

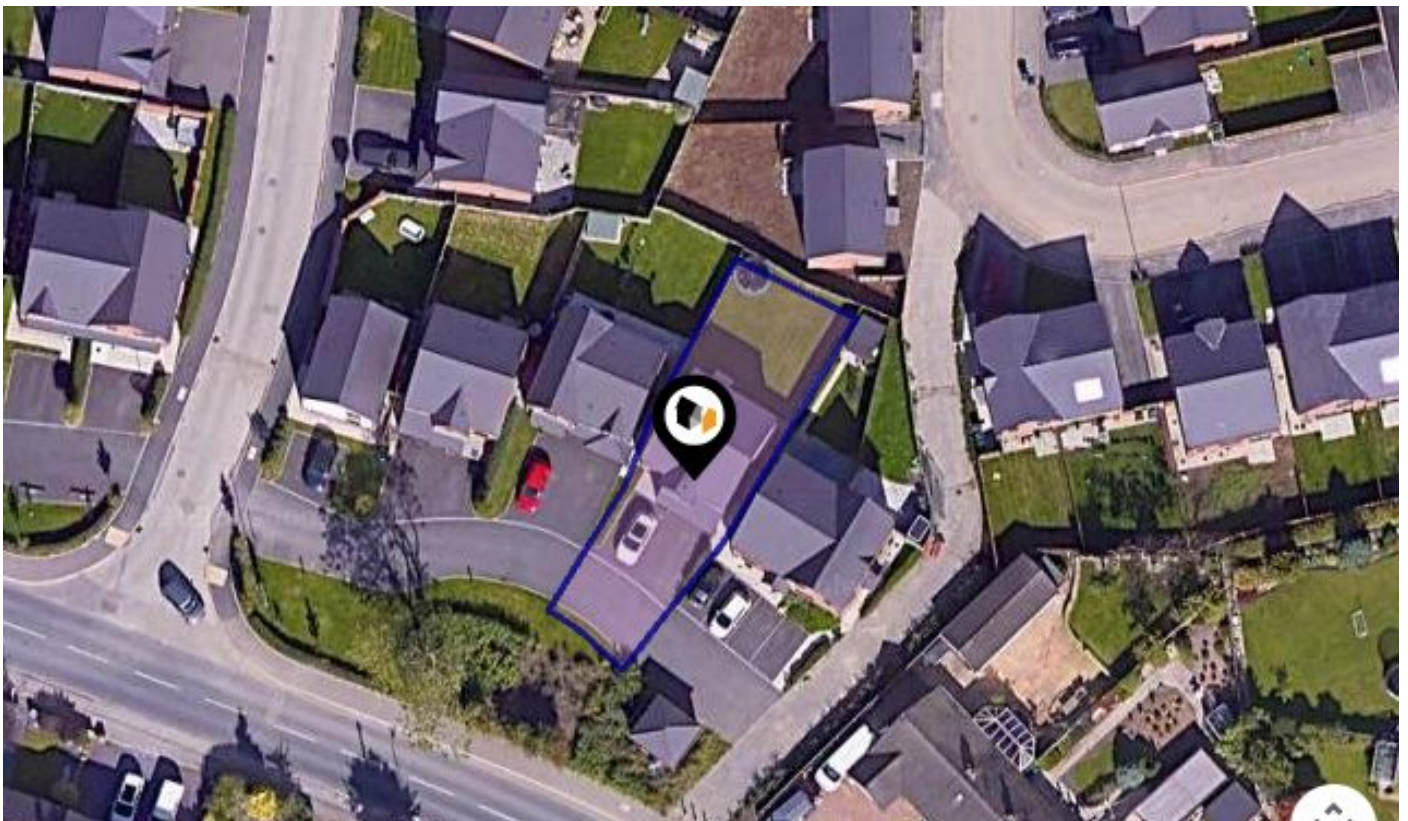


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 21<sup>st</sup> March 2025**



**GREY GABLES AVENUE, BAMBER BRIDGE, PRESTON, PR5**

## Roberts & Co

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

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www.roberts-estates.co.uk



### Property Overview

#### 4 Bedroom Detached Property

#### Immaculately Presented | Popular Location

This beautifully presented 4-bedroom detached property is situated in a popular and sought-after location, set back from the main road within a peaceful development. The home offers spacious and modern living, ideal for families.

