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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th August 2026



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

Roberts & Co

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

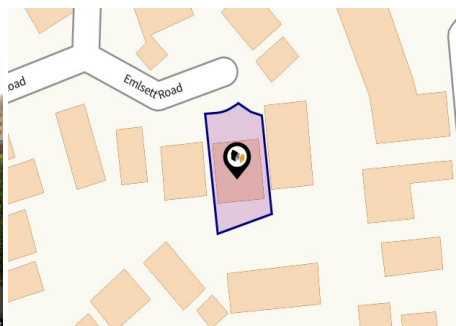
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Occupying an impressive plot at the end of a quiet cul-de-sac in one of Walton-le-Dale's most sought-after residential locations, this substantial four-bedroom detached family home offers generous living accommodation, a wonderful south-facing garden and an enviable level of privacy. Tucked away at the bottom of the cul-de-sac and screened by mature trees, this is a home that perfectly balances peaceful surroundings with everyday convenience. A driveway provides off-road parking for two vehicles and leads to a double garage, while the attractive frontage gives an excellent first impression before you even step inside. The welcoming entrance hall sets the tone for the spacious accommodation that lies beyond. To the front of the property, the elegant living room is flooded with natural light from a beautiful bay window, while a charming wood-burning stove creates a warm and inviting focal point, making it the perfect place to relax with family or friends. The separate dining room offers an ideal space for entertaining and flows seamlessly into the conservatory, creating a fantastic social area. Overlooking the garden, the conservatory enjoys lovely views of the private outdoor space and provides a peaceful spot to unwind throughout the year. At the heart of the home is the impressive dining kitchen, fitted with contemporary cream high-gloss cabinetry complemented by warm wooden worktops. Well-equipped for modern family life, it features double electric ovens, an integrated microwave, hob, wine cooler and ample space for a tall fridge freezer. Double doors open directly onto the south-facing garden, effortlessly blending indoor and outdoor living during the warmer months. There is a practical utility room with space and plumbing for both a washing machine and tumble dryer, along with a sink, additional storage and external access to the garden. A separate study provides an excellent home office or playroom, while a convenient downstairs WC completes the ground floor accommodation. Upstairs, the property continues to impress with four generous double bedrooms, making it ideal for growing families. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second bedroom also features fitted wardrobes, providing excellent storage. The remaining bedrooms are all well-proportioned and are served by a stylish three-piece family bathroom, complete with a contemporary P-shaped bath with shower over, wall-mounted wash hand basin and WC. Outside, the enclosed south-facing rear garden is a true highlight. Beautifully private and not overlooked, mature established trees surround the garden, creating a tranquil setting with natural screening. There is plenty of space for children to play, outdoor entertaining or simply relaxing in the sunshine. Situated in the highly desirable Walton-le-Dale area, the property is perfectly positioned for families and commuters alike. A wide range of local shops, supermarkets, cafés and leisure facilities are all within easy reach, while highly regarded schools, excellent transport links and nearby motorway connections make everyday life exceptionally convenient. Combining generous accommodation, a fantastic plot and a prime location, this is a wonderful family home ready for its next chapter.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,754 ft ² / 163 m ²
Plot Area:	0.09 acres
Year Built :	2002
Council Tax :	Band E
Annual Estimate:	£2,985
Title Number:	LA921090

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)

