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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th September 2026



**HIGHER WALTON ROAD, WALTON-LE-DALE, PRESTON,
PR5**

Roberts & Co

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

01772 746100

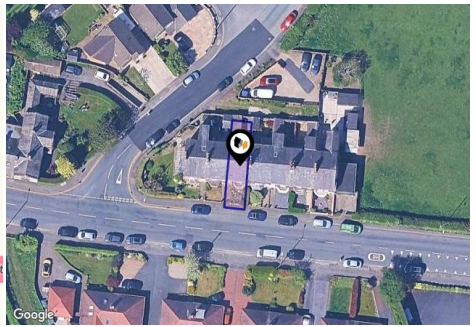
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* A Spacious Three-Bedroom Terrace * An Exciting Renovation Opportunity * Offered to the market Chain Free

This generously proportioned three-bedroom terraced property presents an excellent opportunity for buyers looking for a renovation project with plenty of potential to create a fantastic family home. The property offers well-proportioned accommodation throughout, including two reception rooms, providing flexible living and dining space, together with a kitchen and useful downstairs WC/utility room. To the first floor are three generous-sized bedrooms and a family bathroom, offering excellent scope for modernisation and personalisation to suit individual tastes and requirements. Externally, the property benefits from a front garden with a pathway leading to the front entrance, while to the rear is an enclosed yard, providing a practical and low-maintenance outdoor space. The location is another key feature, with pleasant walks along the River Darwen close by and a choice of local schools within easy reach, including St Patrick's Roman Catholic Primary School, St Leonard's Primary School in Walton-le-Dale and Higher Walton Church of England Primary School. The property is also conveniently positioned for Capitol Centre/Capitol Retail Park, offering a range of shops and amenities. For commuters, the property benefits from excellent transport connections and convenient access to the motorway network, making it well placed for travel towards Preston, Blackburn and surrounding areas. With its generous accommodation, two reception rooms, three good-sized bedrooms and excellent potential for improvement, this is an ideal opportunity for buyers seeking a property they can renovate and transform into a home of their own.



Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	LA678234

Tenure: Freehold

Local Area

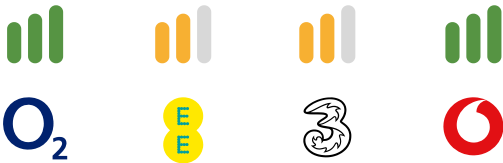
Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 **38** **1800**
mb/s mb/s mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





