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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th October 2026



ST. MARYS CLOSE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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* 4 Bedroom Semi-Detached Home * On a Generous Corner Plot * Offered With No Chain

Occupying a generous corner plot in a convenient and well-connected location, this spacious four-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a wonderful long-term family home. Having been lovingly maintained over the years, the property is well presented throughout but offers fantastic potential for cosmetic modernisation, allowing the next owner to add their own style and value. Ideally situated with excellent transport links to the A6, M65 and M6 motorway network, the property is perfect for commuters whilst remaining within easy reach of a wide range of local shops, supermarkets and everyday amenities. Families will also appreciate the selection of highly regarded primary and secondary schools nearby. Externally, the property benefits from driveway parking, a well-kept front garden and additional side garden, enhancing the feeling of space provided by its corner plot position. A porch leads into the entrance hallway, providing access to the ground floor accommodation. To the front of the home is a bright and spacious living room, featuring a large window that fills the room with natural light. This welcoming space flows seamlessly into the dining area, creating an ideal layout for both everyday family life and entertaining. A glazed panelled door leads through to a second reception room at the rear, offering lovely views over the garden and providing a versatile additional living space, ideal as a family room, playroom, home office or garden room. The kitchen is fitted with a range of wall and base units and provides space for an under-counter fridge and freezer, dishwasher, and a freestanding gas cooker, offering a practical layout with plenty of scope for updating to suit modern tastes. To the first floor, the property offers four genuine double bedrooms, making it an ideal choice for growing families. Bedrooms one and four both benefit from fitted bedroom furniture, while bedroom three includes a fitted sink and built-in cupboards, offering useful storage and flexibility. The family bathroom comprises a three-piece suite including a panelled bath with shower over, pedestal wash basin and WC. In addition, there is a separate shower room with a shower cubicle, providing extra convenience for busy households. A particularly valuable feature of the home is the substantial garage, which incorporates a useful utility area with space and plumbing for a washing machine and tumble dryer. Beyond this is a separate room with a WC and wash basin, providing a practical additional facility that could be ideal for those working on projects in the garage or spending time in the garden. The enclosed rear garden has been designed with ease of maintenance in mind, featuring artificial lawn, well-stocked shrub borders and plenty of space to enjoy outdoor seating and entertaining throughout the warmer months. Offering generous living accommodation, four double bedrooms, excellent potential to modernise and a highly convenient location, this is a fantastic opportunity to purchase a spacious family home with scope to create something truly special.



Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LAN122230

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)

15
mb/s



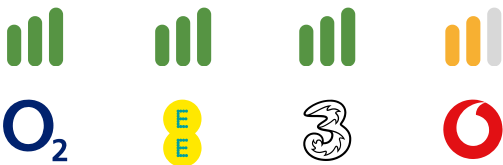
68
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