3 mb/s	35 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

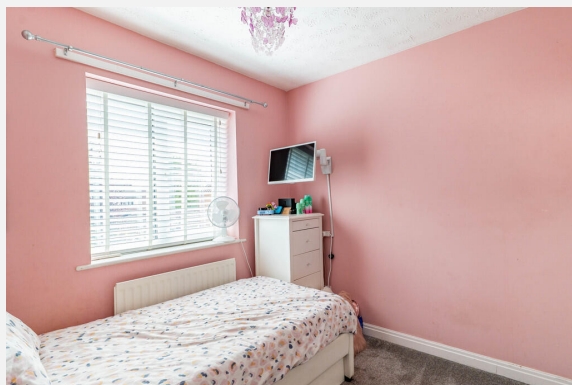


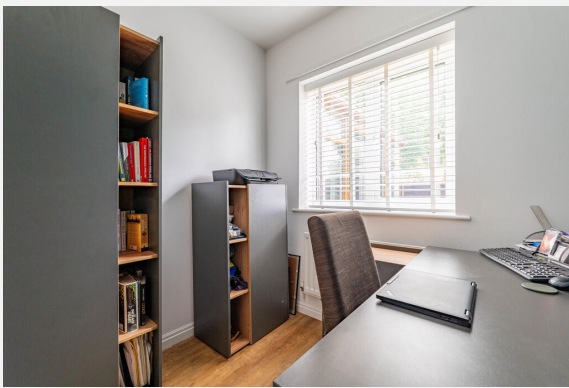
Planning History

This Address

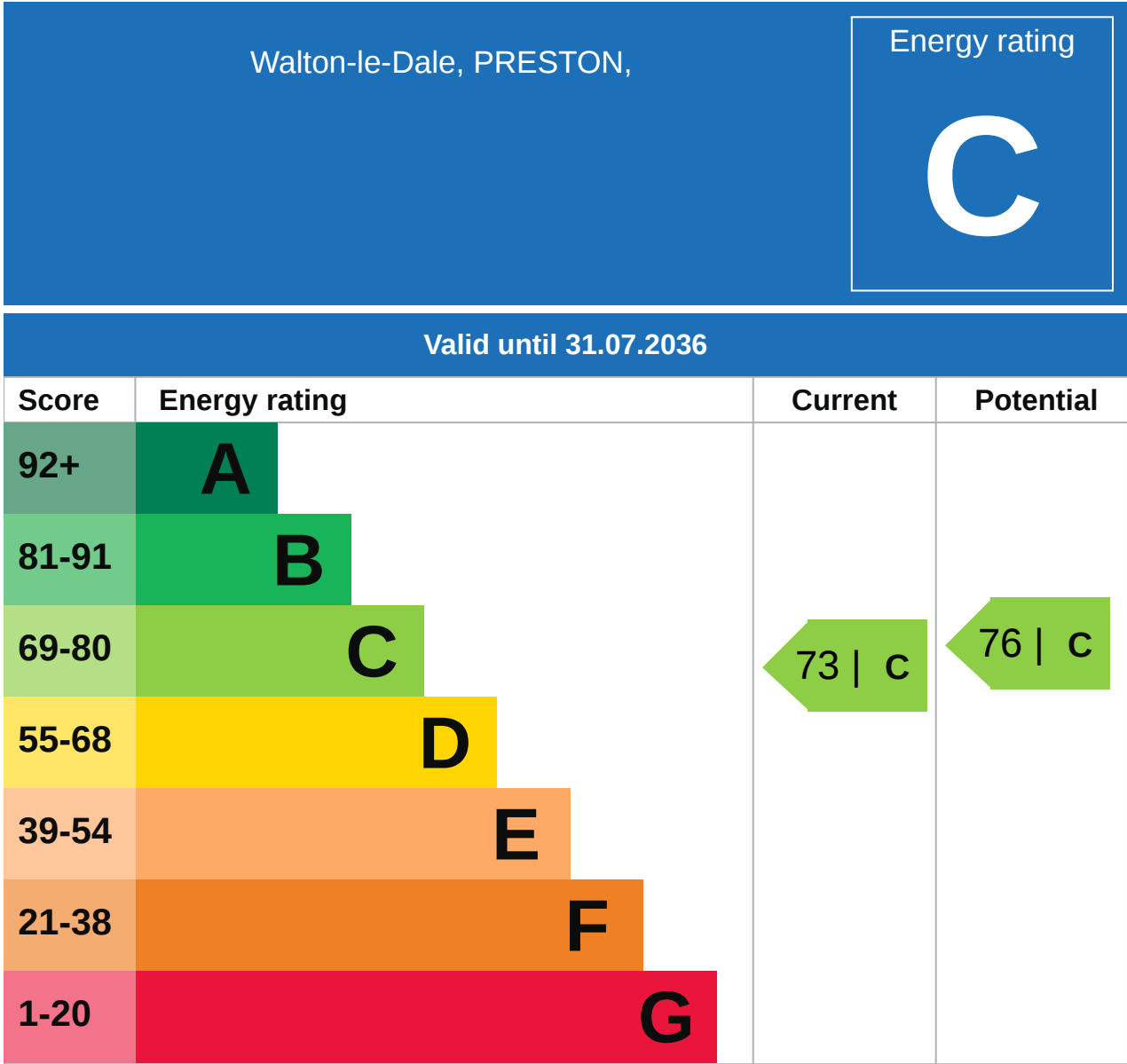
Planning records for: *Elmsett Road, Walton-le-dale, Preston, PR5*

