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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 06th March 2026



VICTORIA ROAD, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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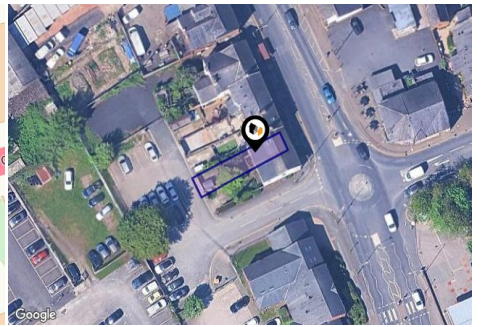
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* Charming Character Cottage Arranged Over 4 Floors, Blending Period Features With Versatile Living Space
* Attractive Rear Garden With Potential For Off-Road Parking, Plus Residents' Permit Parking Nearby *
Flexible Accommodation Including 2 Doubles ,a Generous Attic Space currently being used as a Bedroom and Multiple Reception Areas

This highly characterful cottage is arranged over four floors and offers a wonderful blend of period charm and practical living space, making it an appealing home for buyers seeking a classic country-cottage feel. The ground floor opens into a small entrance porch which leads through to a welcoming living room. This room is full of character, featuring an impressive Victorian-style fireplace with a cast-iron inset, creating a warm and attractive focal point. To the rear is a second reception room, currently used as a playroom and home office, offering excellent flexibility. Stairs from this room lead down to the basement level. The basement houses a well-appointed kitchen fitted with a range of base and wall units topped with work surfaces. Integrated appliances include an oven/grill combi, induction hob with extractor hood, fridge, and dishwasher. The sink benefits from a mixer tap with shower hose attachment and an additional Saniflow-style pump, ensuring efficient drainage into the main system. Also on this level is a useful utility room incorporating a WC, along with space and plumbing for a washing machine and tumble dryer. The basement is equipped with a professionally maintained flood pump, designed to activate automatically should the water table rise, preventing water ingress to the property. This system is serviced annually by the current owner, with full details available, and is a common and practical feature in properties of this type. The first floor comprises two generously sized double bedrooms, with a spacious principal bedroom with fitted wardrobes. The family bathroom is well proportioned and fitted with a bath with shower over, WC, and wash basin. On the second floor, there is a loft room currently used as a third bedroom, enjoying natural light from a Velux window and offering pleasant views across the surrounding area. Externally, the property benefits from a good-sized rear garden, which could partially be used for off-road parking if required. In addition, there is residents' permit parking available in the rear car park. Overall, this home offers an abundance of charm, character, and versatility, making it particularly appealing to buyers looking for a distinctive cottage with flexible living space and a true sense of countryside character.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,568		
Title Number:	LA685728		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	54 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Property EPC - Certificate