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Ground Floor



Floor 1



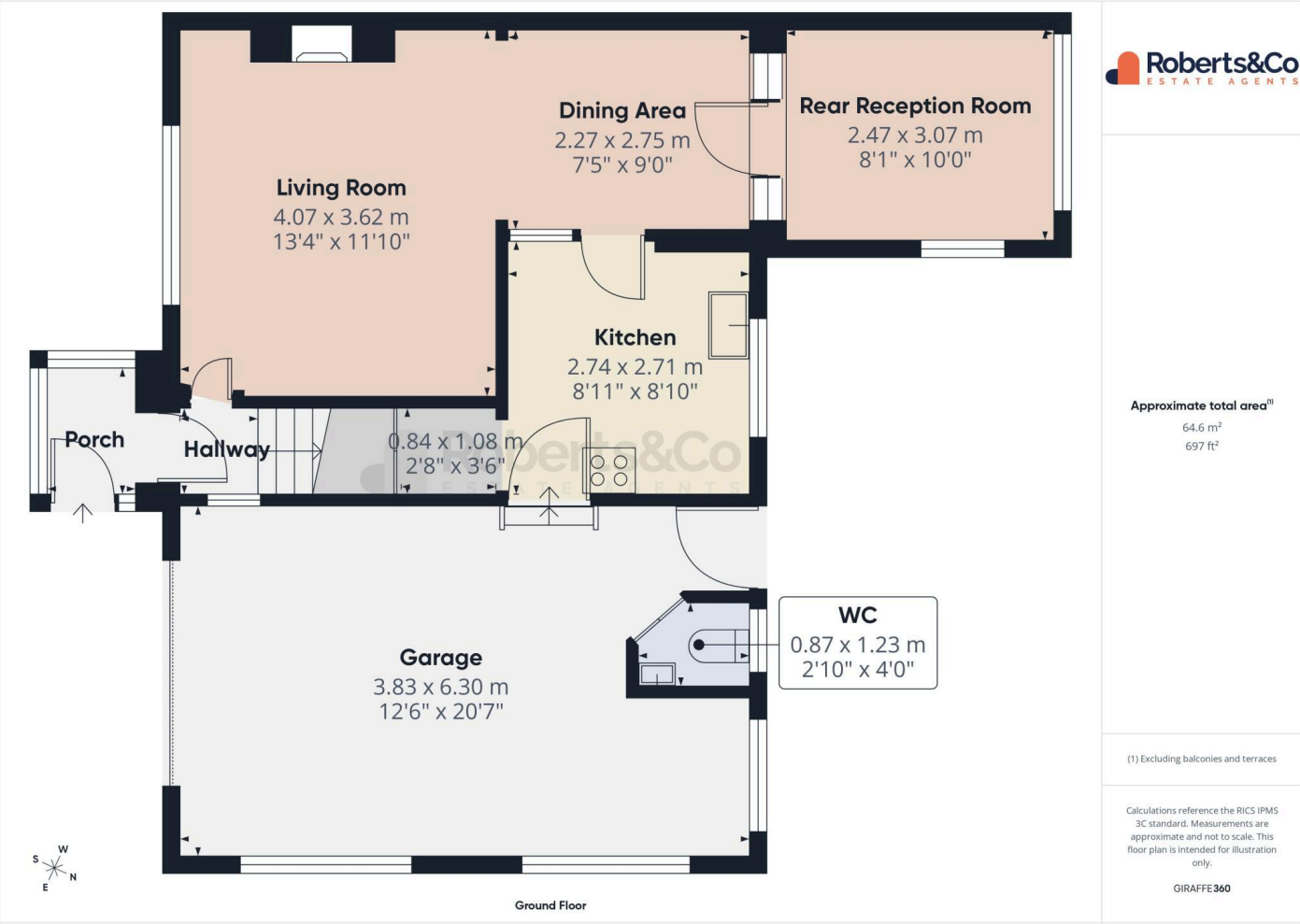
Approximate total area^m
119.1 m²
1283 ft²

(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.

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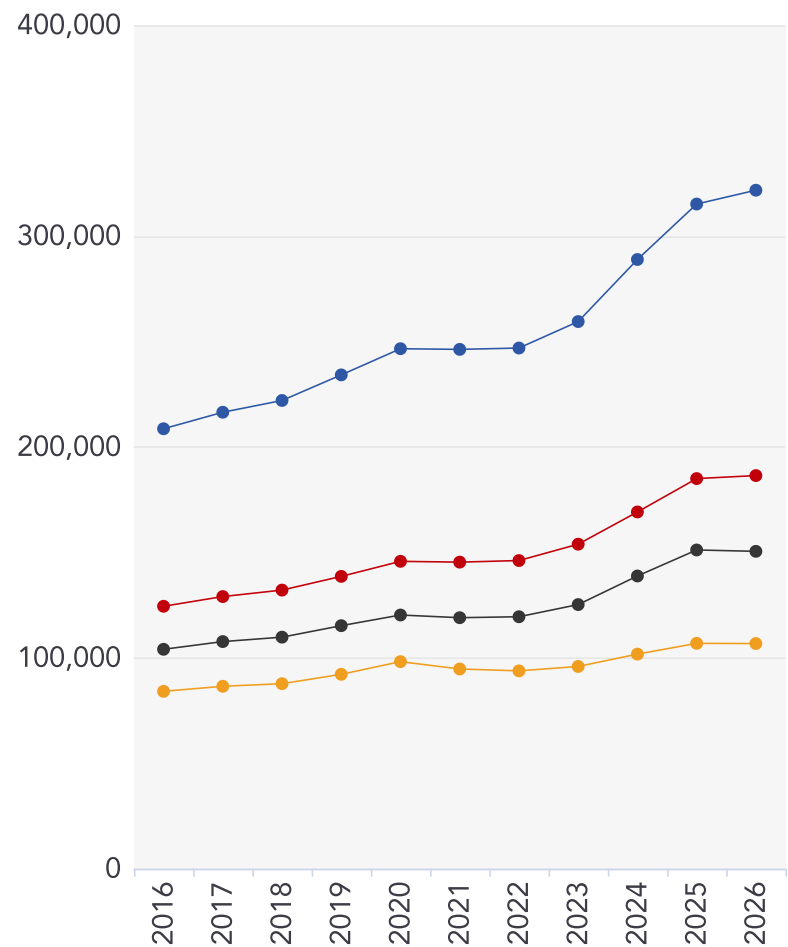


