

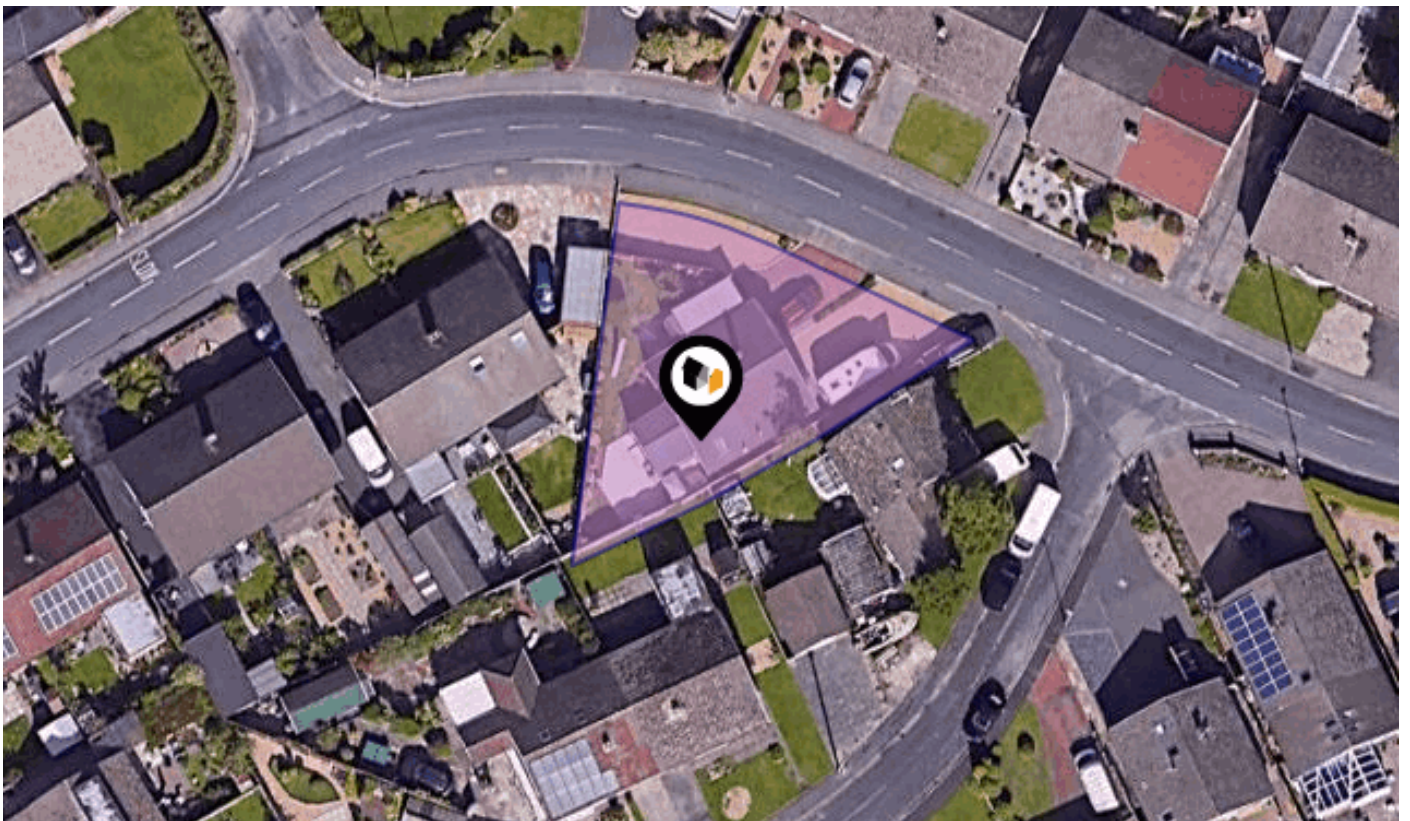


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



WITHY TREES AVENUE, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

Step into this impeccably presented two-bedroom detached bungalow, meticulously renovated to the highest standards. Offering airy living spaces and a serene atmosphere, ideal for families or couples seeking comfort and convenience.

Approaching the property, you'll find abundant parking space for at least three vehicles on the driveway.

Inside, the expansive open-plan living area unfolds, seamlessly blending modern aesthetics with timeless charm.

The living room features a cosy wood-burning stove, creating a warm and inviting atmosphere. A large window at the front floods the room with abundant natural light, enhancing the spacious and airy feel of the space.

The family dining kitchen features elegant cream shaker-style cabinets and integrated appliances, with a dining area separating it from the sitting room. Enjoy views of the garden while warming up by the wood-burning stove.

A separate utility room adds to the convenience of daily living.

Two generously sized double bedrooms come complete with fitted wardrobes for ample storage.