Victoria Road, Walton-le-Dale, PR5

Energy rating

D

Valid until 03.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

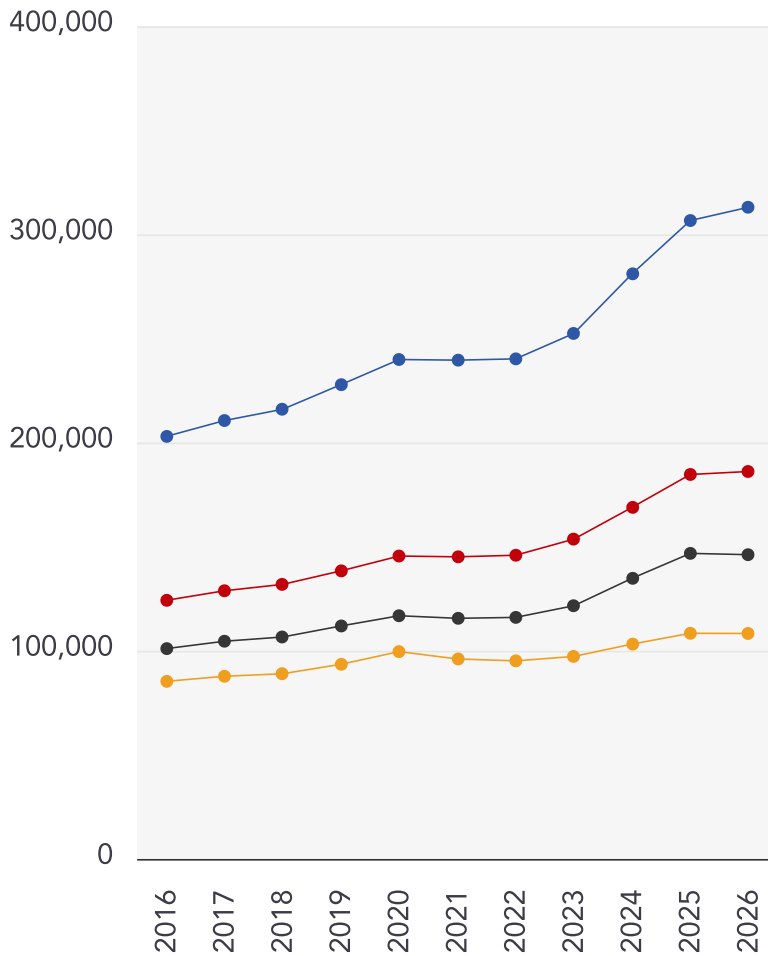
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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, no insulation (assumed)
Total Floor Area:	91 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%