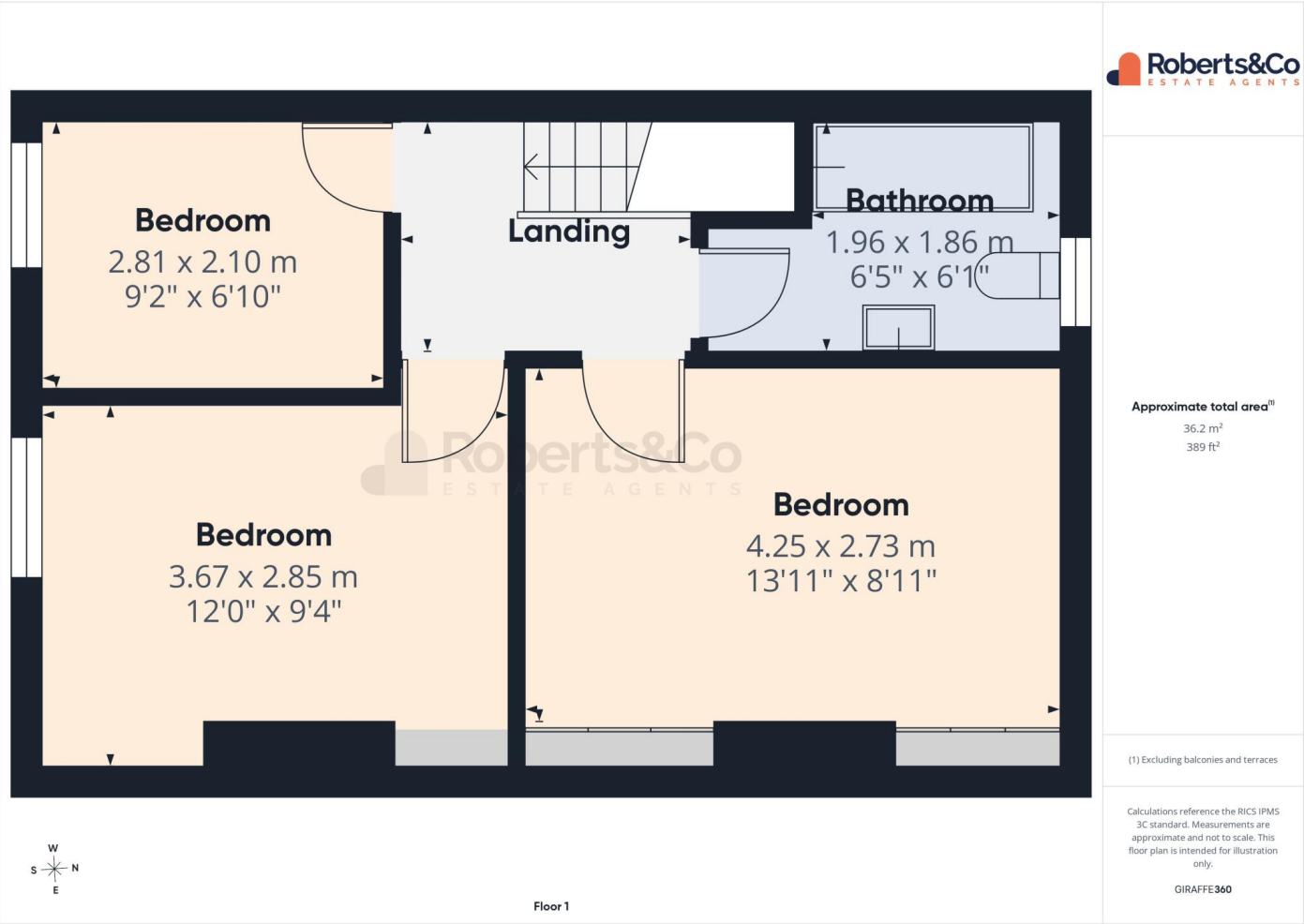
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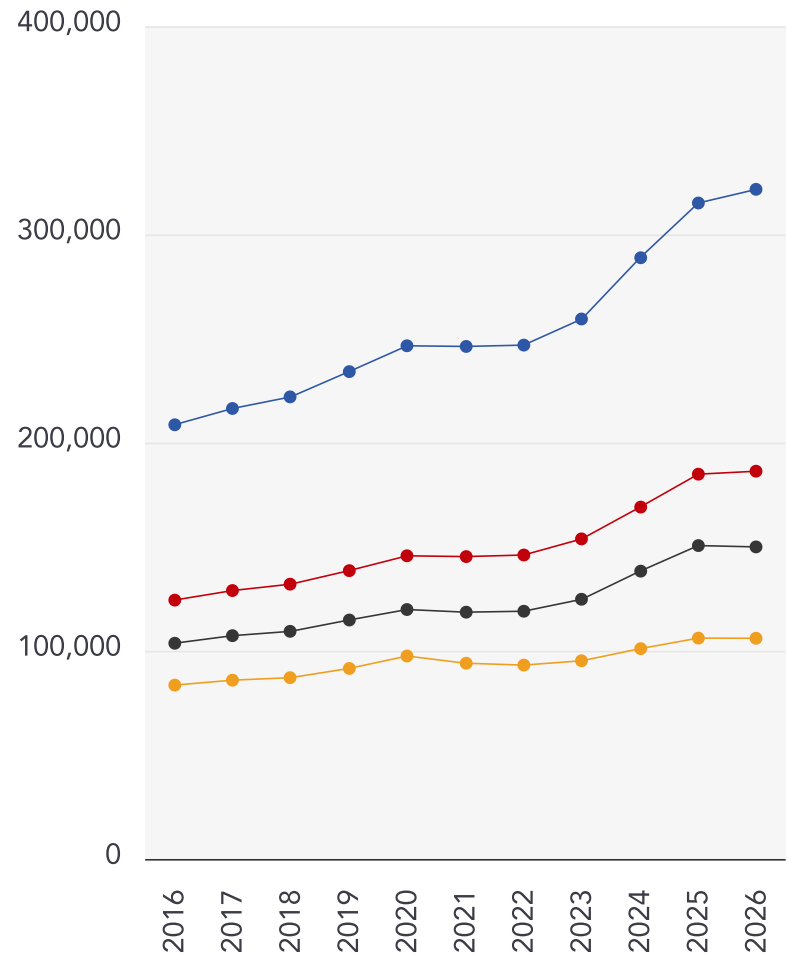
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Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