The indulgence extends to the bathroom, where sleek modern fixtures meet classic sophistication. Relax in the luxurious four-piece suite, featuring a walk-in shower, a bath, a wash hand basin vanity, and a WC.

Outside, a fantastic decked area awaits, perfect for alfresco entertaining and enjoying the outdoors.



Property

Type:	Detached	Last Sold £/ft²:	£252
Bedrooms:	2	Tenure:	Freehold
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA451763		
UPRN:	100010654158		

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)

16 mb/s	45 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







WITHY TREES AVENUE, BAMBER BRIDGE, PRESTON, PR5



BAMBER BRIDGE, PR5

Energy rating

E

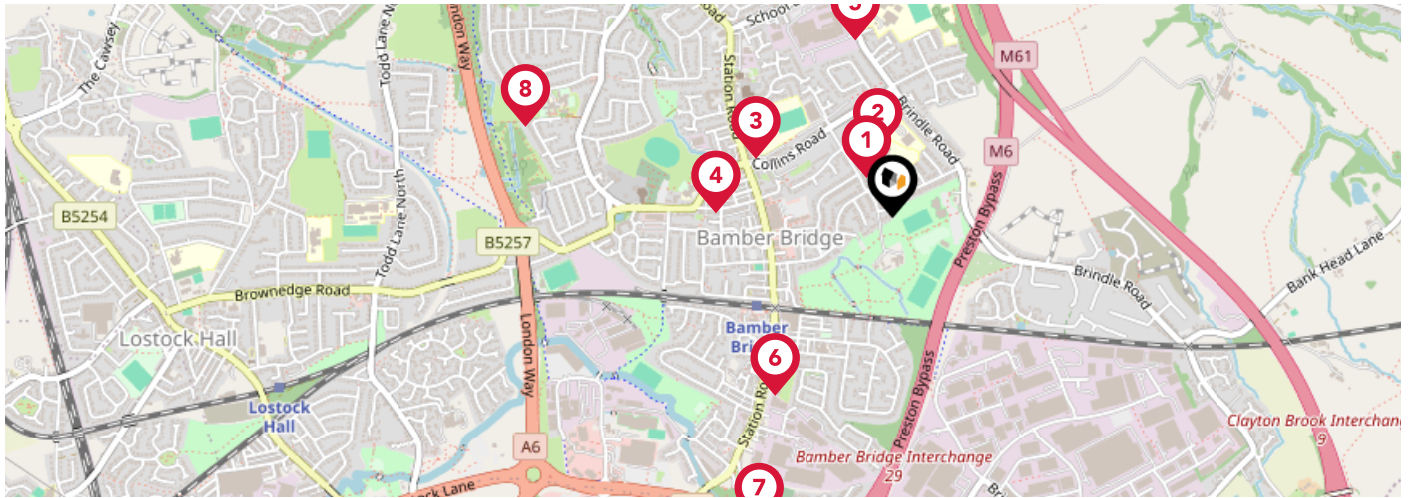
Valid until 04.07.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

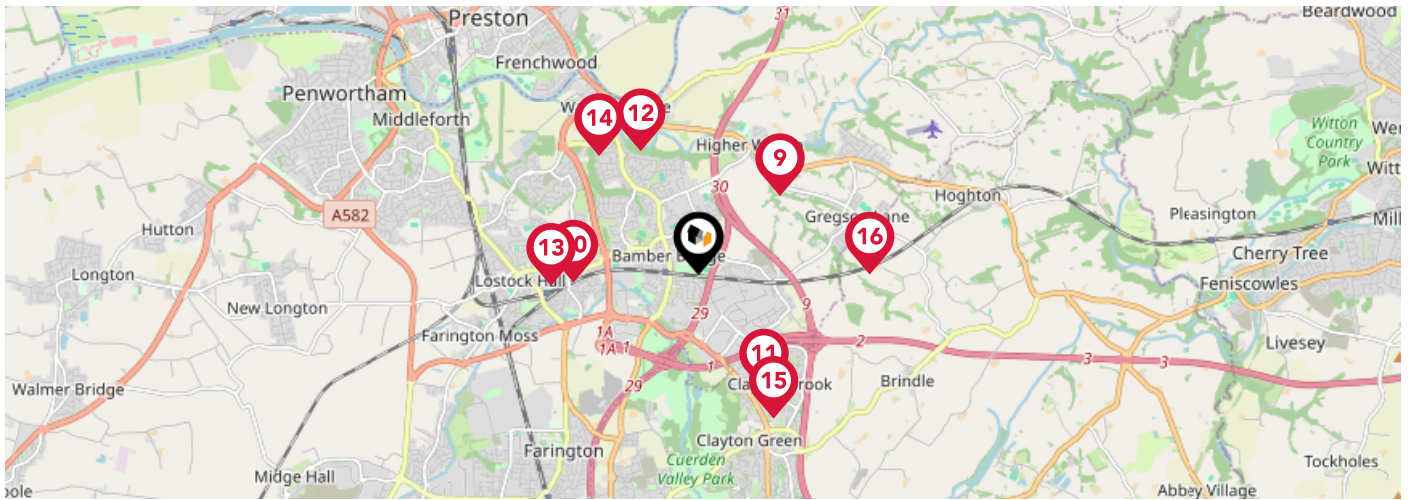
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 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, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 8% of fixed outlets
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	68 m ²