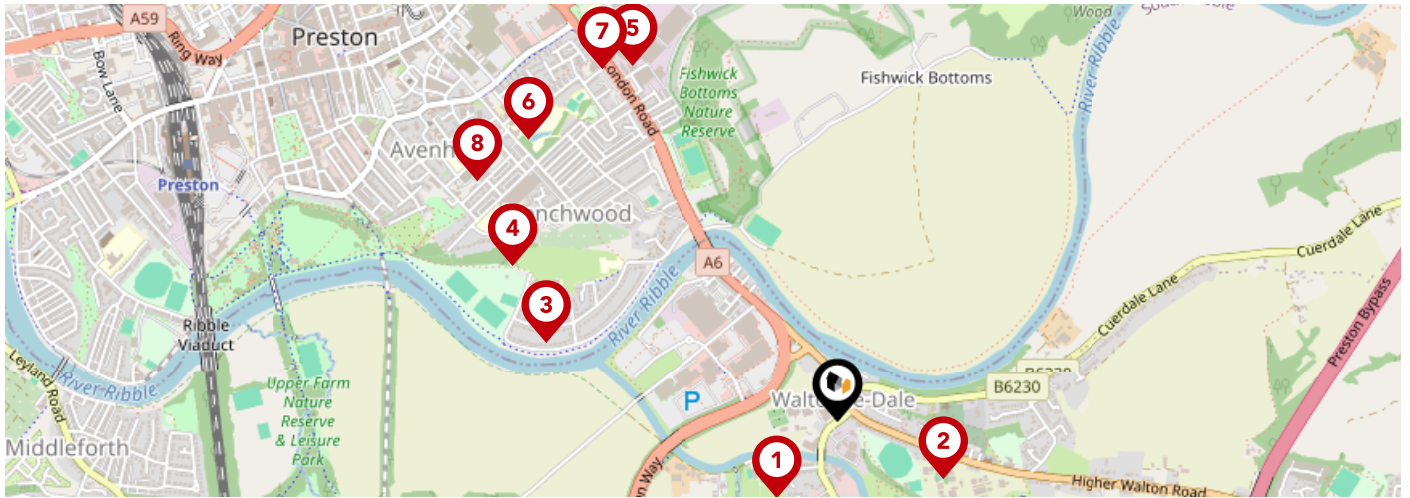
Terraced

+44.66%

Flat

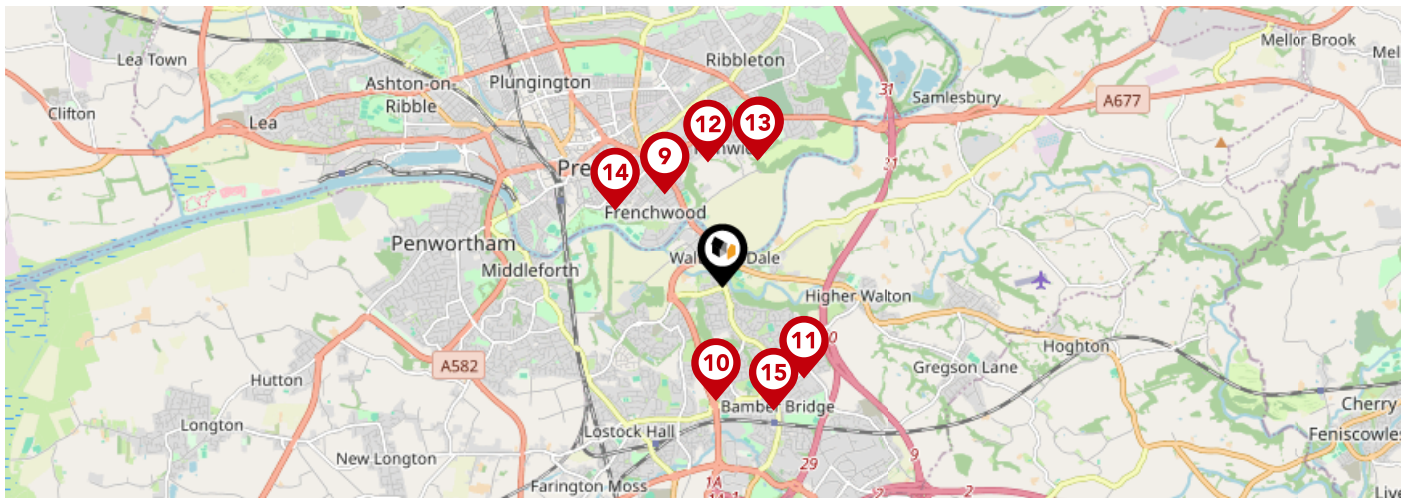
+26.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Olive School, Preston Ofsted Rating: Outstanding Pupils: 421 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

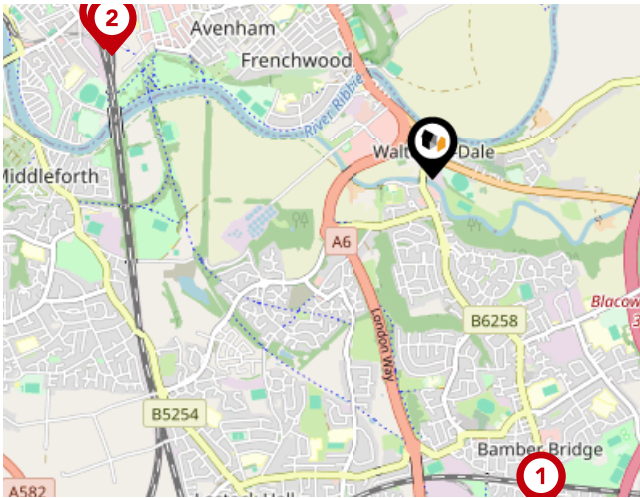
Area Schools



		Nursery	Primary	Secondary	College	Private
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 468 Distance:1.1	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:1.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

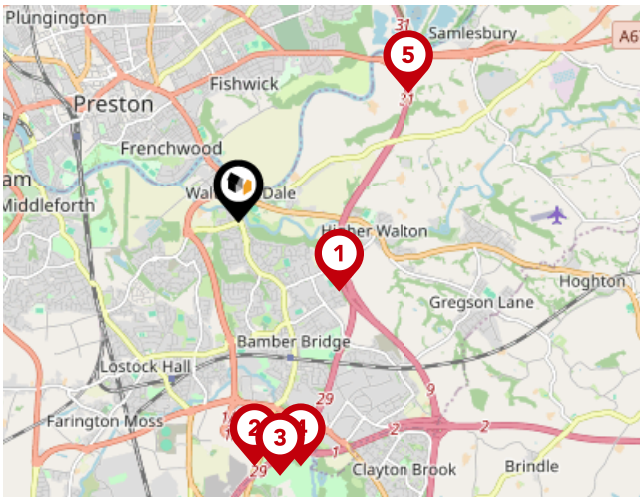
Area

Transport (National)