Reference - SouthRibble/07/2006/0855/FUL	
Decision:	Decided
Date:	31st July 2006
Description:	First floor extension to front









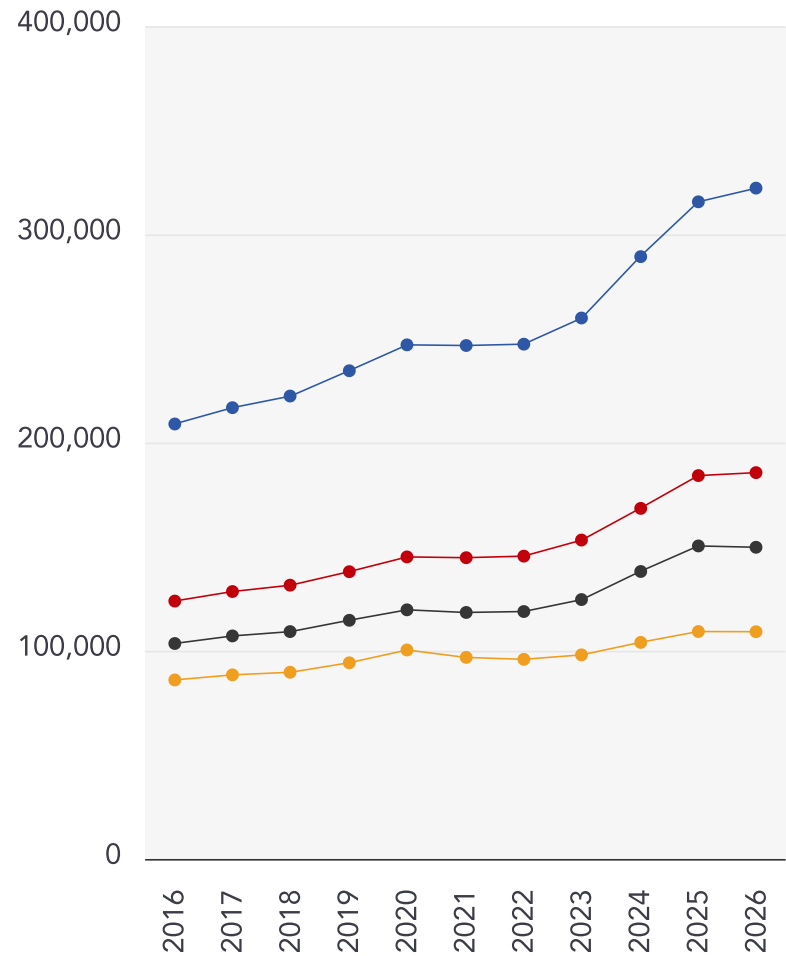
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	136 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

