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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th January 2026



PEAR TREE CRESCENT, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

* Charming 3-Bedroom Semi-Detached Home in Walton-le-Dale * Offered With No Chain * Spacious Property

This well-presented three-bedroom semi-detached property offers a comfortable and practical family home in the sought-after area of Walton-le-Dale. The ground floor features two spacious reception rooms, ideal for both relaxing and entertaining, along with a modern fitted kitchen that provides ample storage and workspace. Completing the ground floor is a contemporary shower room, designed with style and convenience in mind. Upstairs, there are three bedrooms: two generous doubles and a well-proportioned single, providing flexible accommodation for a family, guests, or a home office. Externally, the property benefits from driveway parking to the front and a detached garage for additional storage. The rear garden is designed for low-maintenance living, featuring a paved patio area and a section of artificial grass—perfect for outdoor dining, play, or relaxing in the sun. This home combines practical family living with modern comforts, making it an excellent choice for anyone looking to settle in Walton-le-Dale.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 635 ft² / 59 m²
Plot Area: 6.97 acres
Council Tax : Band B
Annual Estimate: £1,829
Title Number: LAN127044

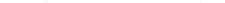
Tenure: Freehold

Local Area

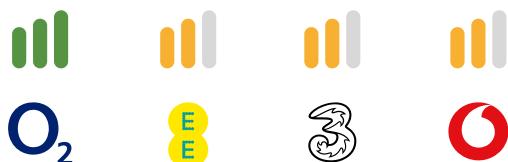
Local Authority: Lancashire
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4
mb/s **76**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