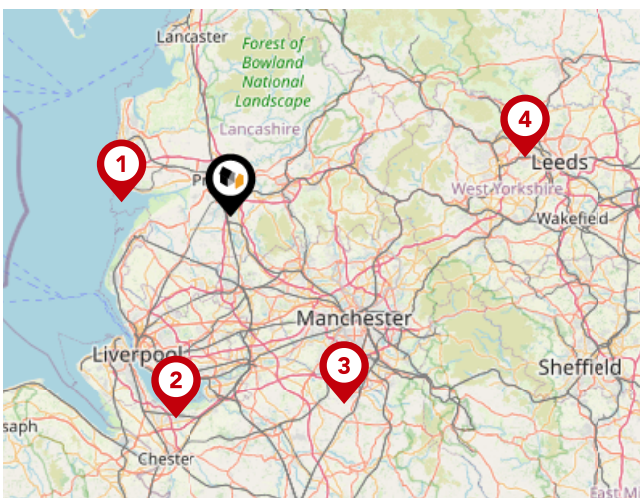
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.54 miles
2	Preston Rail Station	1.5 miles
3	Preston Rail Station	1.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	1.07 miles
2	M65 J1A	2.14 miles
3	M65 J1	2.24 miles
4	M6 J29	2.2 miles
5	M6 J31	1.87 miles

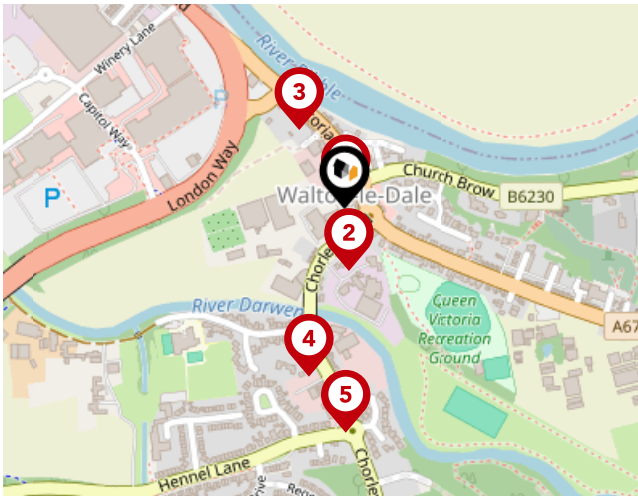


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.25 miles
2	Speke	29.37 miles
3	Manchester Airport	30.87 miles
4	Leeds Bradford Airport	42.18 miles

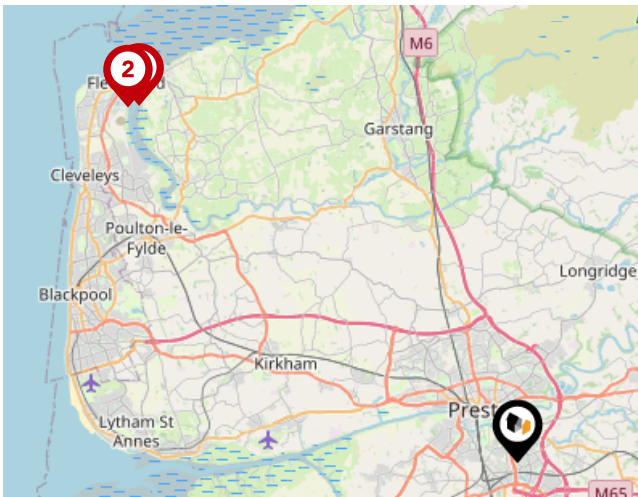
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sir Robert Peel	0.01 miles
2	Chorley Road	0.07 miles
3	Yew Tree	0.1 miles
4	Walton Green	0.19 miles
5	Hennel Lane	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.2 miles
2	Fleetwood for Knott End Ferry Landing	18.43 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



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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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