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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 30<sup>th</sup> January 2026**



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

## Roberts & Co

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

01772 746100

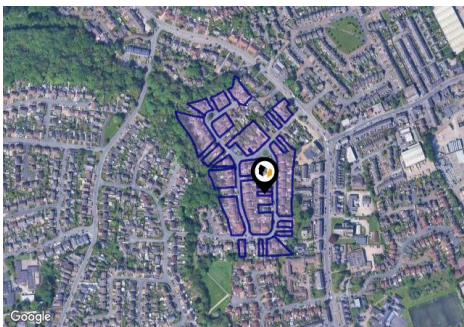
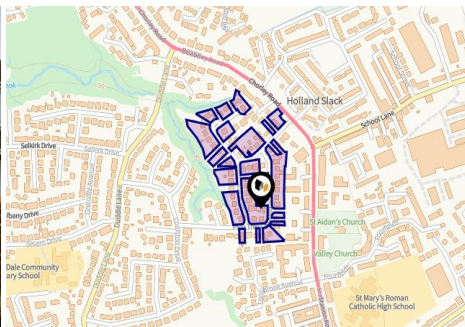
[penwortham@roberts-estates.co.uk](mailto:penwortham@roberts-estates.co.uk)

[www.roberts-estates.co.uk](http://www.roberts-estates.co.uk)



\* 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

|                  |   |
|------------------|---|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 635 ft <sup>2</sup> / 59 m <sup>2</sup> |
| 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    | Very low   |
| • Surface Water    | Very low   |

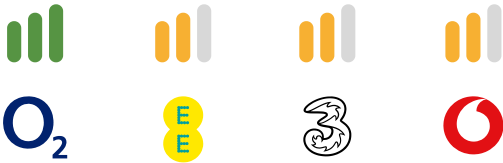
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|   |  |   |
|---|--|---|
| <b>4</b>  | <b>76</b>  | <b>1000</b>   |
| mb/s  | mb/s   | mb/s  |
|  |  |  |

### Mobile Coverage:

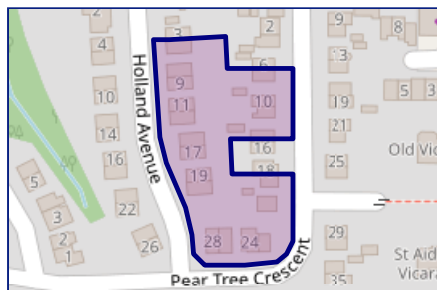
(based on calls indoors)