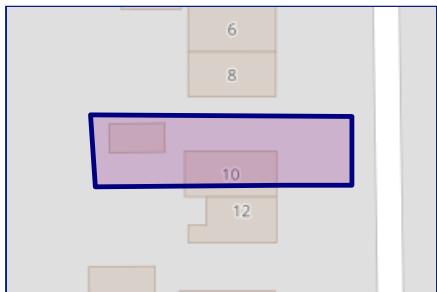
Property Multiple Title Plans

Multiple Freehold Title Plans Detected



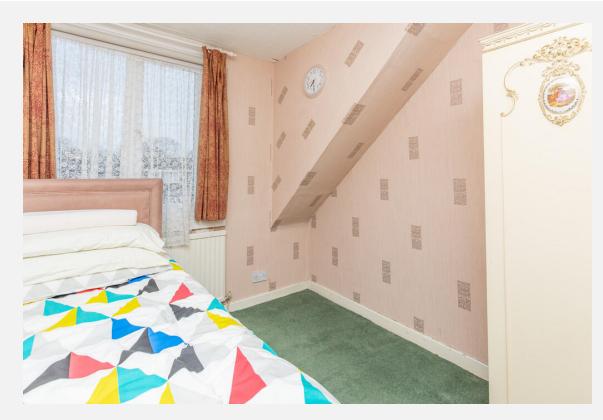
LAN127044

Multiple Freehold Title Plans Detected



LA269544

Gallery Photos



Gallery Photos



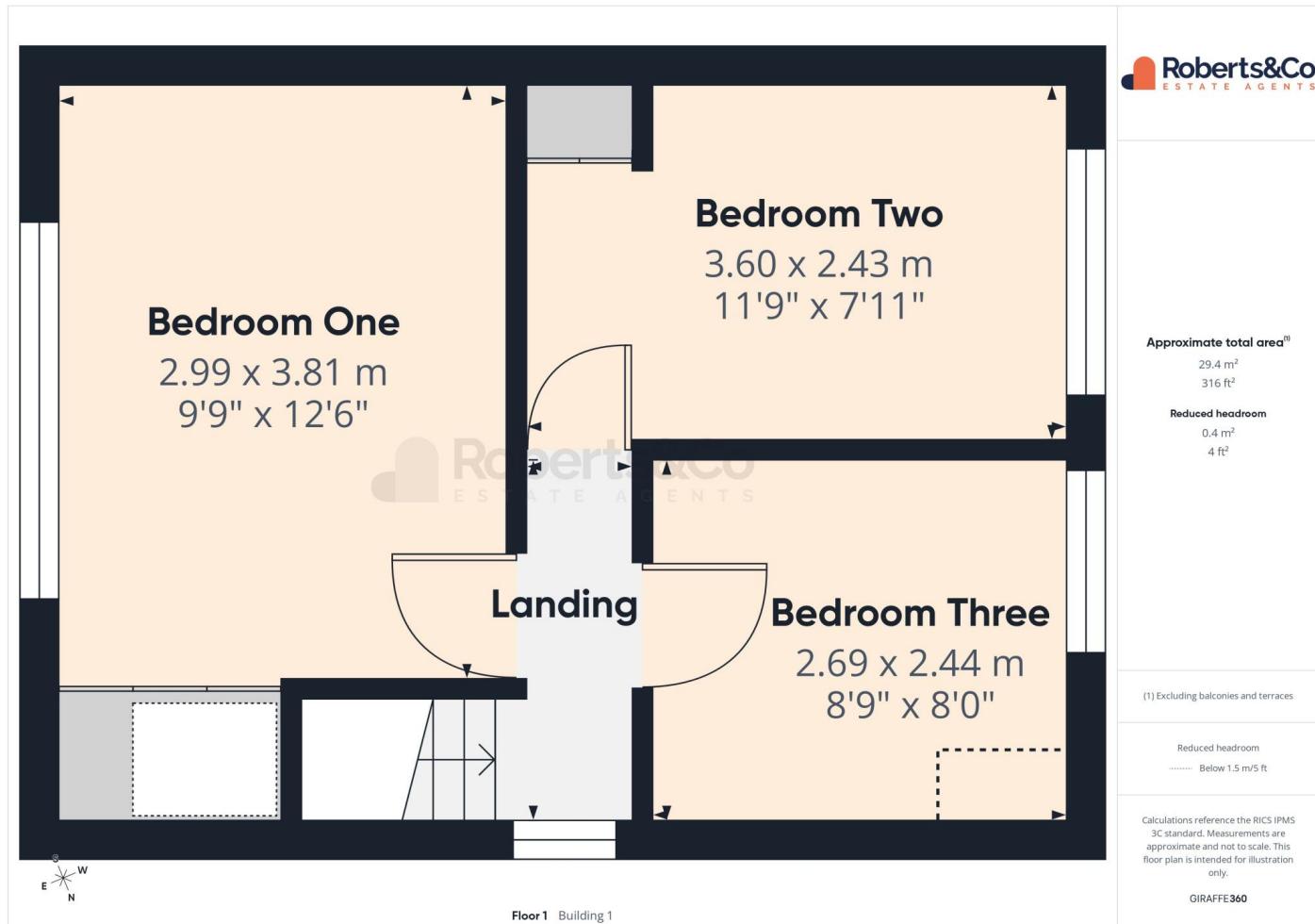