The ground floor features a welcoming entrance hall leading to a spacious living room, which seamlessly opens into a fantastic dining kitchen. The kitchen is well-equipped with integrated appliances, including a dishwasher, hob, electric double oven, and fridge freezer. A handy storage cupboard provides additional space, while the utility room offers further functionality. A convenient downstairs WC completes the ground floor.

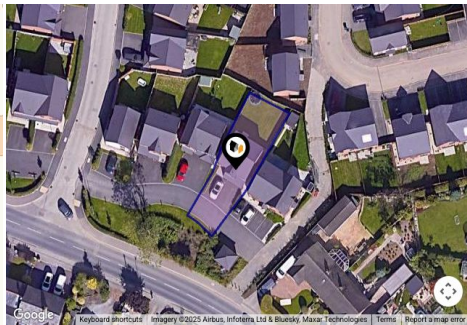
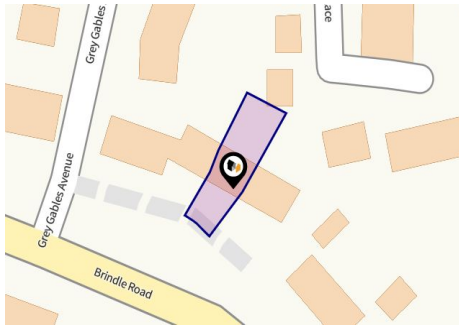
Upstairs, there are four generously sized bedrooms. The primary bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Bedrooms two and three are both spacious doubles, while bedroom four is a good-sized single, perfect for a nursery, home office, or guest room. A modern family bathroom serves the additional bedrooms.

The exterior of the property includes a double driveway providing ample off-road parking and an integral garage for secure storage. The large rear garden is not overlooked, offering a private and peaceful outdoor space, perfect for relaxation or entertaining.

What We Love About This Property: "This immaculate detached home offers exceptional living space with a stunning open-plan kitchen and dining area. The private, spacious garden and modern interiors make it an ideal choice for families or those seeking a well-presented home in a desirable location."

Tenure: Freehold

Council Tax Band: D



## Property


Type:	Detached
Bedrooms:	4
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	2020
Council Tax :	Band D
Annual Estimate:	£2,242
Title Number:	LAN244105

**Tenure:** Freehold

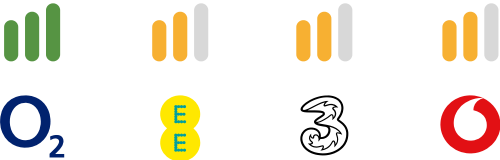
## Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>67</b> mb/s	<b>1800</b> mb/s
		

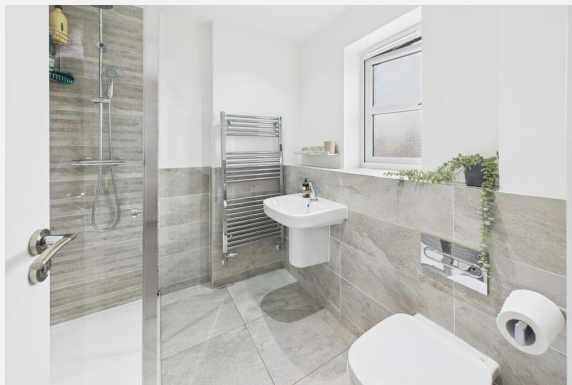
**Mobile Coverage:**  
(based on calls indoors)