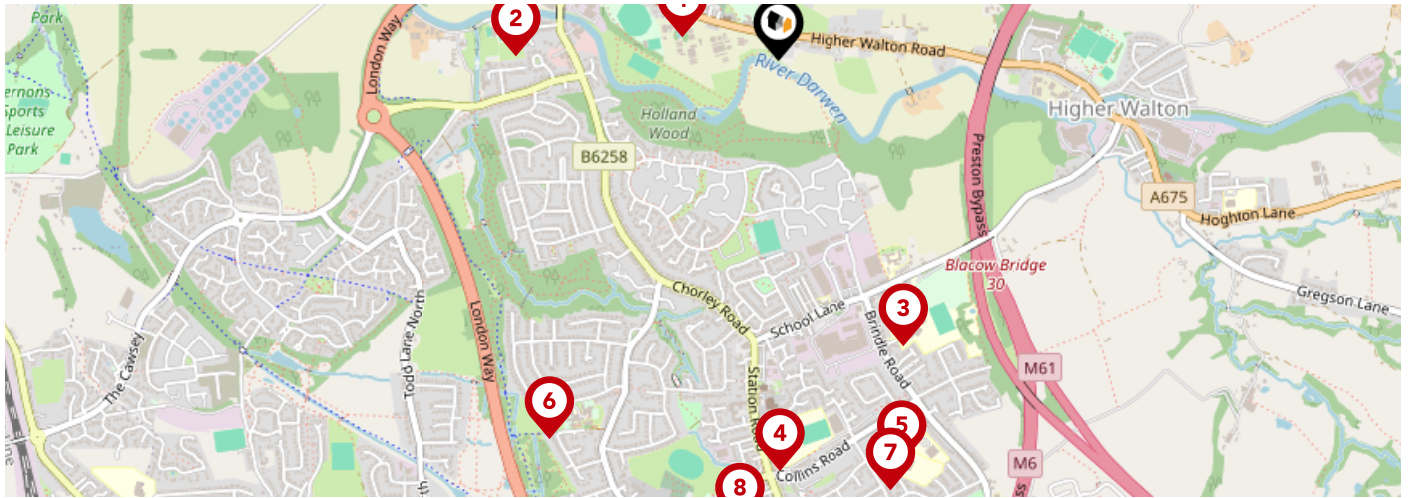
+49.8%

Terraced

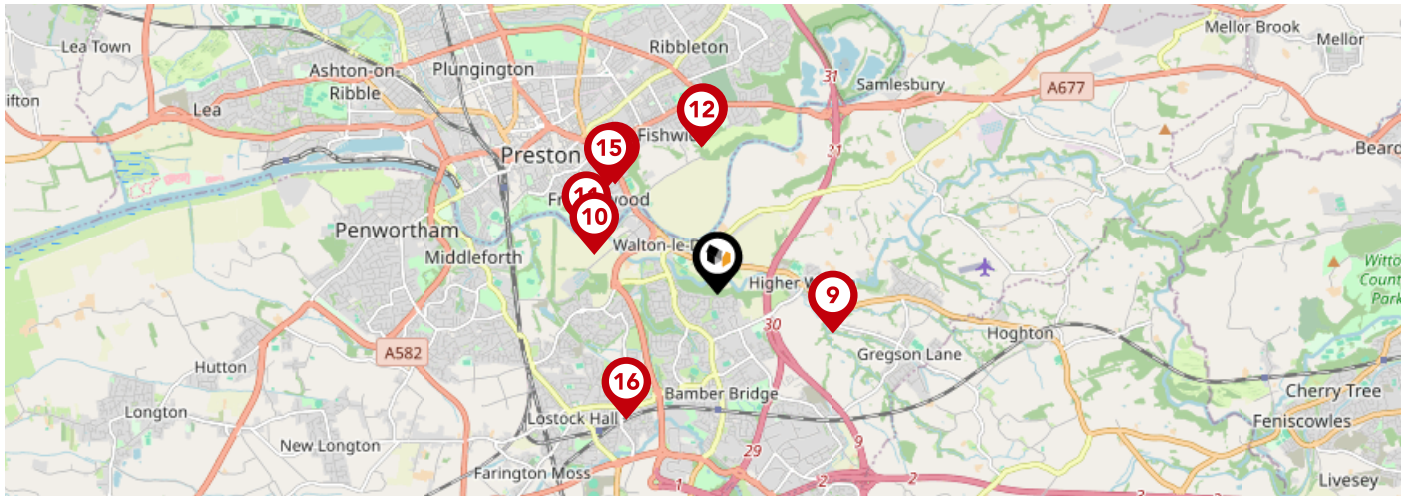
+44.66%

Flat

+26.94%



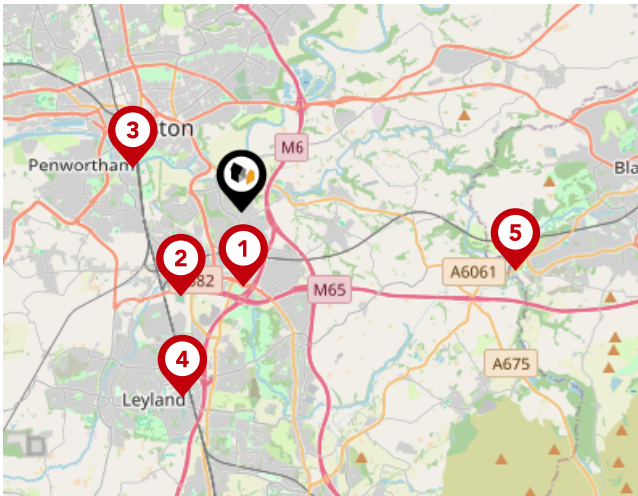
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.22	☐	☒	☐	☐	☐
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.58	☐	☒	☐	☐	☐
3	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.68	☐	☐	☒	☐	☐
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.9	☐	☐	☒	☐	☐
5	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.92	☐	☐	☒	☐	☐
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.97	☐	☒	☐	☐	☐
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.97	☐	☒	☐	☐	☐