Gallery Floorplan

PEAR TREE CRESCENT, WALTON-LE-DALE, PRESTON, PR5



Gallery Floorplan

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Gallery Floorplan

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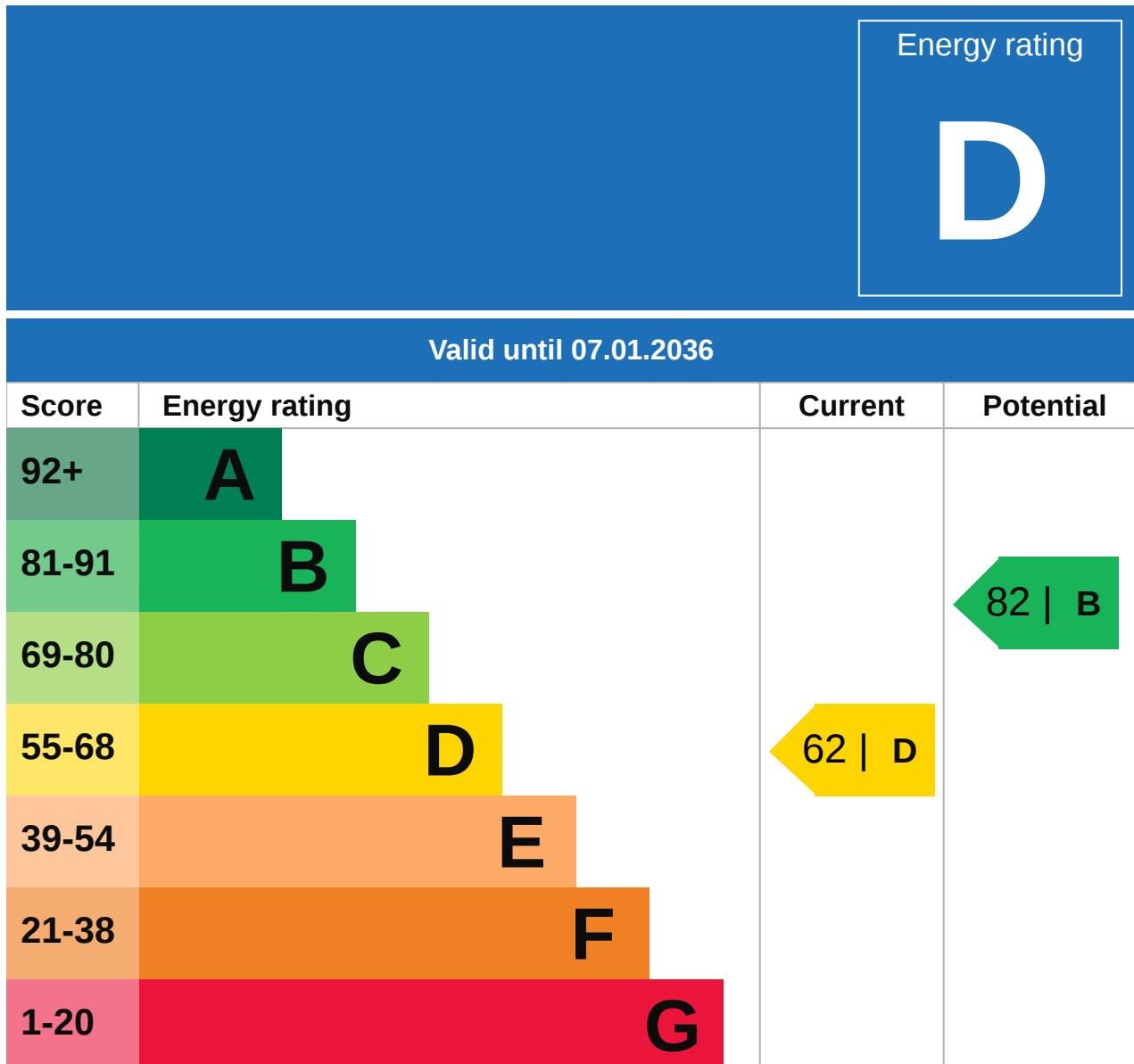


