

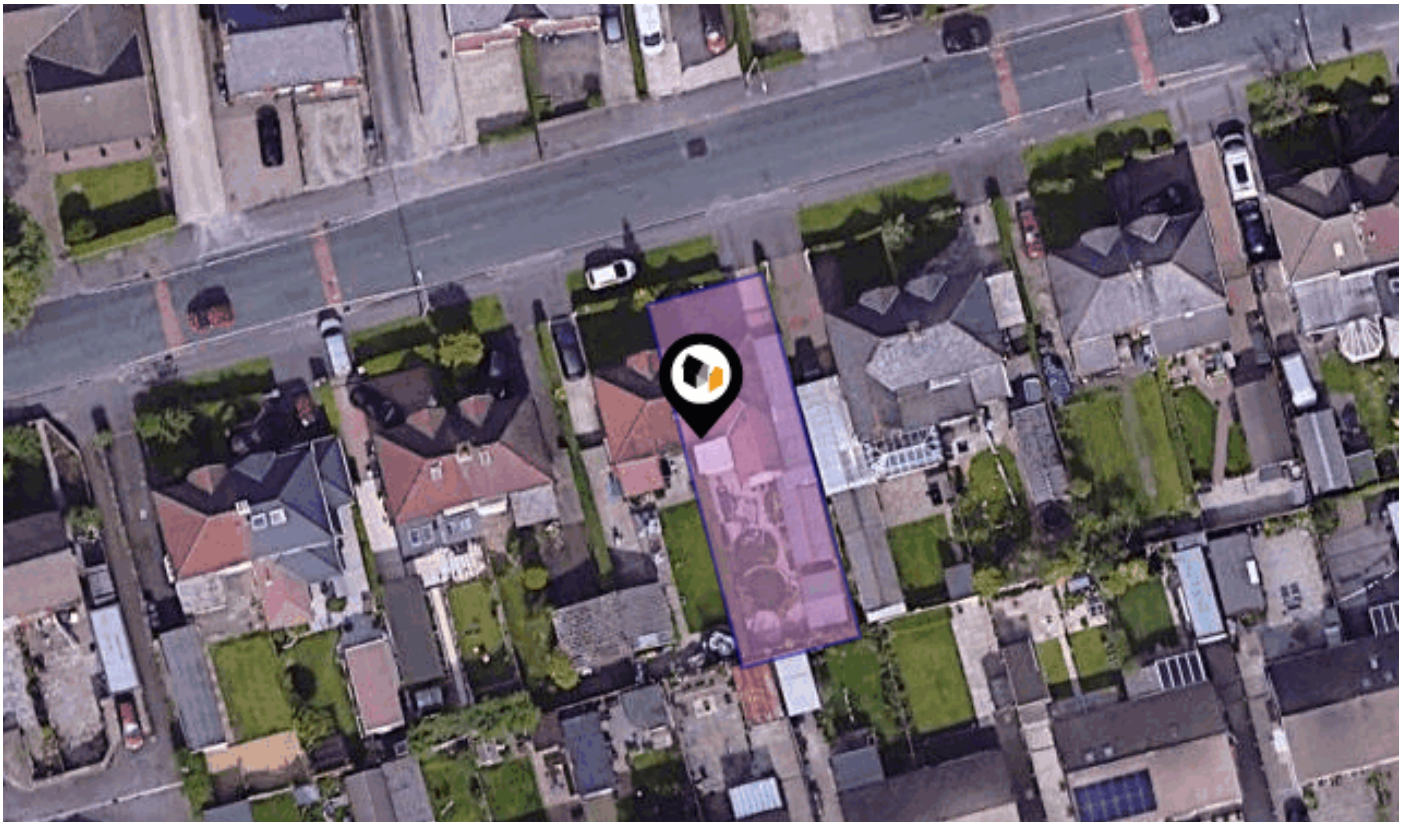


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th September 2023



BROWNEGE ROAD, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

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Introduction

Our Comments

Property Overview

Welcome to your new chapter of family living in Bamber Bridge. This extended 4-bedroom semi-detached gem offers a harmonious blend of space, functionality, and comfort. The dual-aspect living room provides an inviting ambiance, while the dining kitchen caters to both culinary creations and cherished gatherings. A conservatory bathed in natural light connects seamlessly to the captivating rear garden-an oasis of relaxation. And a handy downstairs WC.