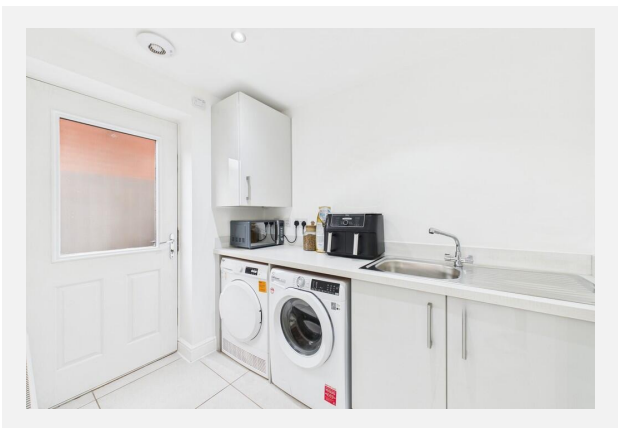
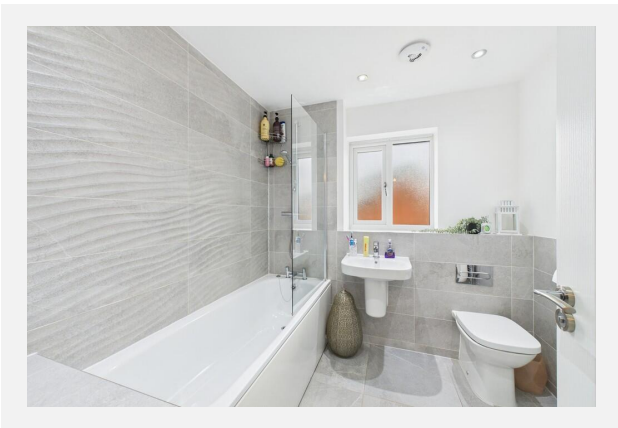


**Satellite/Fibre TV Availability:**





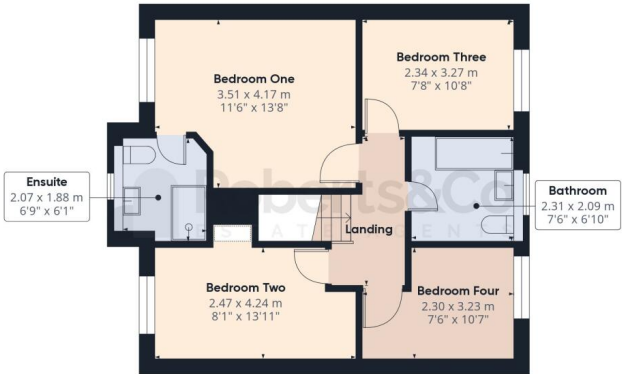




GREY GABLES AVENUE, BAMBER BRIDGE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
110.49 m<sup>2</sup>  
1189.31 ft<sup>2</sup>

Reduced headroom  
0.92 m<sup>2</sup>  
9.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

