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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



ABBOTTS CLOSE, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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The Property Ombudsman

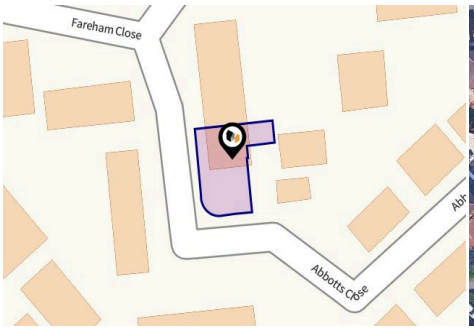
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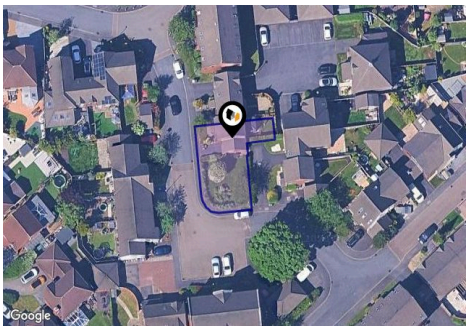
Introduction
Our Comments

* 2-Bedroom Semi Detached Home * In a Sought-After Walton-le-Dale Location * Offered With No Chain Situated on a lovely, quiet residential road in Walton-le-Dale, this attractive two-bedroom home offers well-presented and practical accommodation, complemented by a driveway, garage with electric door, and a fantastic outdoor space featuring both a rear garden and a large additional side garden. Ideally positioned for local primary and secondary schools, nearby play areas, everyday amenities and excellent transport links, the property presents an excellent opportunity for first-time buyers, couples or those looking to downsize. Offered for sale with no onward chain, it is ready for its next owners to make it their own.Upon entering, the hallway provides a welcoming introduction to the home, with a convenient ground-floor WC located just off. The living room offers a comfortable space to relax and unwind, with useful understairs storage and stairs leading to the first floor. Double doors open through to the sun room, creating a lovely additional reception space that could be enjoyed throughout the day, whether as a relaxing sitting area, reading room or somewhere to enjoy views of the garden. Doors from the sun room lead directly outside, providing a seamless connection between indoor and outdoor living.The kitchen is fitted with a range of units, incorporating an electric oven, gas hob and an integrated wine rack. There is also space and plumbing for a washing machine, along with room for a tall fridge freezer, making this a practical space for everyday cooking and meal preparation.To the first floor, there are two double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. The primary bedroom benefits from fitted wardrobes, providing valuable built-in storage while making good use of the available space. The second bedroom could also accommodate a home office or guest room if required. The shower room completes the accommodation, featuring a good-sized walk-in shower.Externally, the property offers an excellent range of outdoor features. A driveway provides convenient off-road parking, while the garage benefits from an electric up-and-over door, offering secure access and additional storage potential. To the rear, the low-maintenance garden provides a pleasant space to relax outdoors or entertain friends and family without the need for extensive upkeep.A particularly noteworthy feature is the large side garden, which provides valuable additional outdoor space and is a real selling point for this home. Offering further scope to enjoy outdoor living, it adds to the sense of space and versatility rarely found in properties of this type. Together, the side and rear gardens provide an appealing outdoor setting for a variety of lifestyles.Combining a peaceful residential setting with two double bedrooms, a sun room, a useful ground-floor WC, fitted bedroom storage, driveway parking, a garage with electric door and generous outdoor space, this lovely home offers a fantastic blend of comfort and convenience. With local schools, play areas and transport links nearby, and the added advantage of no onward chain, early viewing is highly recommended.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	624 ft^2 / 58 m^2		
Plot Area:	0.07 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA941294		

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	33	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT · sky · Virgin media