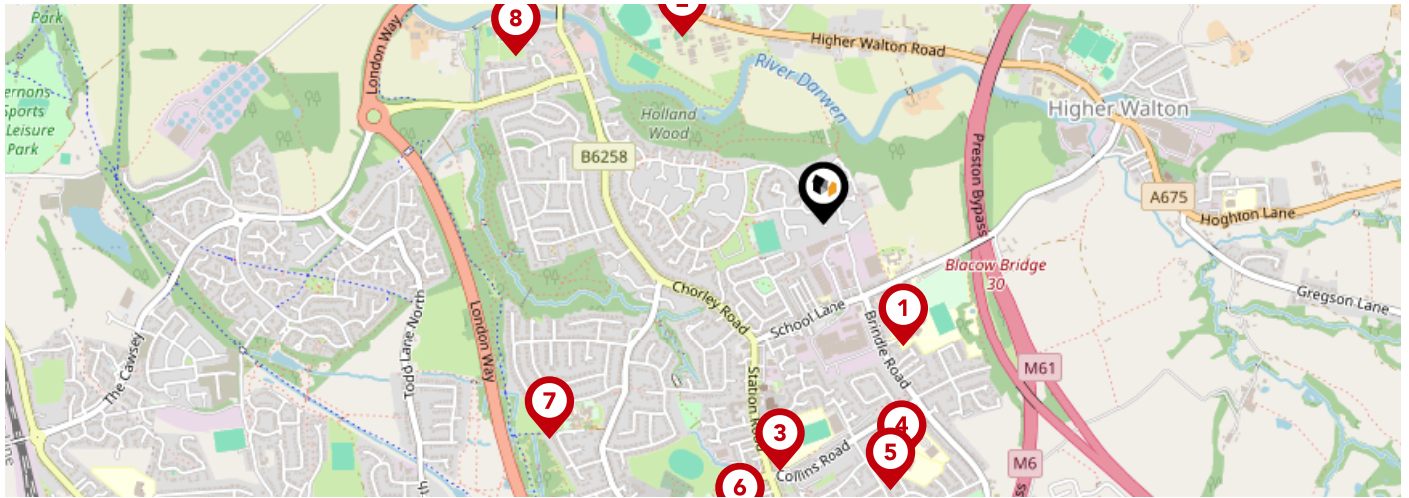
+49.8%

Terraced

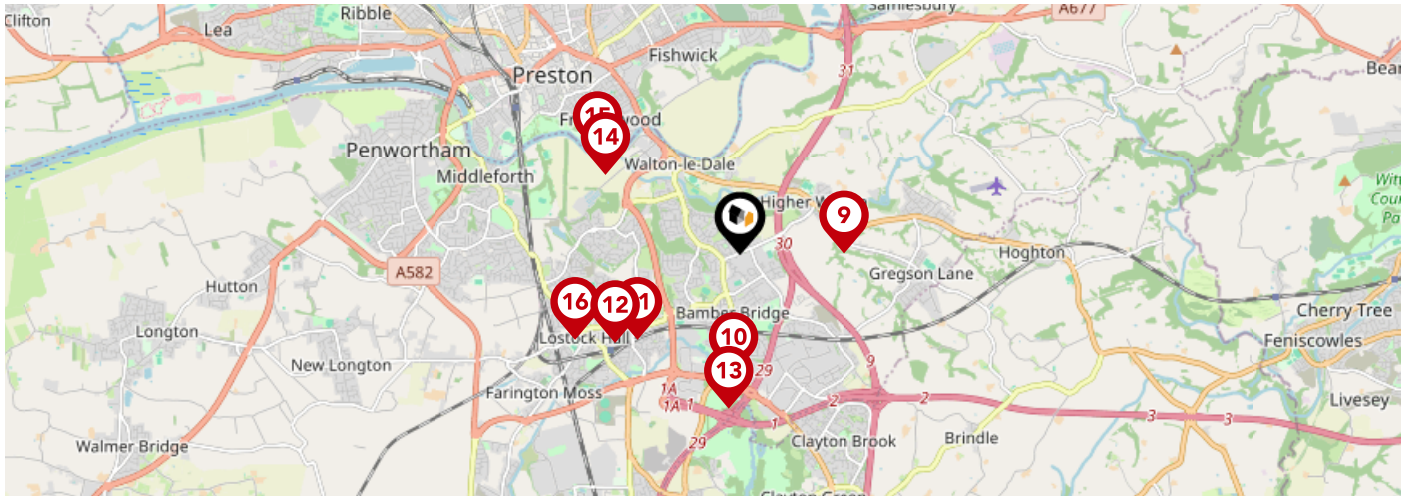
+44.66%

Flat

+26.94%



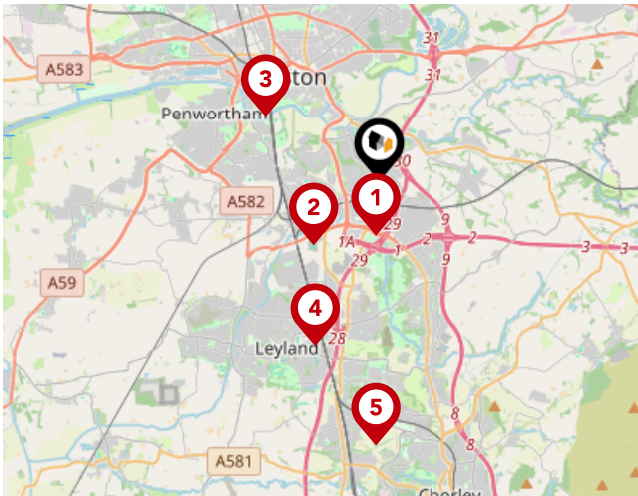
		Nursery	Primary	Secondary	College	Private
1	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.32	☐	☐	☒	☐	☐
2	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.51	☐	☒	☐	☐	☐
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.55	☐	☐	☒	☐	☐
4	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.55	☐	☐	☒	☐	☐
5	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.6	☐	☒	☐	☐	☐
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.69	☐	☒	☐	☐	☐
7	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.76	☐	☒	☐	☐	☐
8	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.77	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:0.91	☐	☒	☐	☐	☐