All 4 bedrooms come complete with fitted bedroom furniture, ensuring a ready-to-enjoy home that perfectly suits your family's needs. Bedroom two has an ensuite, while the other bedrooms can use the modern style family shower room.

Uncover the endless potential of the fully fitted loft room, boasting carpet, lighting, storage, central heating radiator and a convenient pull-down ladder-an adaptable space for your unique lifestyle needs. Whether an office, teenage den, or playroom. The choice is yours.

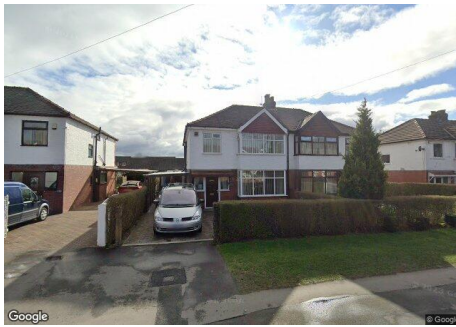
Families will appreciate the community spirit, situated within a 5 minute drive to Bamber Bridge, where you can pop to do a local shop, get your hair cut or go for a coffee. You are also a 5 minute drive to the train station, with great links to Preston City Centre.

The carport is a practical addition, and the detached garage and summer house provide space for your hobbies and leisure.

Enjoy the private tranquillity of the south-facing rear garden, perfect for outdoor entertainment, gardening, or simply soaking up the sun.

This home is move-in ready, embracing you with its charm from the moment you step through the door.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,108 ft ² / 103 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£1,835
Title Number:	LA554677
UPRN:	10033039325

Tenure: Freehold

Local Area

Local Authority:	South Ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

30
mb/s



9000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

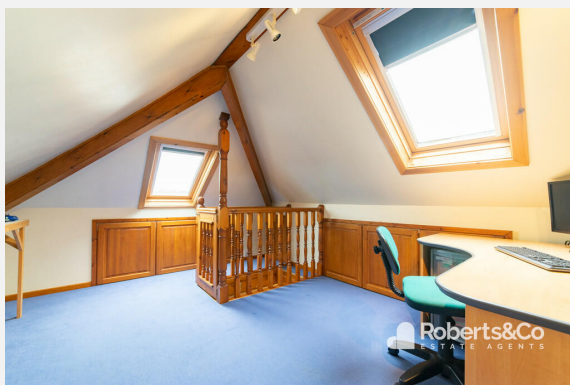
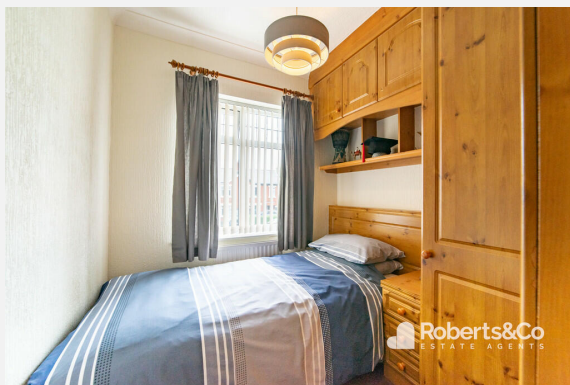
Planning records for: *228, Browndedge Road, Bamber Bridge, Preston, PR5 6UX*

Reference - 07/2021/00615/HOH	
Decision:	Awaiting decision
Date:	07th June 2021
Description:	Single storey rear extension and replacement garage