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Gallery
Photos











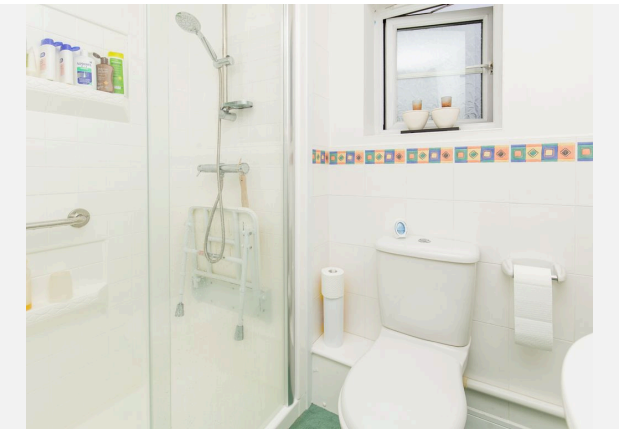






Gallery
Photos





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Gallery
Floorplan

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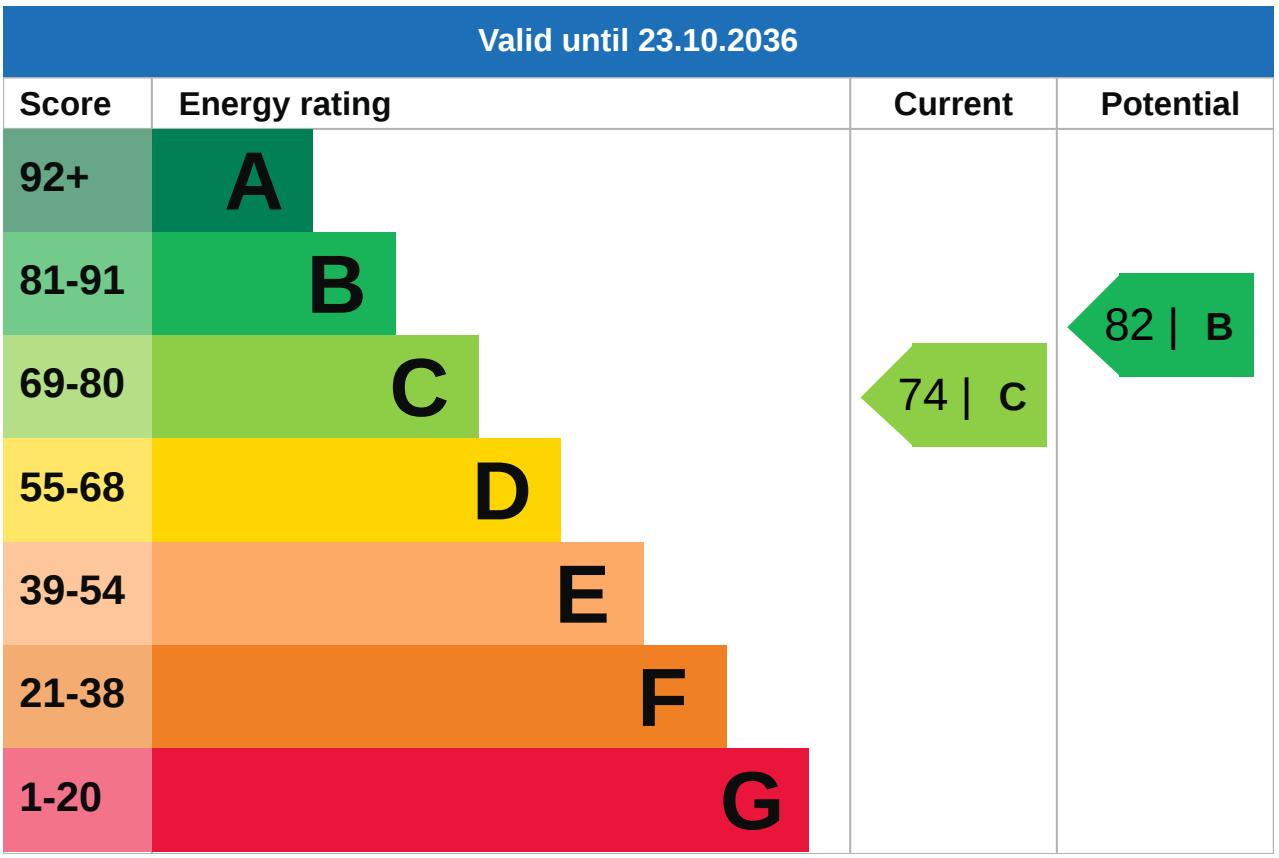
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WALTON-LE-DALE, PR5