Area Schools



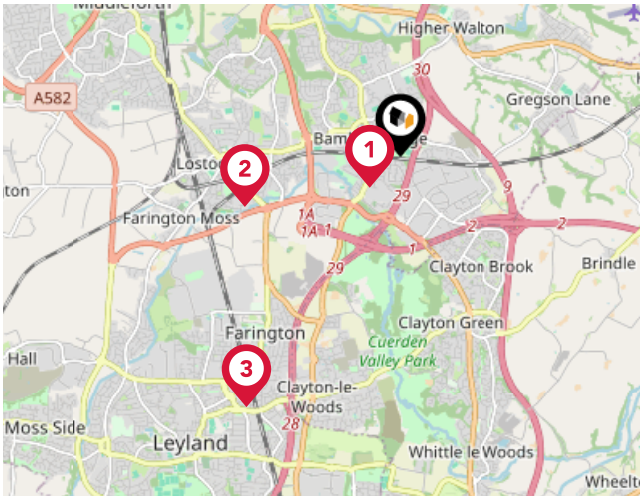
		Nursery	Primary	Secondary	College	Private
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clayton Brook Primary School Ofsted Rating: Good Pupils: 175 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brindle Gregson Lane Primary School Ofsted Rating: Requires Improvement Pupils: 194 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

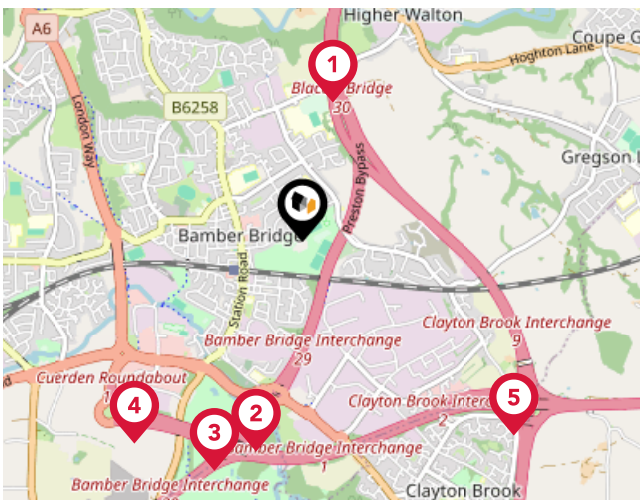
Area

Transport (National)



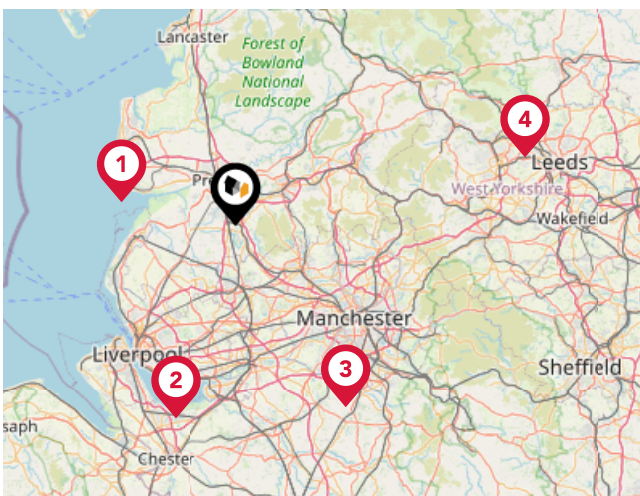
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.38 miles
2	Lostock Hall Rail Station	1.44 miles
3	Leyland Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.62 miles
2	M6 J29	0.95 miles
3	M65 J1	1.08 miles
4	M65 J1A	1.15 miles
5	M65 J2	1.26 miles