Gallery Photos



Gallery Photos



Gallery

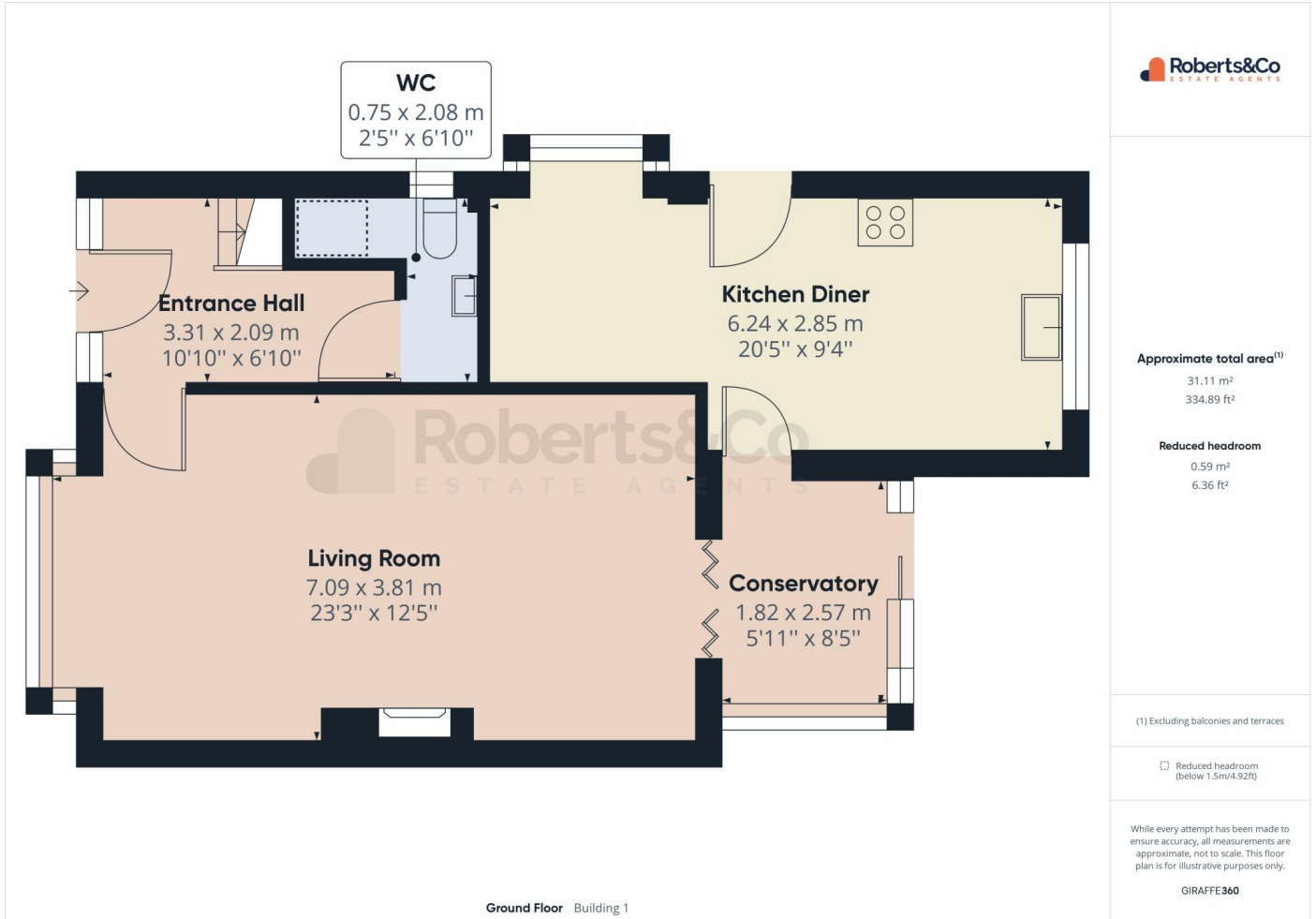
Photos



BROWNGEDGE ROAD, BAMBER BRIDGE, PRESTON, PR5



BROWNDGE ROAD, BAMBER BRIDGE, PRESTON, PR5



BROWNEGE ROAD, BAMBER BRIDGE, PRESTON, PR5



Property EPC - Certificate

Bamber Bridge, PRESTON, PR5

Energy rating

D