Energy rating

C

Valid until 23.10.2036



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EPC - Additional Data

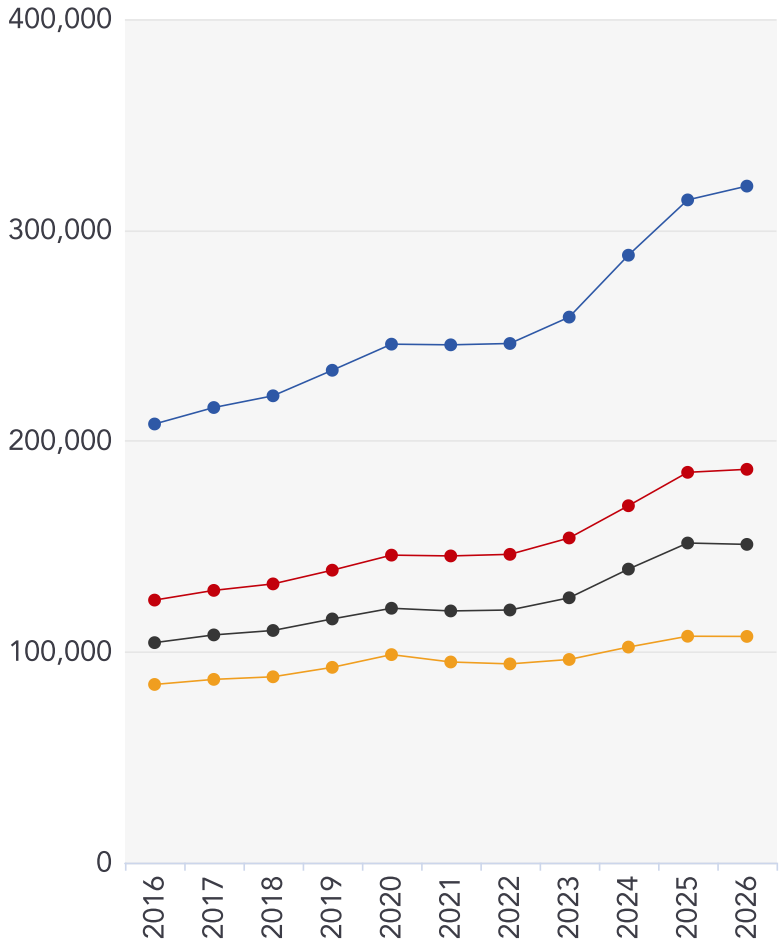
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	58 m^2

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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