Market

House Price Statistics



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



Detached

+54.23%

Semi-Detached

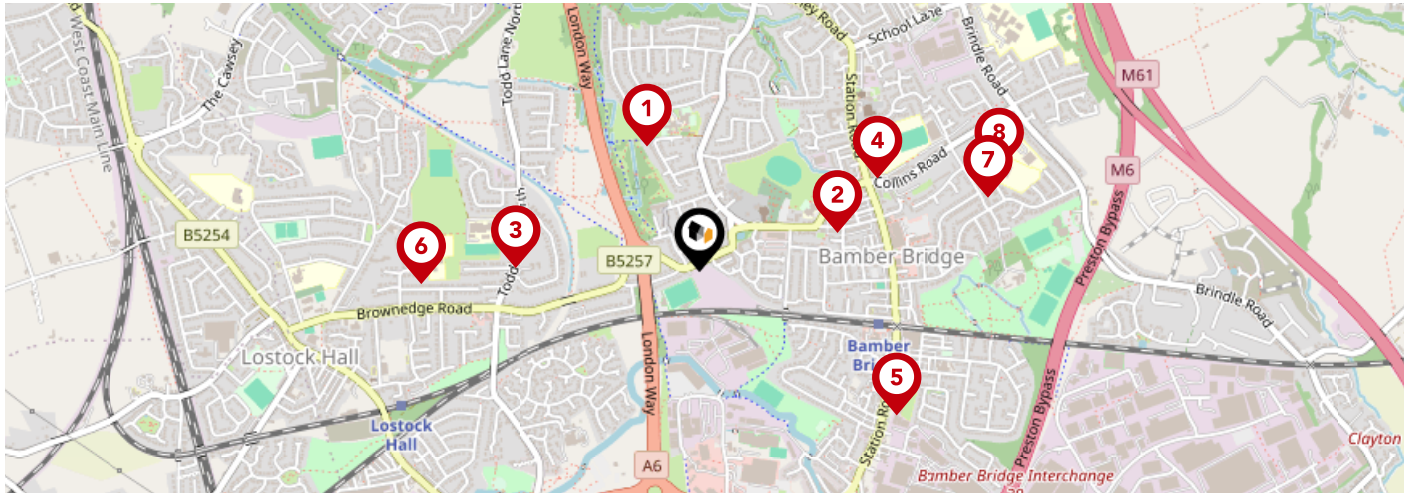
+49.8%

Terraced

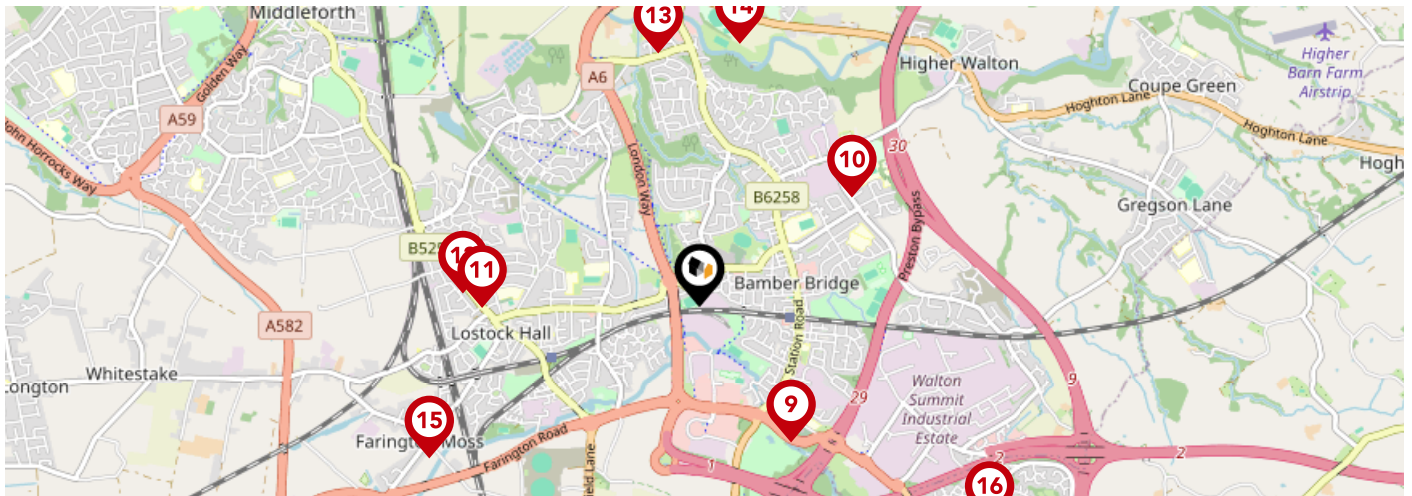
+44.66%

Flat

+26.94%



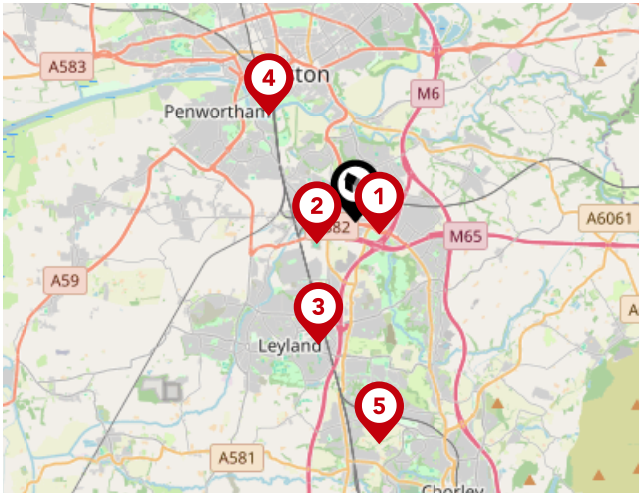
		Nursery	Primary	Secondary	College	Private
1	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.3	☐	☒	☐	☐	☐
2	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.32	☐	☒	☐	☐	☐
3	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.4	☐	☐	☒	☐	☐
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.44	☐	☐	☒	☐	☐
5	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.53	☐	☒	☐	☐	☐
6	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.61	☐	☒	☐	☐	☐