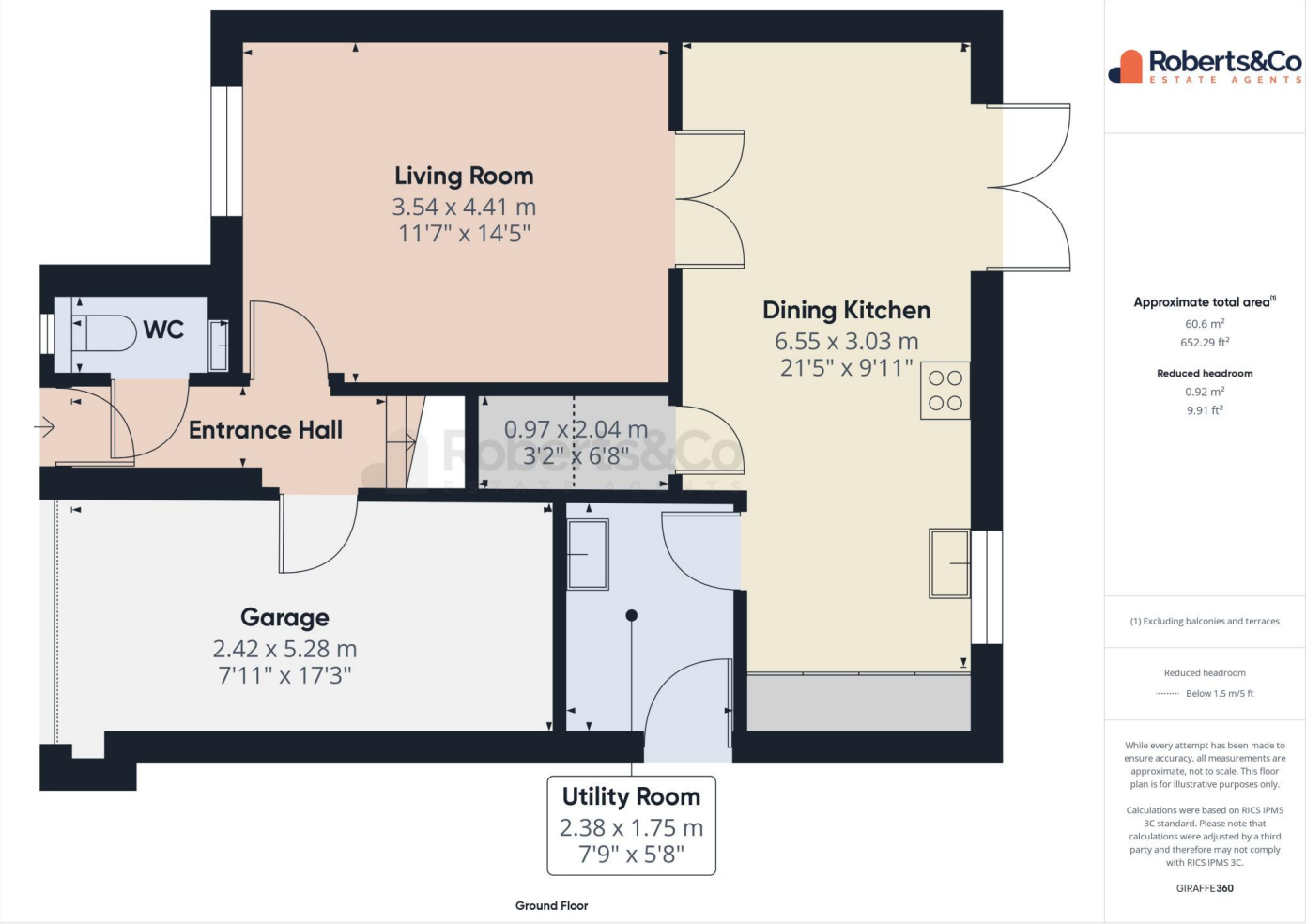
Reduced headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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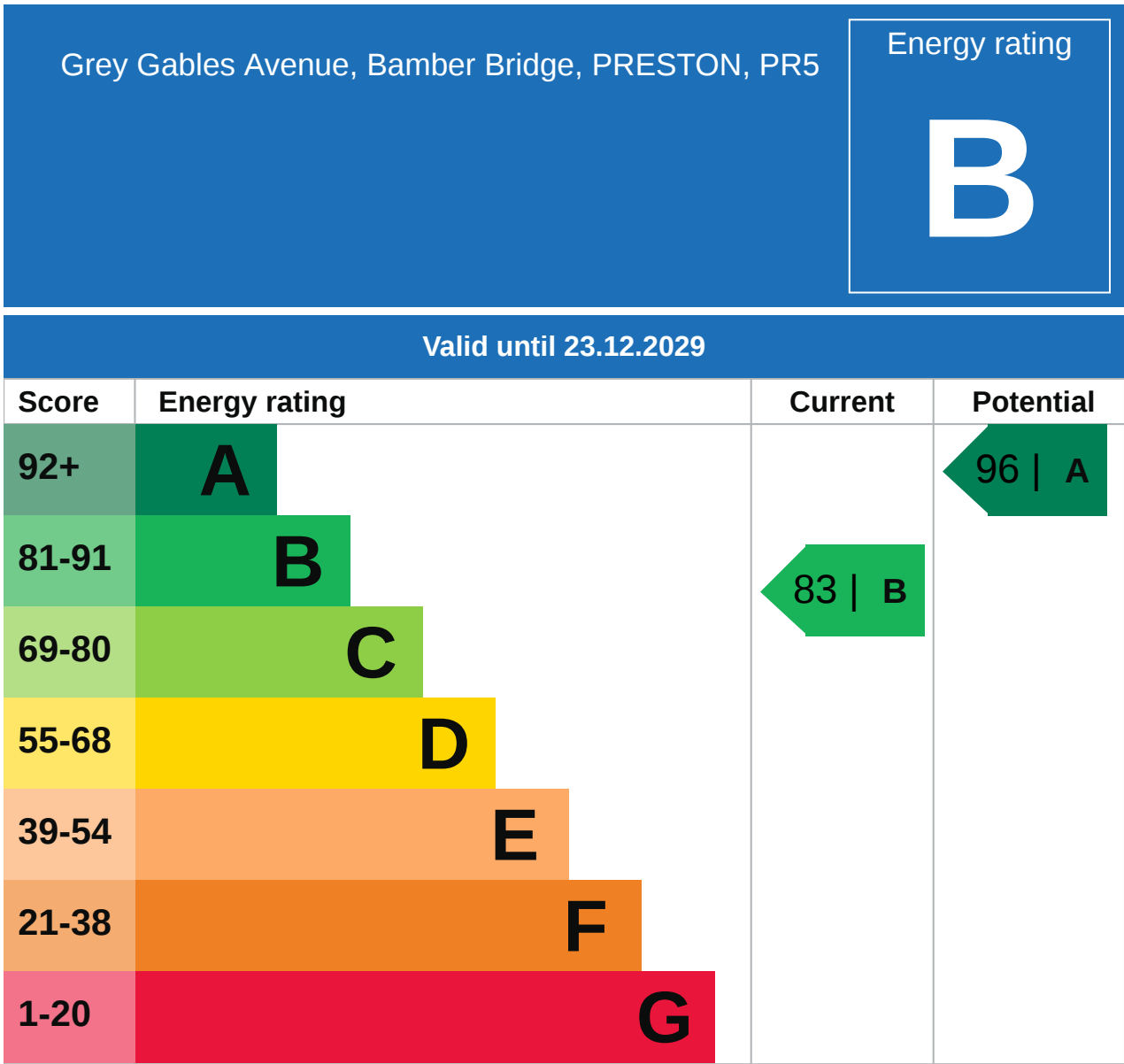
GREY GABLES AVENUE, BAMBER BRIDGE, PRESTON, PR5