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.06	☐	☒	☐	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.16	☐	☐	☒	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.34	☐	☒	☐	☐	☐
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.35	☐	☐	☒	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.38	☐	☐	☒	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.53	☐	☒	☐	☐	☐
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.63	☐	☒	☐	☐	☐

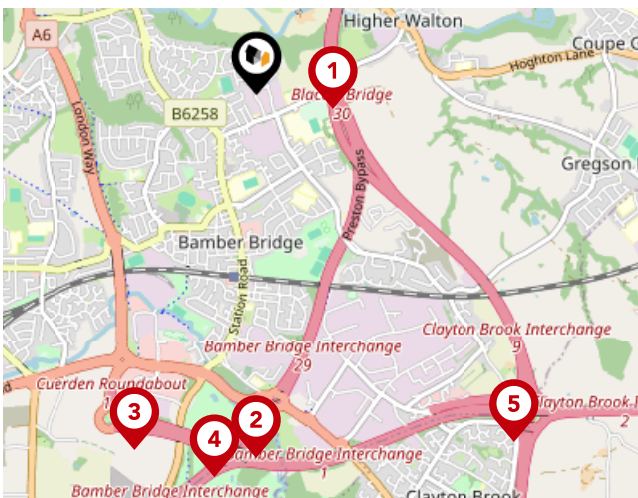
Area

Transport (National)



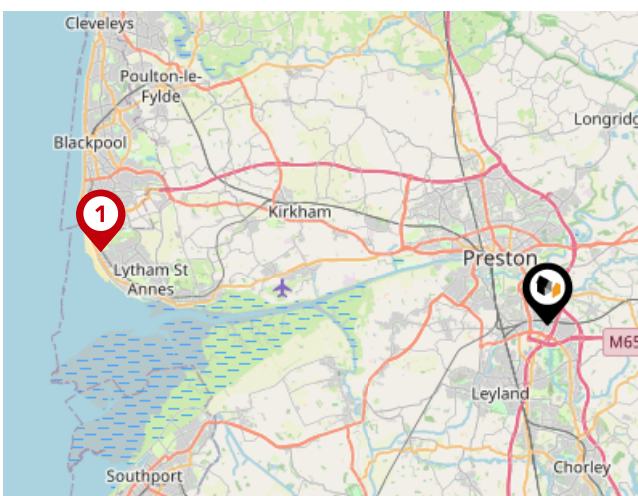
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.93 miles
2	Lostock Hall Rail Station	1.61 miles
3	Preston Rail Station	2.3 miles
4	Leyland Rail Station	3.09 miles
5	Buckshaw Parkway Rail Station	4.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.34 miles
2	M6 J29	1.59 miles
3	M65 J1A	1.64 miles
4	M65 J1	1.69 miles
5	M65 J2	1.89 miles