Valid until 31.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

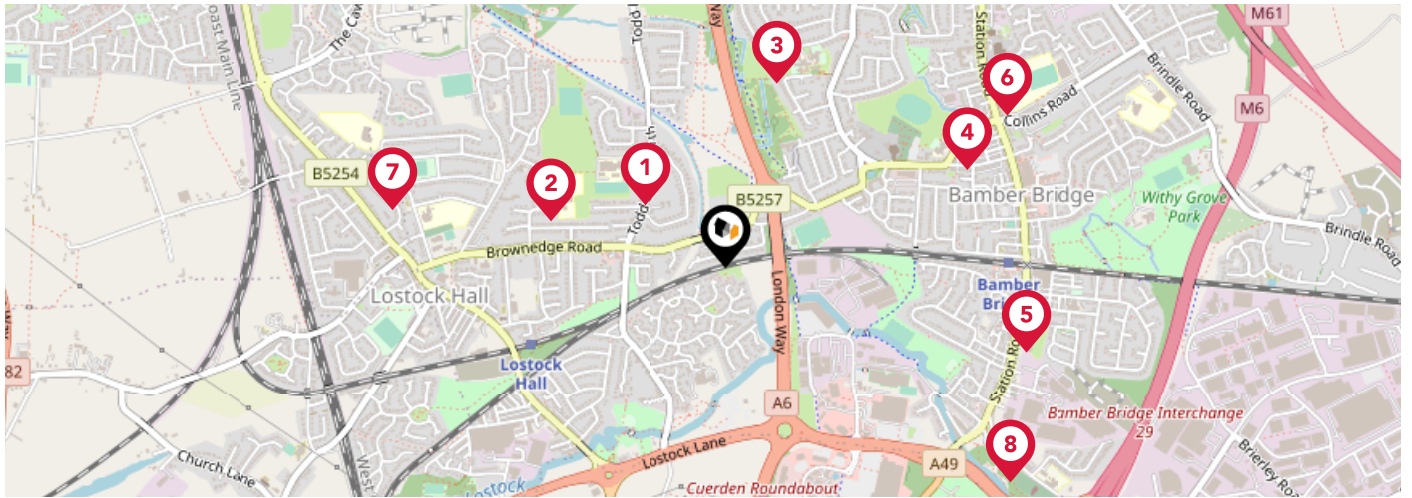
Property

EPC - Additional Data

Additional EPC Data

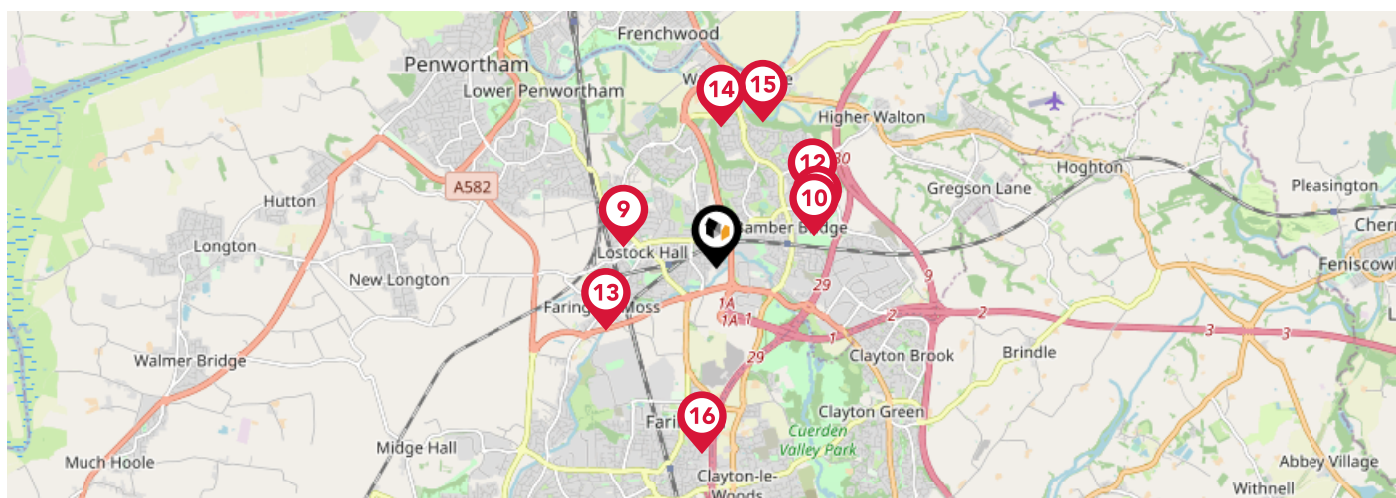
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	103 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