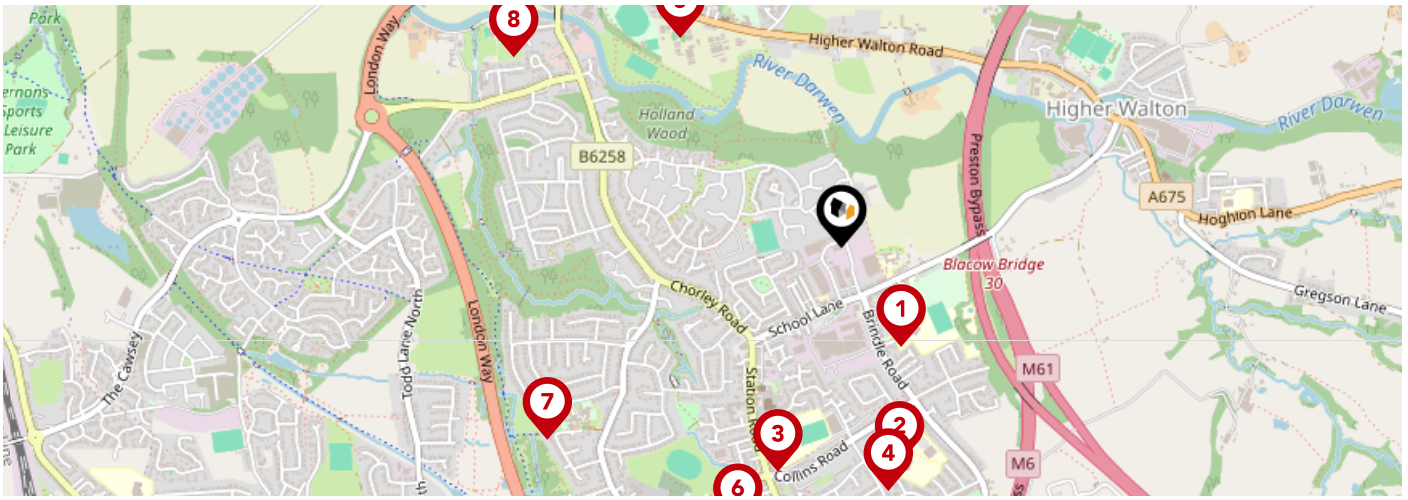
+44.66%

Flat

+26.94%

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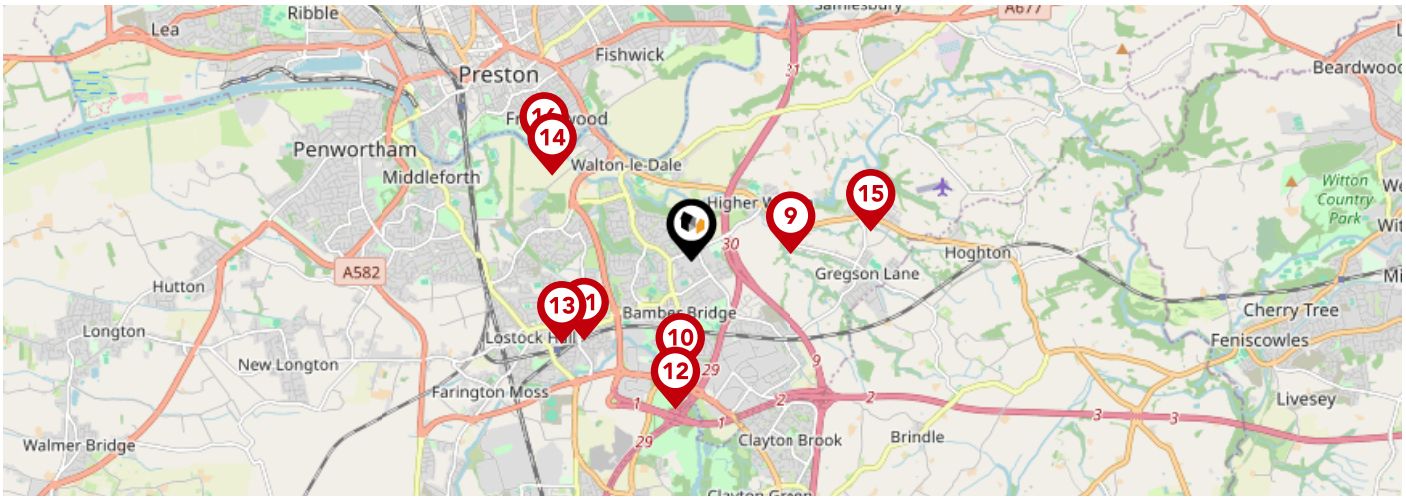
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Walton-Le-Dale High School Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.25	☐	☐	☑	☐	☐
2	The Coppice School Ofsted Rating: Good | Pupils: 66 | Distance:0.49	☐	☐	☑	☐	☐
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:0.51	☐	☐	☑	☐	☐
4	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 116 | Distance:0.54	☐	☑	☐	☐	☐
5	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good | Pupils: 177 | Distance:0.58	☐	☑	☐	☐	☐
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:0.65	☐	☑	☐	☐	☐
7	Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.77	☐	☑	☐	☐	☐
8	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good | Pupils: 258 | Distance:0.83	☐	☑	☐	☐	☐