Gallery Floorplan

PEAR TREE CRESCENT, WALTON-LE-DALE, PRESTON, PR5



Property EPC - Certificate



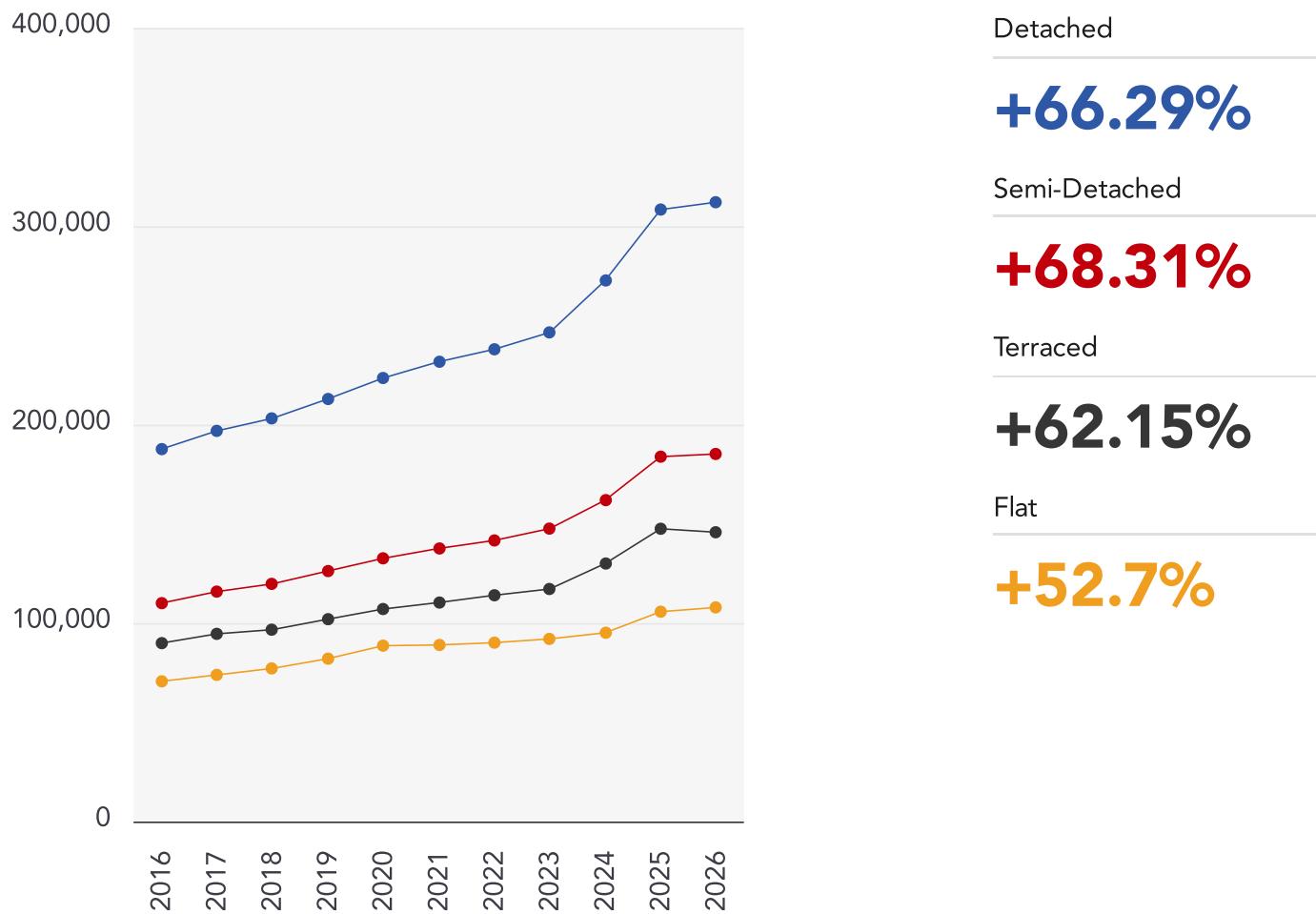
Property EPC - Additional Data

Additional EPC Data

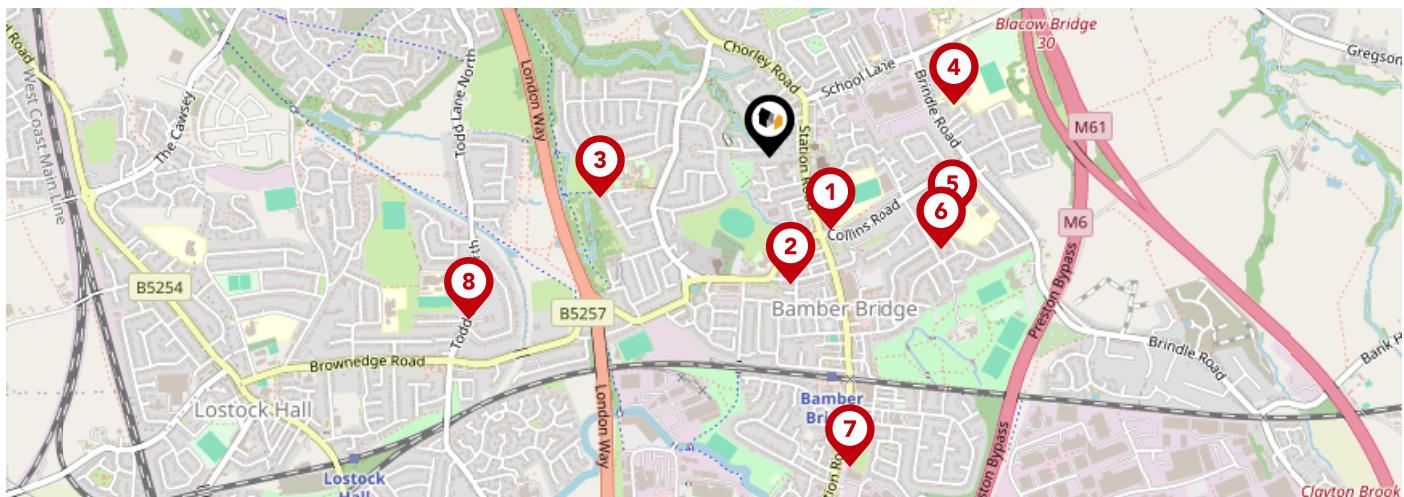
Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²