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.65	☐	☒	☐	☐	☐
8	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.69	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.72	☐	☐	☒	☐	☐
10	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.82	☐	☐	☒	☐	☐
11	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.96	☐	☒	☐	☐	☐
12	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.04	☐	☐	☒	☐	☐
13	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.13	☐	☒	☐	☐	☐
14	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.17	☐	☒	☐	☐	☐
15	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.37	☐	☒	☐	☐	☐
16	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.59	☐	☐	☒	☐	☐

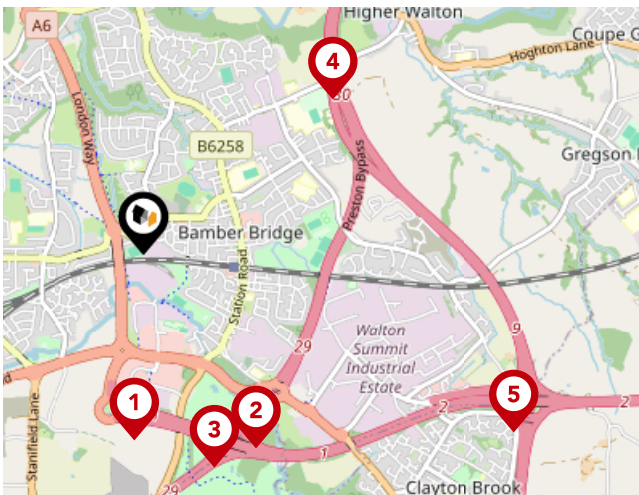
Area

Transport (National)