GREY GABLES AVENUE, BAMBER BRIDGE, PRESTON, PR5







### Additional EPC Data

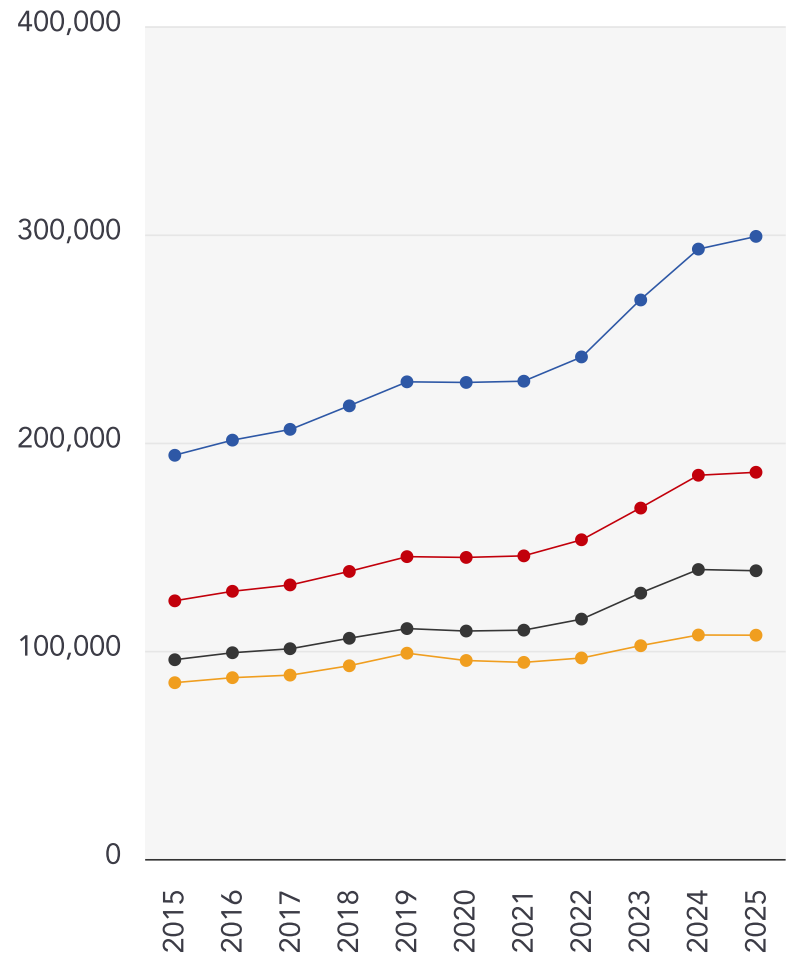
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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Average thermal transmittance 0.24 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very good
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Average thermal transmittance 0.12 W/m <sup>2</sup> K
<b>Floors Energy:</b>	Very good
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	Air permeability 6.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested)
<b>Air Tightness Energy:</b>	Good
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