Market House Price Statistics

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



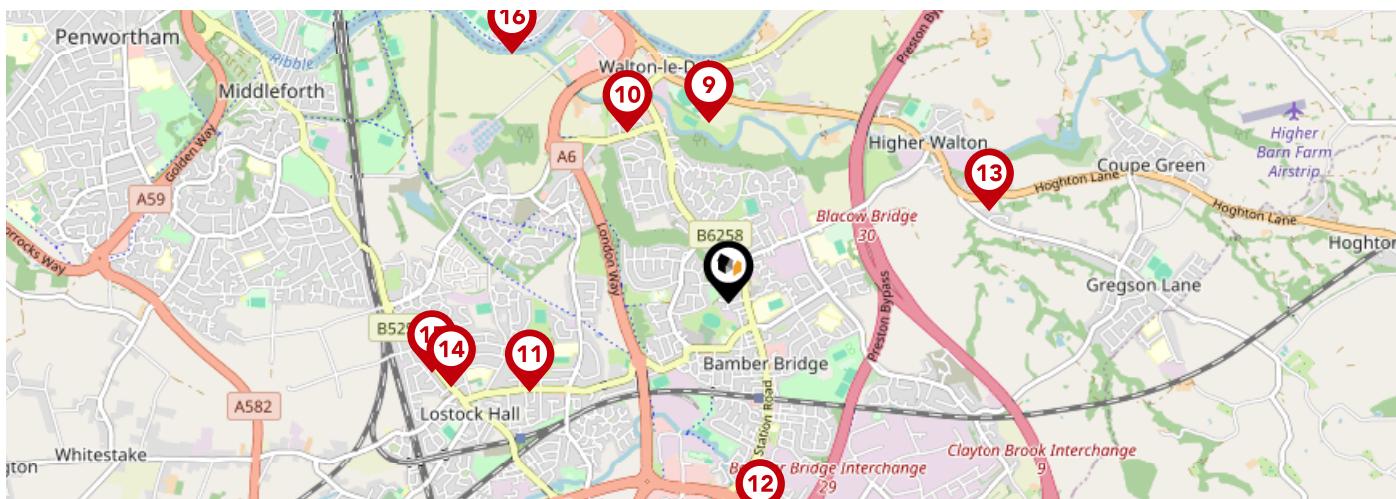
Area Schools



Nursery Primary Secondary College Private

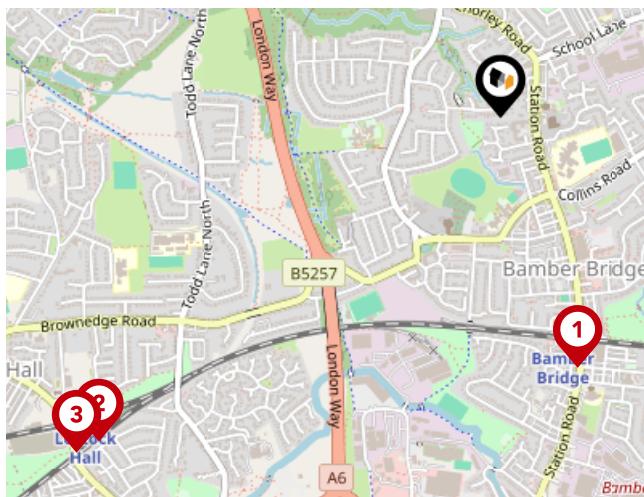
	Brownedge St Mary's Catholic High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 742 Distance:0.21					
	St Mary's and St Benedict's Roman Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 276 Distance:0.28					
	Walton-le-Dale Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 431 Distance:0.38					
	Walton-Le-Dale High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils:0 Distance:0.42					
	The Coppice School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 66 Distance:0.42					
	Bamber Bridge St Aidan's Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 116 Distance:0.43					
	Cuerden Church School, Bamber Bridge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 199 Distance:0.7					
	Lostock Hall Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 778 Distance:0.75					