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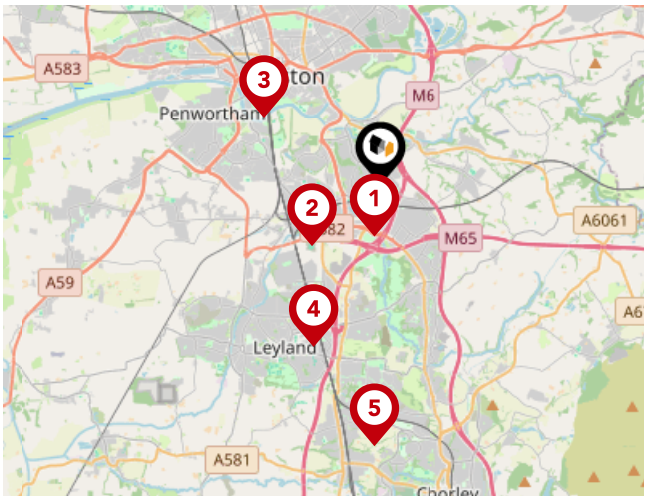
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Higher Walton Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 103 | Distance:0.87	☐	☑	☐	☐	☐
10 Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:1.01	☐	☑	☐	☐	☐
11 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:1.16	☐	☐	☑	☐	☐
12 Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:1.3	☐	☐	☑	☐	☐
13 Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:1.35	☐	☑	☐	☐	☐
14 Christ The King Catholic High School Ofsted Rating: Not Rated | Pupils: 395 | Distance:1.44	☐	☐	☑	☐	☐
15 Coupe Green Primary School Ofsted Rating: Good | Pupils: 150 | Distance:1.59	☐	☑	☐	☐	☐
16 Frenchwood Community Primary School Ofsted Rating: Requires improvement | Pupils: 330 | Distance:1.6	☐	☑	☐	☐	☐

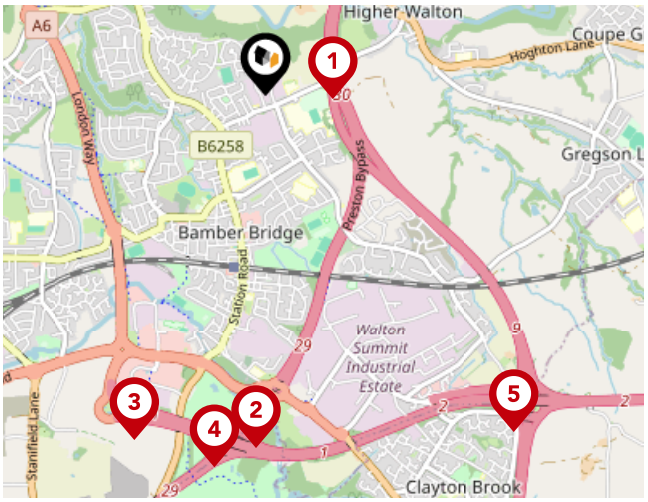
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Area
Transport (National)



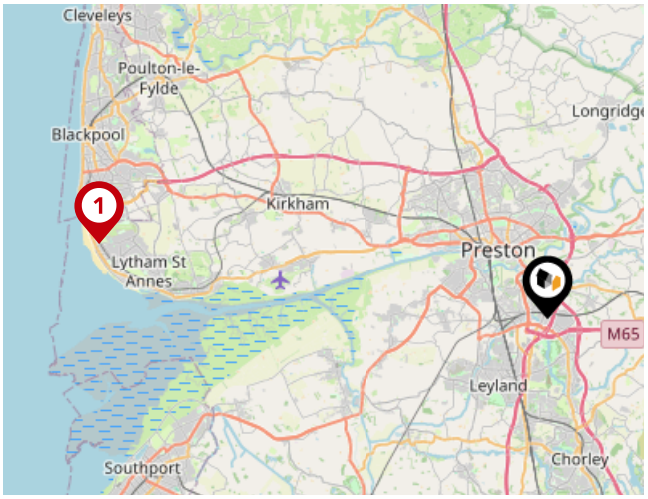
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.89 miles
2	Lostock Hall Rail Station	1.6 miles
3	Preston Rail Station	2.36 miles
4	Leyland Rail Station	3.06 miles
5	Buckshaw Parkway Rail Station	4.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.29 miles
2	M6 J29	1.54 miles
3	M65 J1A	1.61 miles
4	M65 J1	1.64 miles
5	M65 J2	1.83 miles