### Satellite/Fibre TV Availability:

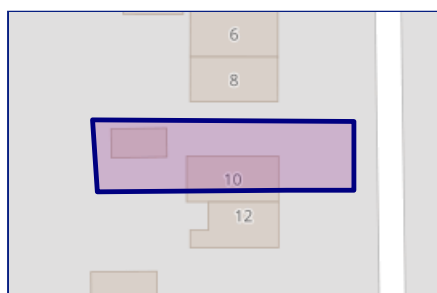


## Multiple Freehold Title Plans Detected



**LAN127044**

## Multiple Freehold Title Plans Detected



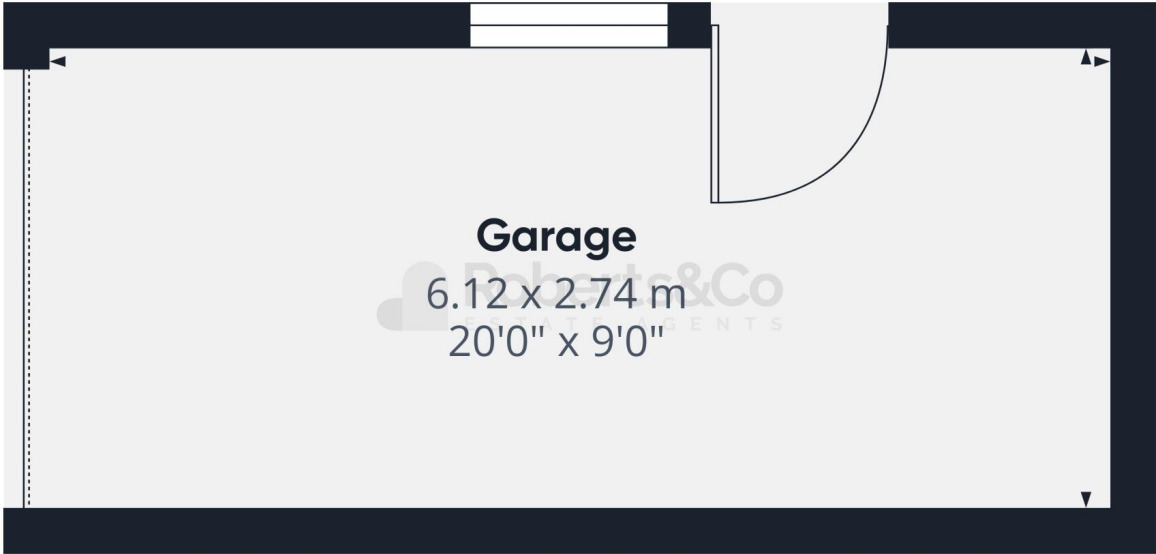
**LA269544**







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



Approximate total area<sup>m</sup>  
16.8 m<sup>2</sup>  
181 ft<sup>2</sup>

(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.