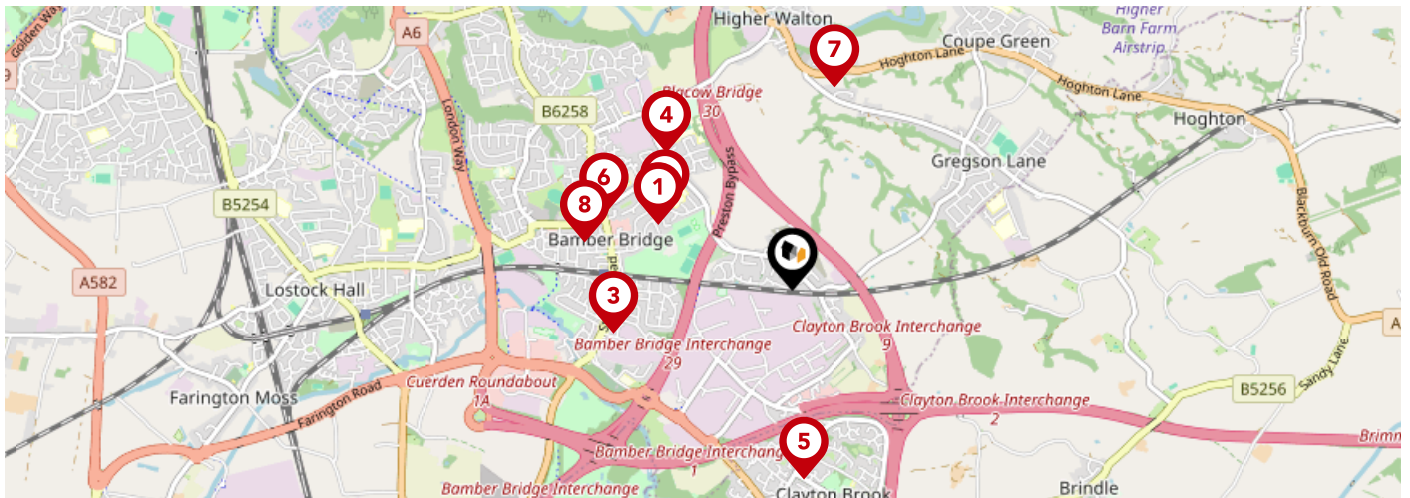
**+49.8%**

Terraced

**+44.66%**

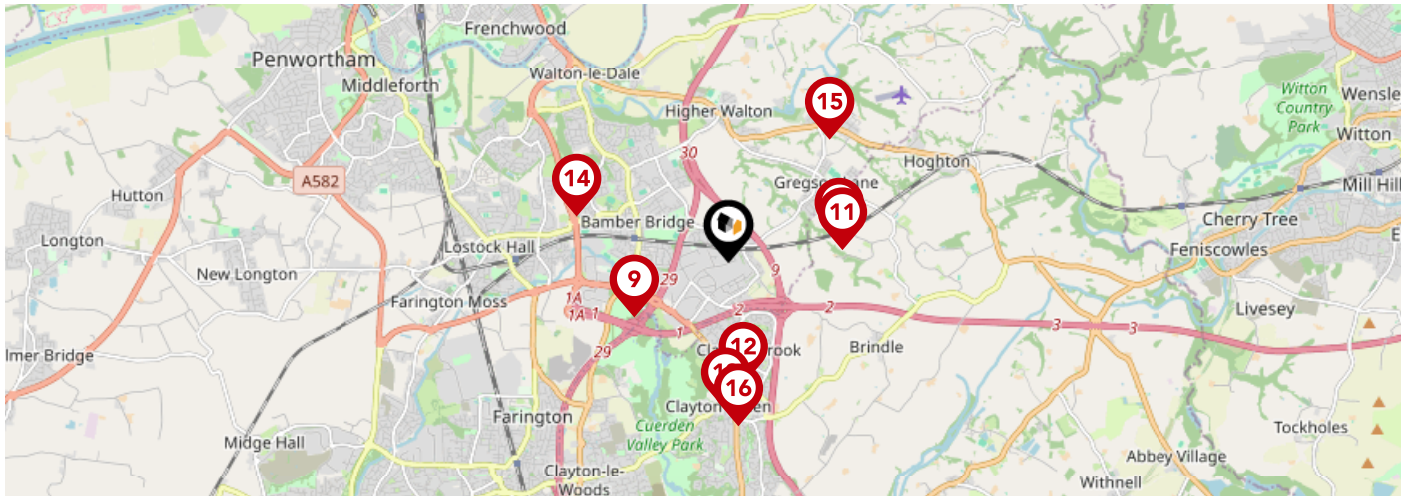
Flat




**+26.94%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 14   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