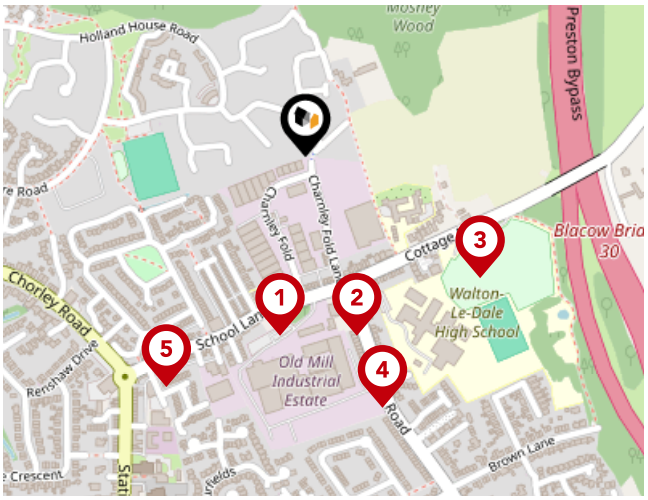


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.89 miles

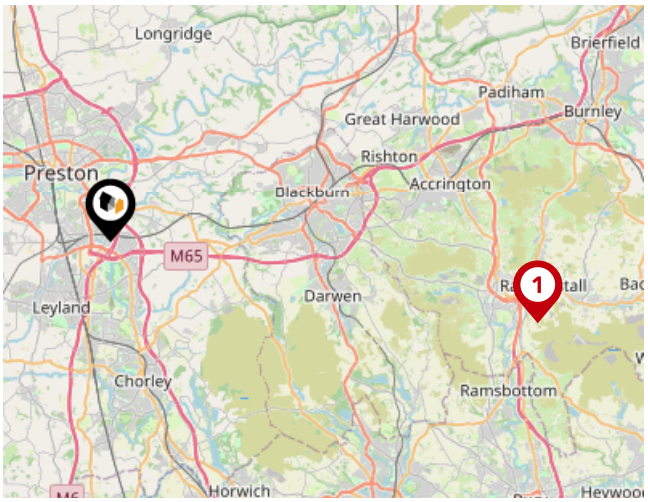
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Area
Transport (Local)



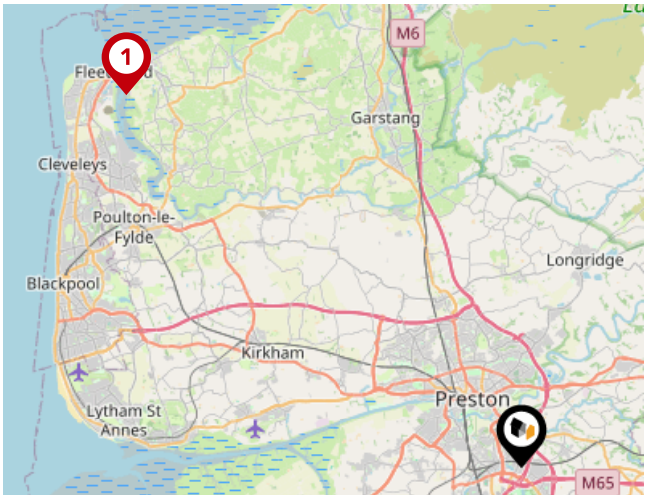
Bus Stops/Stations

Pin	Name	Distance
1	School Lane Nursery	0.19 miles
2	Clinic	0.2 miles
3	Walton Le Dale HS	0.23 miles
4	Walton Le Dale HS	0.28 miles
5	School Lane Garage	0.29 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19 miles

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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.

Roberts & Co
Testimonials

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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