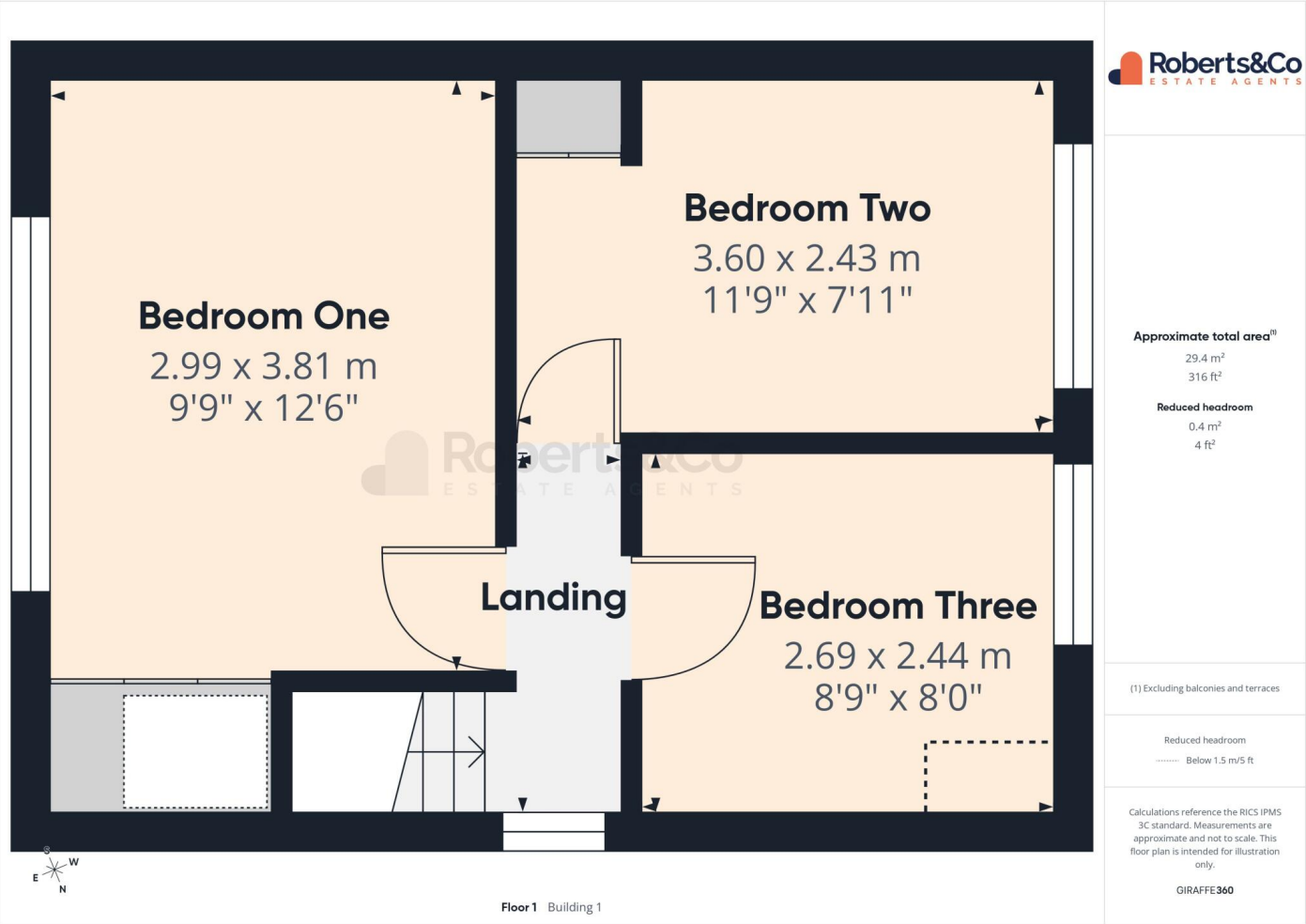
GIRAFFE360



Ground Floor Building 2

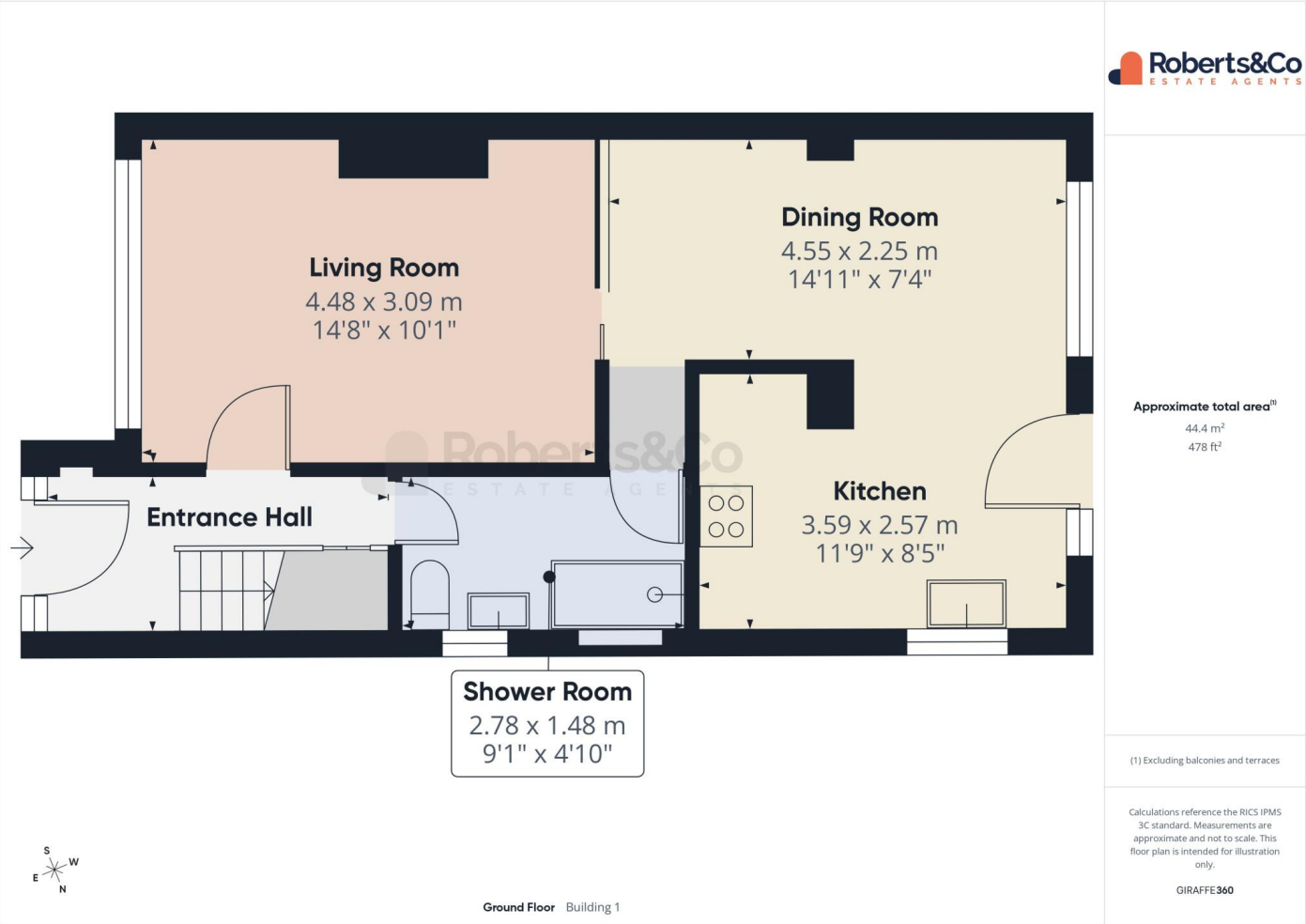


PEAR TREE CRESCENT, WALTON-LE-DALE, PRESTON, PR5

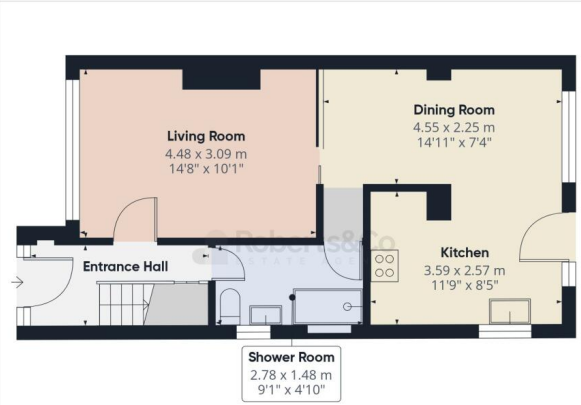




PEAR TREE CRESCENT, WALTON-LE-DALE, PRESTON, PR5