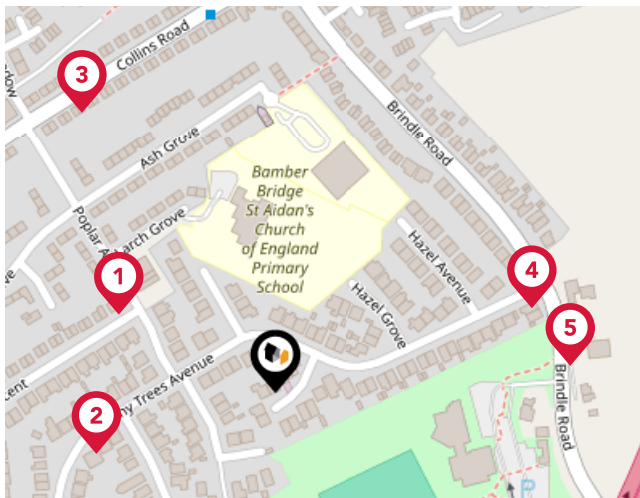


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	16.19 miles
2	Liverpool John Lennon Airport	28.4 miles
3	Manchester Airport	29.99 miles
4	Leeds Bradford International Airport	41.72 miles

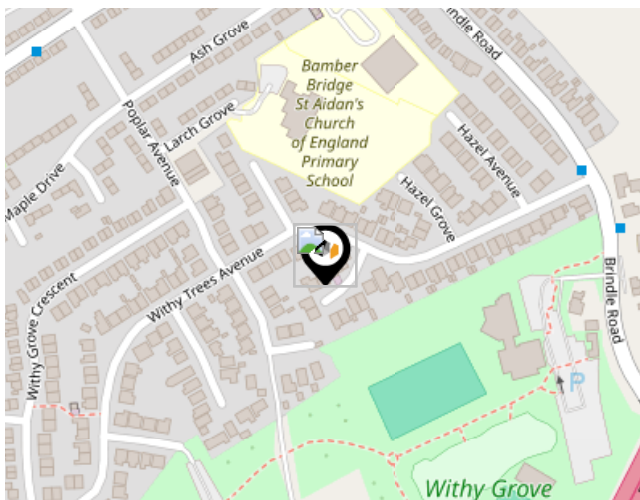
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Poplar Avenue Spar	0.1 miles
2	Withy Trees Avenue	0.1 miles
3	Poplar Avenue	0.19 miles
4	Leisure Centre	0.15 miles
5	Leisure Centre	0.16 miles



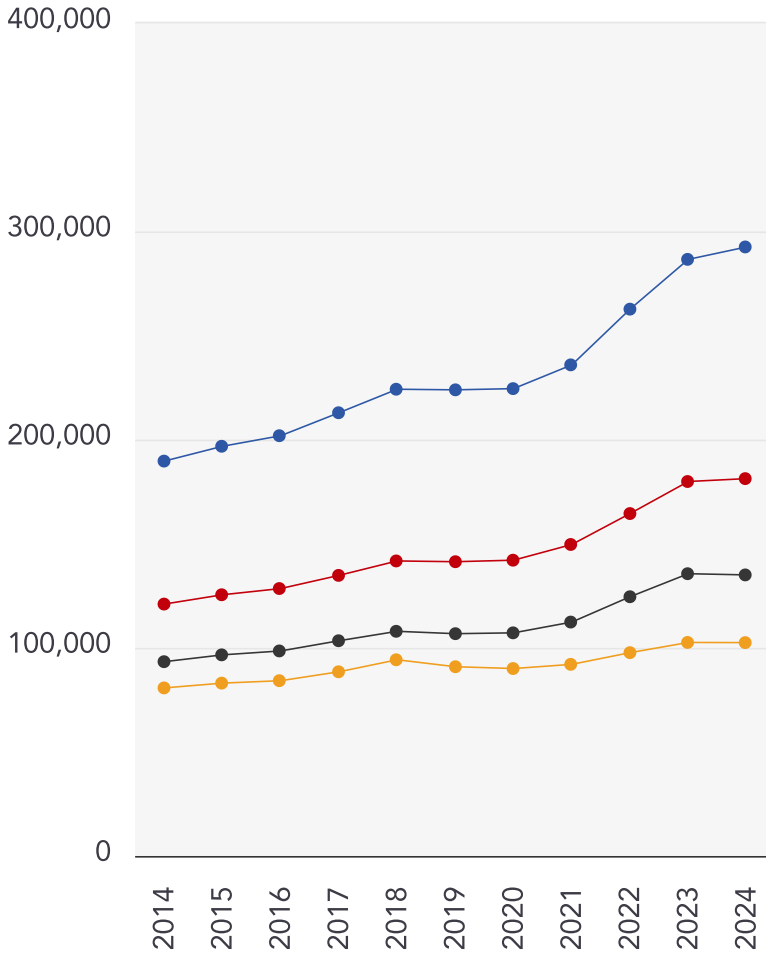
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.57 miles
2	Fleetwood for Ireland Ferry Terminal	19.67 miles

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%



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.

Our Team

Robert

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



@Roberts_and_Co



/roberts_and_co_sales_lettings/

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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