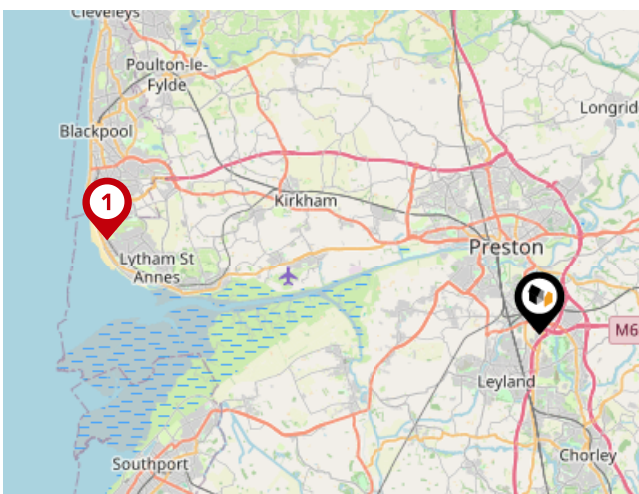
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.45 miles
2	Lostock Hall Rail Station	0.77 miles
3	Leyland Rail Station	2.22 miles
4	Preston Rail Station	2.41 miles
5	Buckshaw Parkway Rail Station	3.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.81 miles
2	M6 J29	0.98 miles
3	M65 J1	0.98 miles
4	M6 J30	1.07 miles
5	M65 J2	1.79 miles

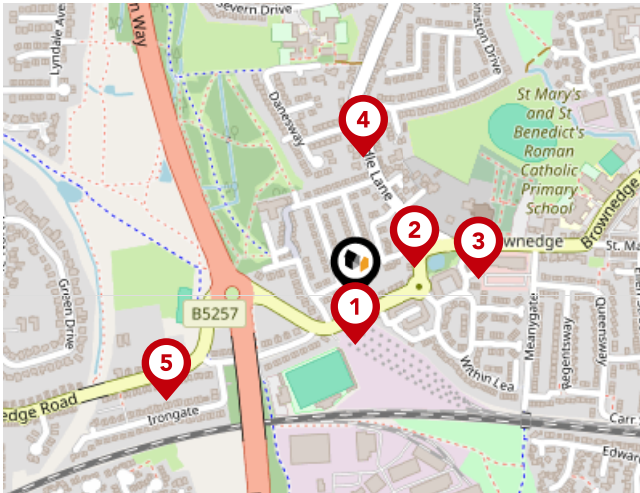


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.5 miles

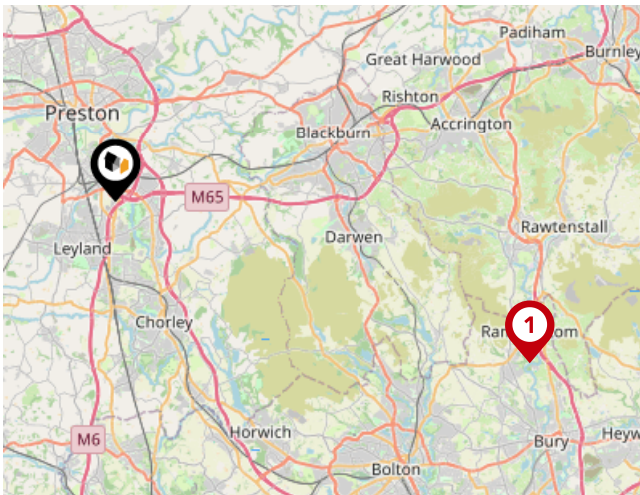
Area

Transport (Local)



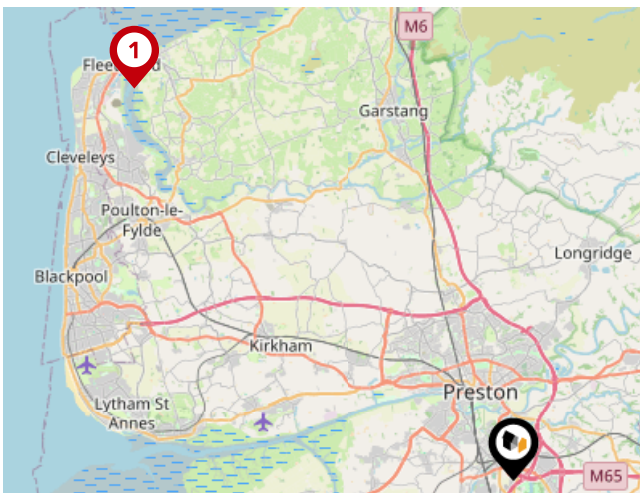
Bus Stops/Stations

Pin	Name	Distance
1	Brownedge Close	0.04 miles
2	St Mary's Memorial	0.07 miles
3	St Marys Church	0.13 miles
4	Danes Drive	0.15 miles
5	Irongate	0.23 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	15.63 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.11 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.



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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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