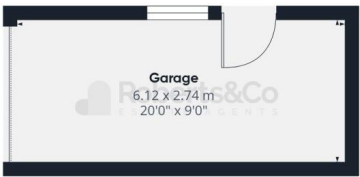
PEAR TREE CRESCENT, WALTON-LE-DALE, PRESTON, PR5



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

90.6 m<sup>2</sup>

975 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

4 ft<sup>2</sup>

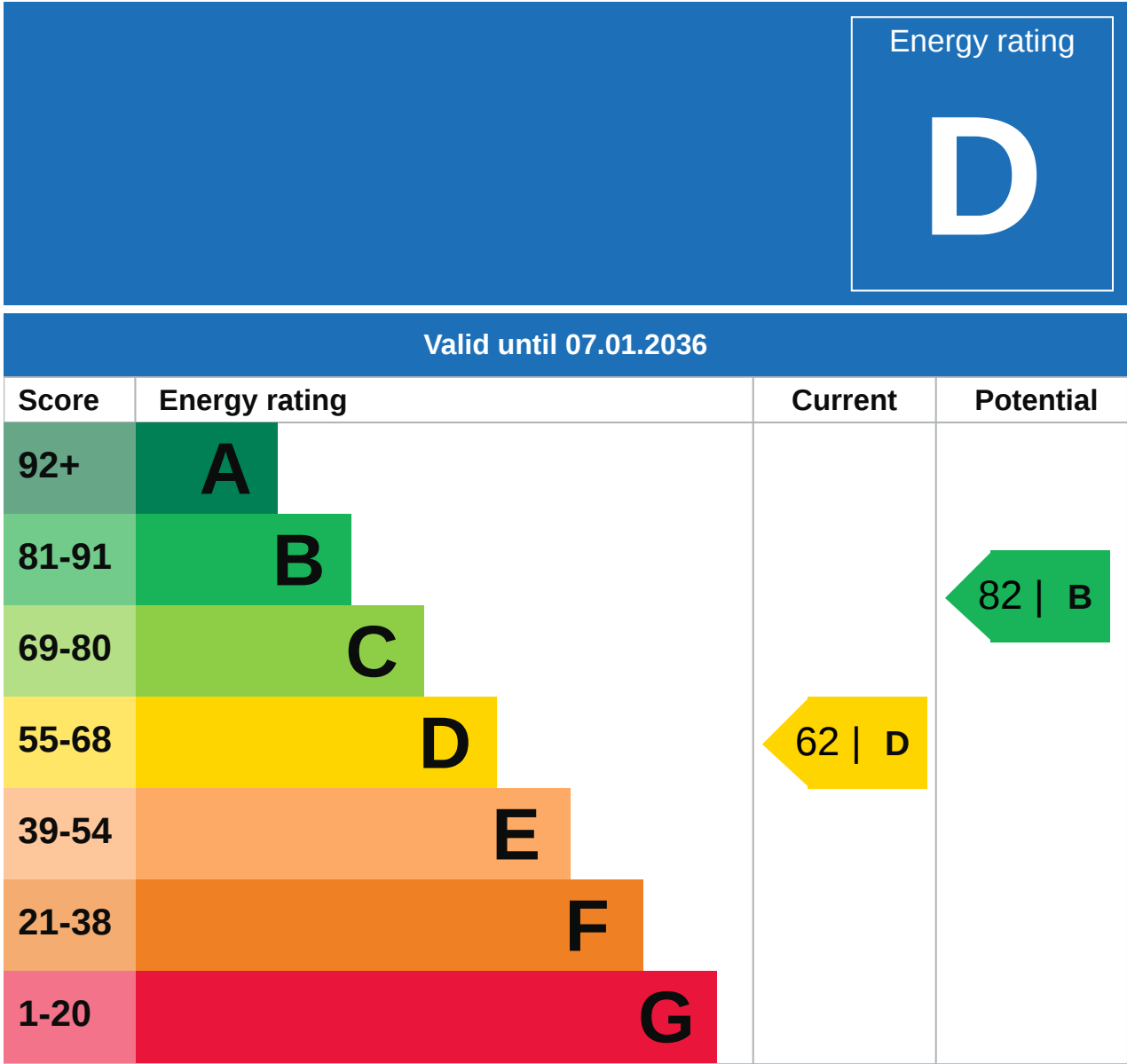