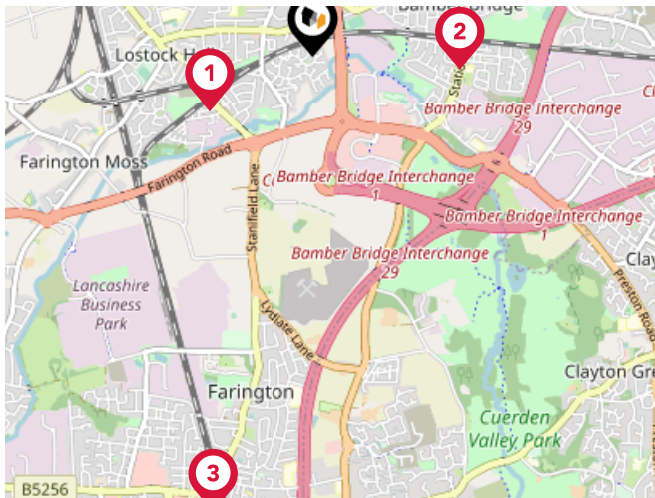
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lever House Primary School Ofsted Rating: Good Pupils: 301 Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

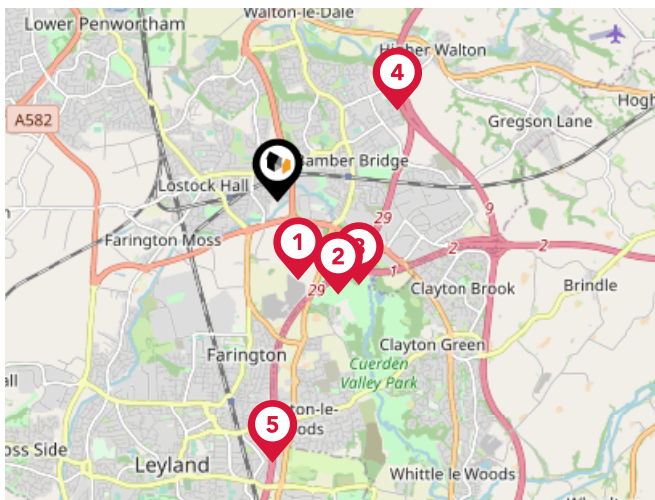
Area

Transport (National)



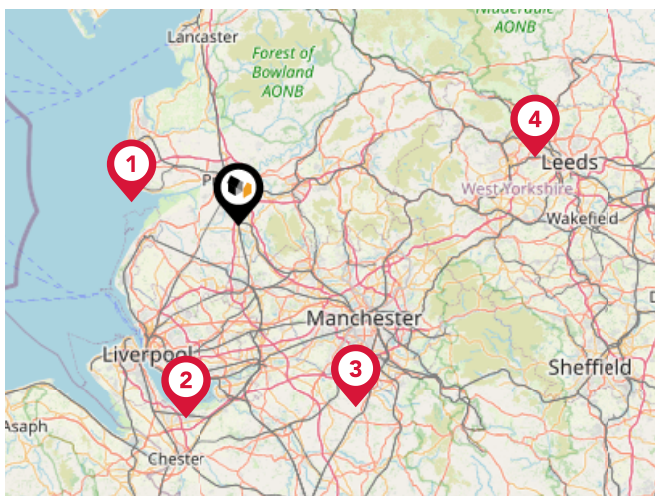
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.51 miles
2	Bamber Bridge Rail Station	0.65 miles
3	Leyland Rail Station	2.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.7 miles
2	M65 J1	0.97 miles
3	M6 J29	1.02 miles
4	M6 J30	1.33 miles
5	M6 J28	2.29 miles

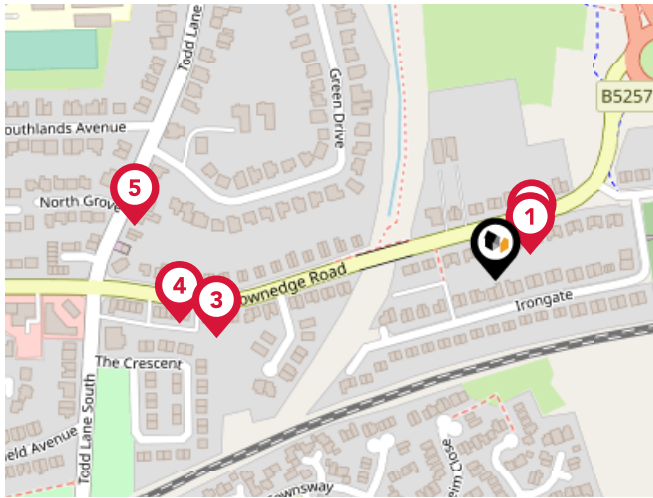


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.34 miles
2	Liverpool John Lennon Airport	27.95 miles
3	Manchester Airport	30.31 miles
4	Leeds Bradford International Airport	42.66 miles