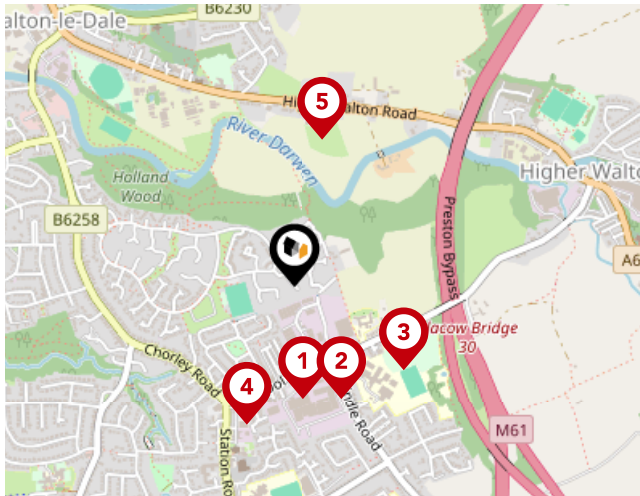


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.84 miles

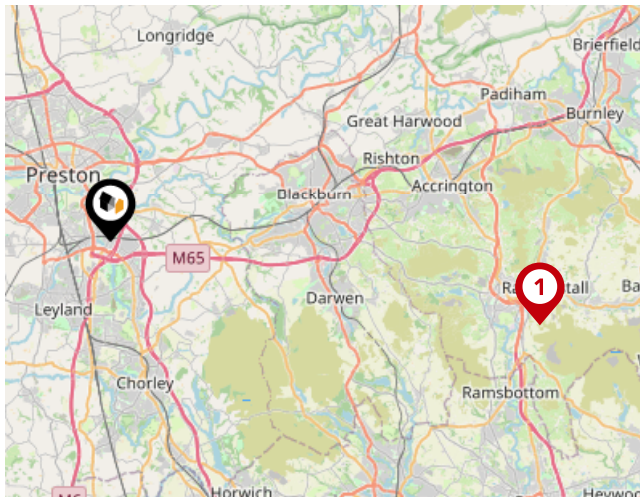
Area

Transport (Local)



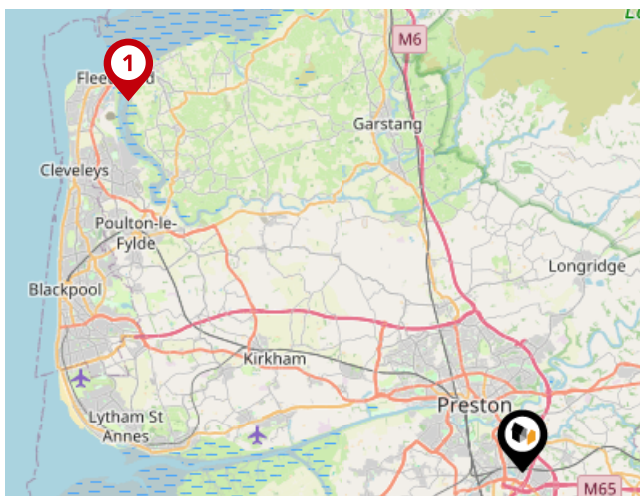
Bus Stops/Stations

Pin	Name	Distance
1	School Lane Nursery	0.24 miles
2	Clinic	0.26 miles
3	Walton Le Dale HS	0.29 miles
4	School Lane Garage	0.32 miles
5	Little Oaks	0.32 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.33 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.93 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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