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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### Additional EPC Data

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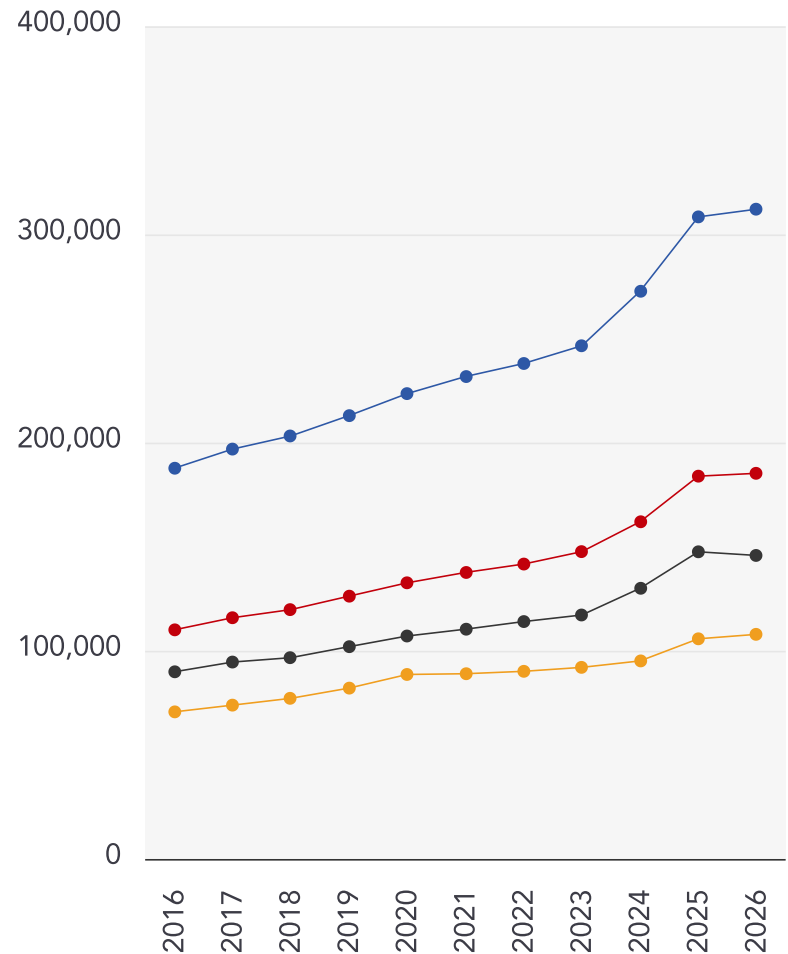
|                                     |                                   |
|-------------------------------------|-----------------------------------|
| <b>Property Type:</b>               | Semi-detached house               |
| <b>Previous Extension:</b>          | 0                               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