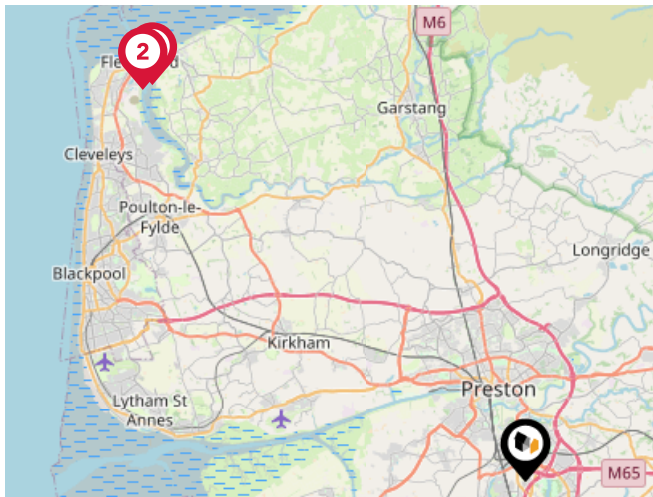
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Irongate	0.02 miles
2	Irongate	0.03 miles
3	Brownedge Road	0.16 miles
4	Four Lane Ends	0.17 miles
5	Green Drive	0.2 miles



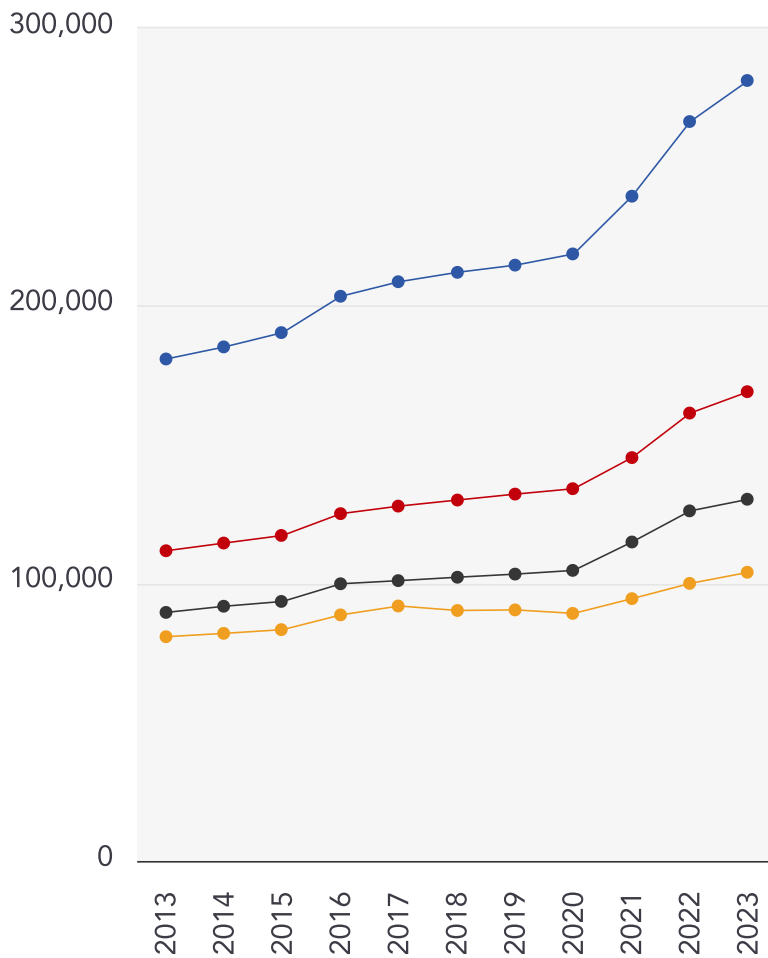
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.08 miles
2	Fleetwood for Ireland Ferry Terminal	19.16 miles

Market

House Price Statistics

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



Detached

+55.47%

Semi-Detached

+51.27%

Terraced

+45.52%

Flat

+28.73%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

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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