8	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.07	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.14	☐	☐	☒	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.27	☐	☒	☐	☐	☐
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:1.29	☐	☒	☐	☐	☐
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:1.31	☐	☒	☐	☐	☐
	The Olive School, Preston Ofsted Rating: Outstanding Pupils: 421 Distance:1.31	☐	☒	☐	☐	☐
	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:1.35	☐	☐	☒	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.35	☐	☐	☒	☐	☐

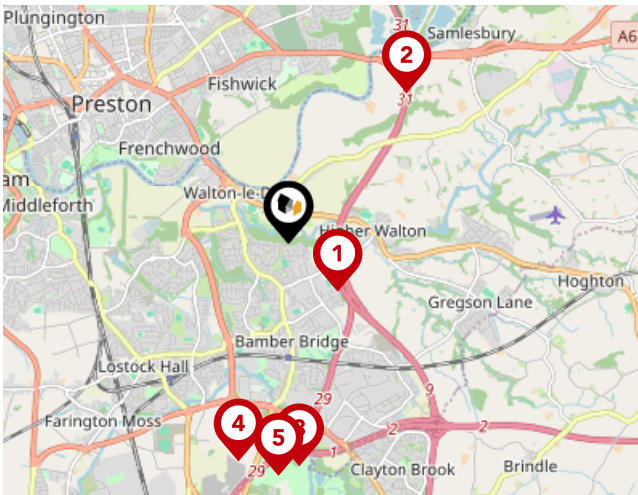
Area

Transport (National)