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

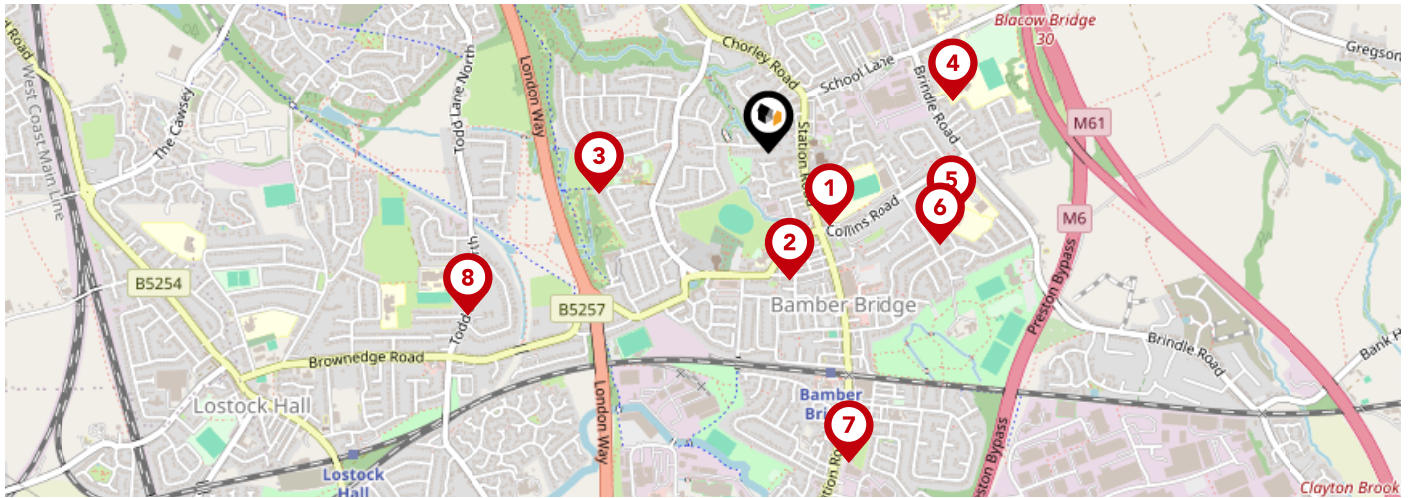
**+68.31%**

Terraced

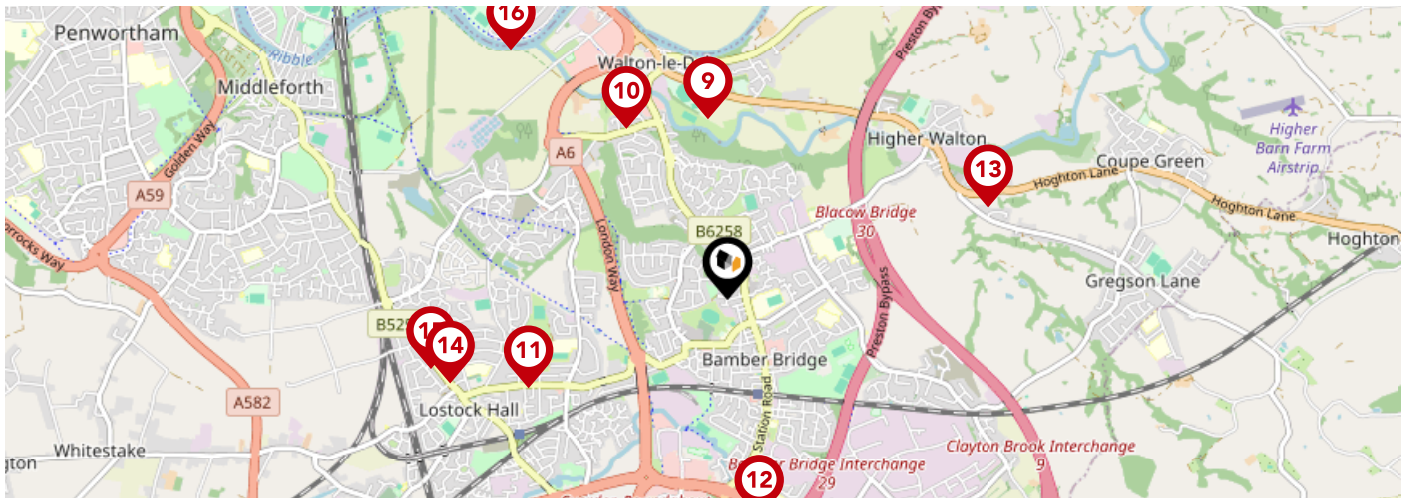
**+62.15%**









Flat

**+52.7%**



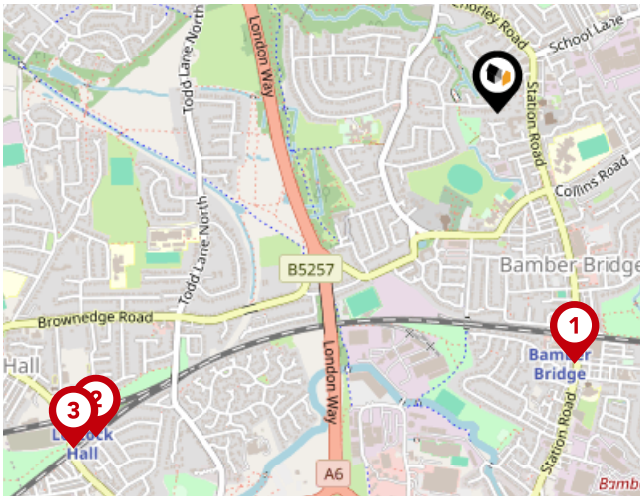
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Brownedge St Mary's Catholic High School</b><br>Ofsted Rating: Good   Pupils: 742   Distance:0.21                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Mary's and St Benedict's Roman Catholic Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Walton-le-Dale Community Primary School</b><br>Ofsted Rating: Good   Pupils: 431   Distance:0.38                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Walton-Le-Dale High School</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:0.42                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Coppice School</b><br>Ofsted Rating: Good   Pupils: 66   Distance:0.42   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Bamber Bridge St Aidan's Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 116   Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Cuerden Church School, Bamber Bridge</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.7                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Lostock Hall Academy</b><br>Ofsted Rating: Good   Pupils: 778   Distance:0.75  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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

