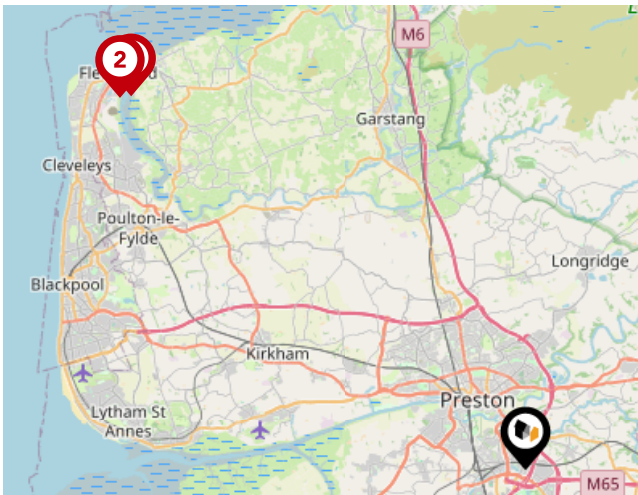
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	School Lane Nursery	0.19 miles
	School Lane Nursery	0.2 miles
	Clinic	0.21 miles
	School Lane Garage	0.28 miles
	Walton Le Dale HS	0.25 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	19.01 miles
	Fleetwood for Knott End Ferry Landing	19.24 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.



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