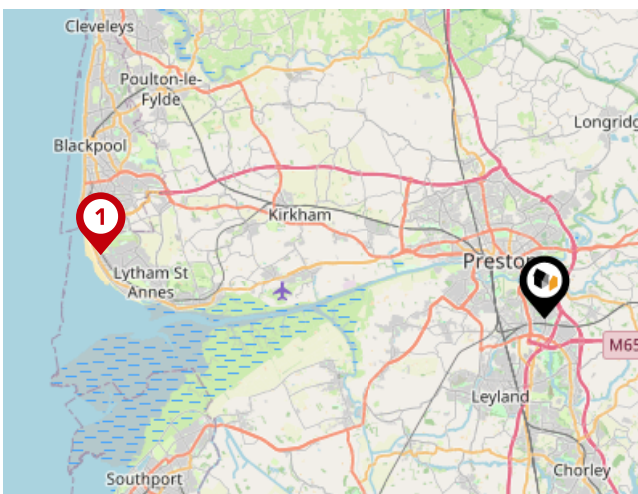
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.29 miles
2	Lostock Hall Rail Station	1.81 miles
3	Preston Rail Station	2.05 miles
4	Leyland Rail Station	3.39 miles
5	Pleasington Rail Station	4.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.61 miles
2	M6 J31	1.67 miles
3	M6 J29	1.95 miles
4	M65 J1A	1.96 miles
5	M65 J1	2.03 miles

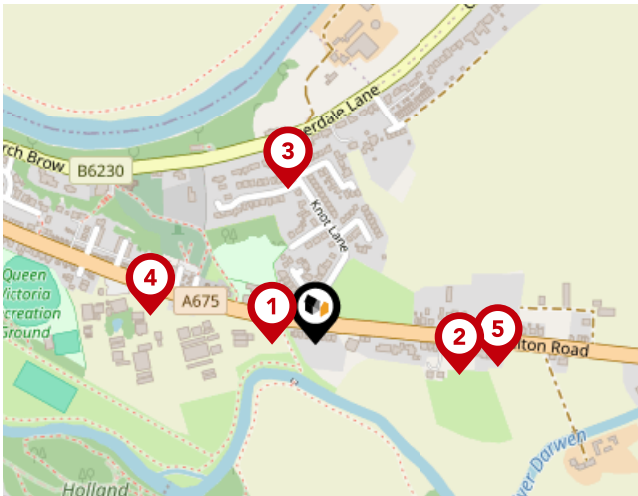


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.69 miles

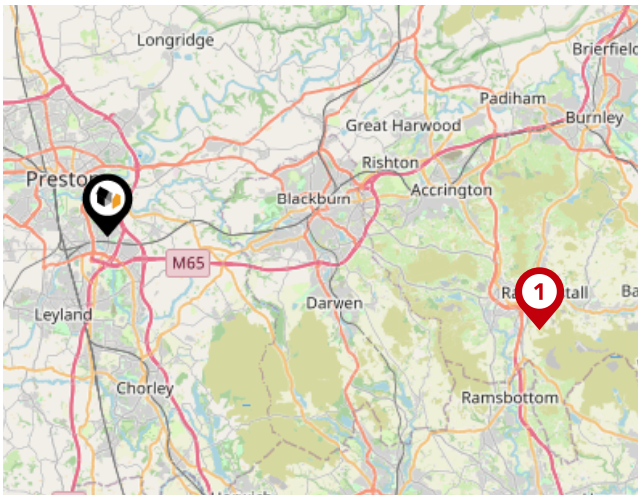
Area

Transport (Local)



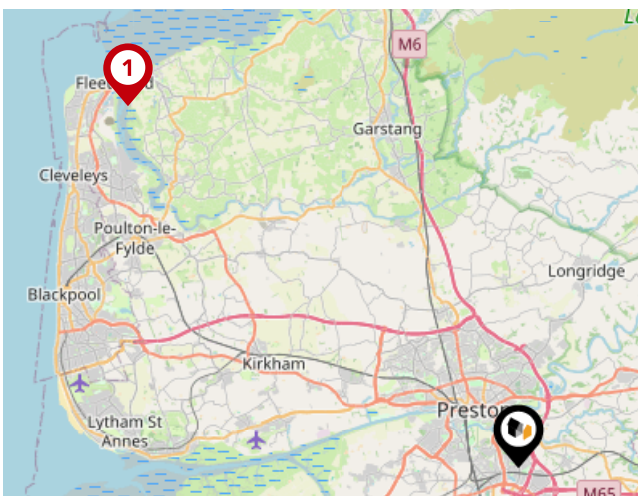
Bus Stops/Stations

Pin	Name	Distance
1	Knot Lane	0.04 miles
2	Little Oaks	0.16 miles
3	Knot Lane	0.17 miles
4	Garden Centre	0.18 miles
5	Little Oaks	0.2 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.5 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.62 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 & 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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