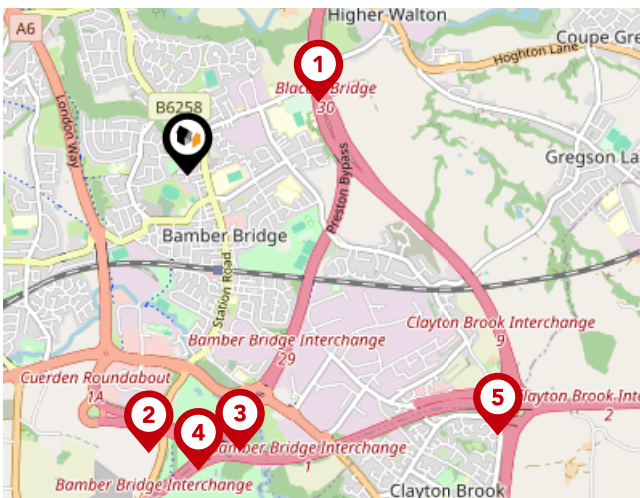
# Area

## Transport (National)



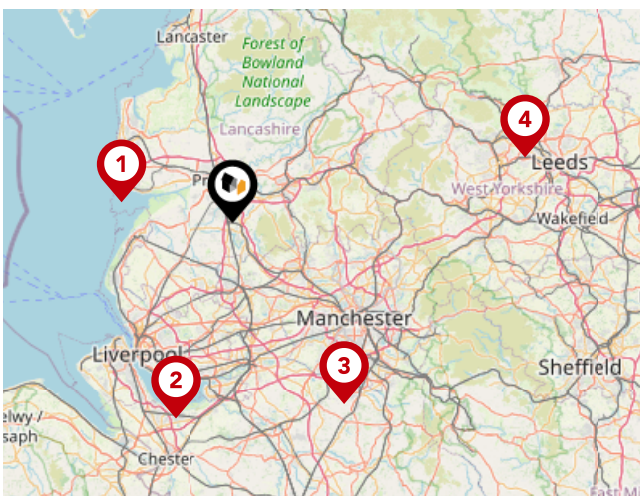
### National Rail Stations

| 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 |



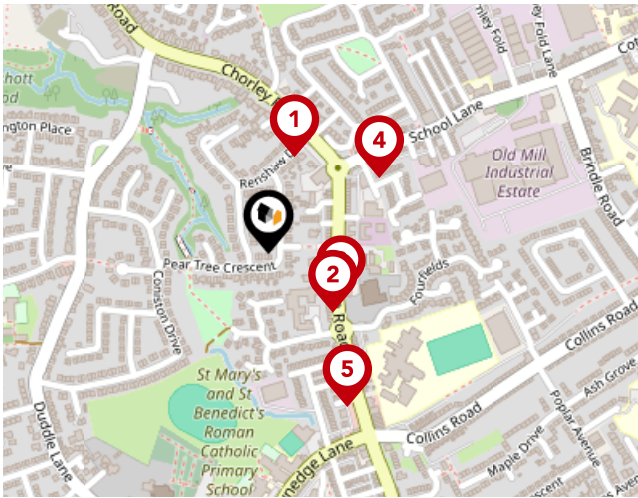
### Airports/Helipads

| 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 |








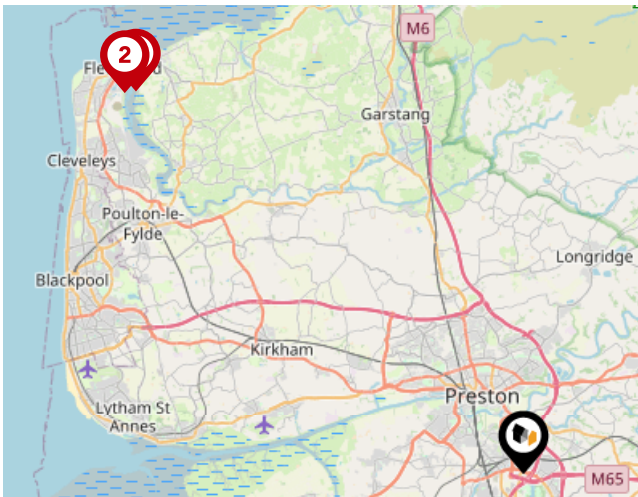
# Area

## Transport (Local)





### Bus Stops/Stations

| Pin   | Name                | Distance   |
|---|---------------------|------------|
|  | Renshaw Drive       | 0.11 miles |
|  | St Aidens Church    | 0.1 miles  |
|  | St Aidans Church    | 0.09 miles |
|  | School Lane Garage  | 0.15 miles |
|  | Browndedge St Marys | 0.19 miles |



### Ferry Terminals

| Pin   | Name                                  | Distance    |
|---|---------------------------------------|-------------|
|   | Knott End-On-Sea Ferry Landing        | 19.06 miles |
|  | Fleetwood for Knott End Ferry Landing | 19.28 miles |



### Roberts & Co

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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

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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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