Area Schools



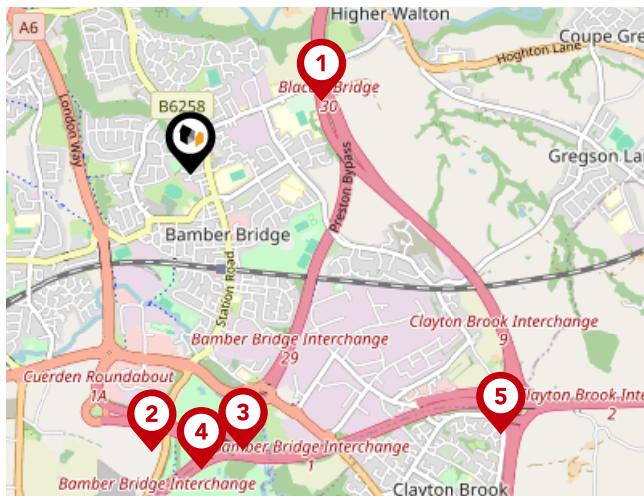
		Nursery	Primary	Secondary	College	Private
	St Patrick's Roman Catholic Primary School, Walton-le-Dale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 177 Distance:0.8					
	Walton-le-Dale, St Leonard's Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 258 Distance:0.87					
	Lostock Hall Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 424 Distance:0.95					
	Bridgeway School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 56 Distance:0.97					
	Higher Walton Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 103 Distance:1.21					
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 360 Distance:1.27					
	Applebee Wood Community Specialist School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 161 Distance:1.33					
	Christ The King Catholic High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 395 Distance:1.45					

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.57 miles
2	Lostock Hall Rail Station	1.13 miles
3	Lostock Hall Rail Station	1.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.66 miles
2	M65 J1A	1.23 miles
3	M6 J29	1.23 miles
4	M65 J1	1.3 miles
5	M65 J2	1.77 miles



Airports/Helipads

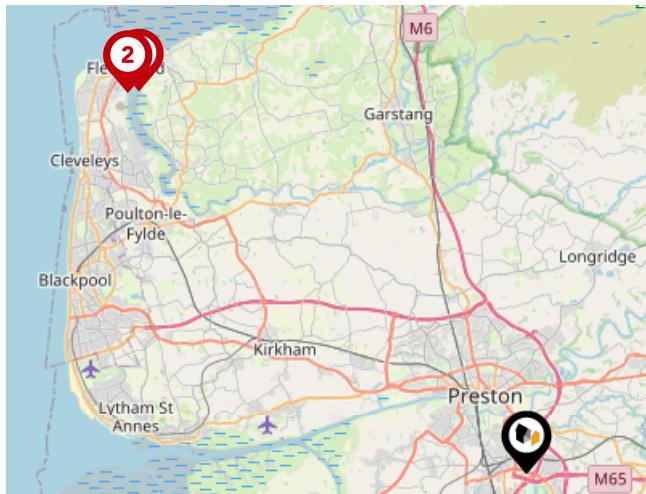
Pin	Name	Distance
1	Highfield	15.7 miles
2	Speke	28.56 miles
3	Manchester Airport	29.93 miles
4	Leeds Bradford Airport	42.07 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Renshaw Drive	0.11 miles
2	St Aidens Church	0.1 miles
3	St Aidens Church	0.09 miles
4	School Lane Garage	0.15 miles
5	Brownedge St Marys	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.06 miles
2	Fleetwood for Knott End Ferry Landing	19.28 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_sales_lettings/



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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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Land Registry



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