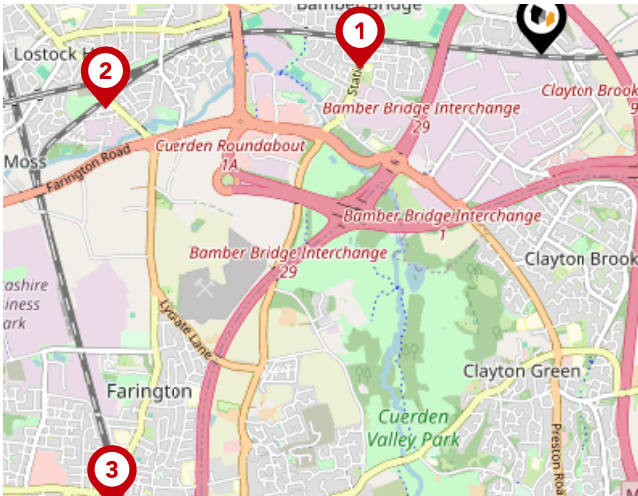




		Nursery	Primary	Secondary	College	Private
	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brindle Gregson Lane Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Brindle</b> Ofsted Rating: Good   Pupils: 90   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 22   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coupe Green Primary School</b> Ofsted Rating: Good   Pupils: 150   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

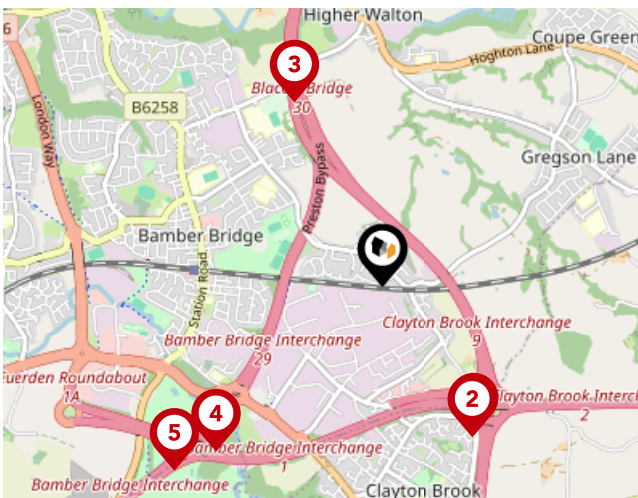
# Area

## Transport (National)



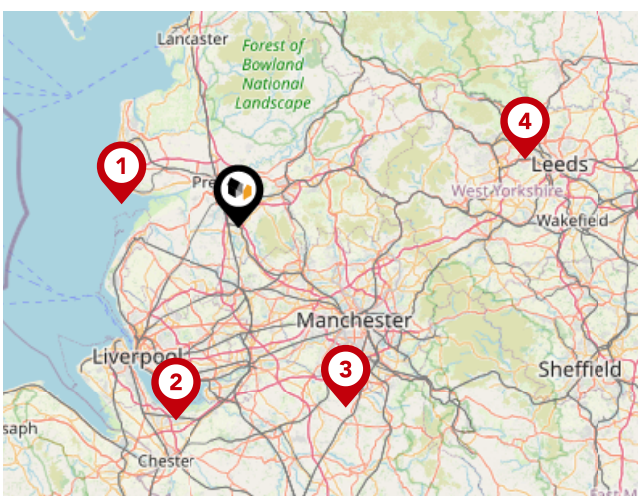
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bamber Bridge Rail Station	0.8 miles
<b>2</b>	Lostock Hall Rail Station	1.93 miles
<b>3</b>	Leyland Rail Station	2.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M65 J2	0.77 miles
<b>2</b>	M61 J9	0.77 miles
<b>3</b>	M6 J30	0.9 miles
<b>4</b>	M6 J29	1.03 miles
<b>5</b>	M65 J1	1.22 miles

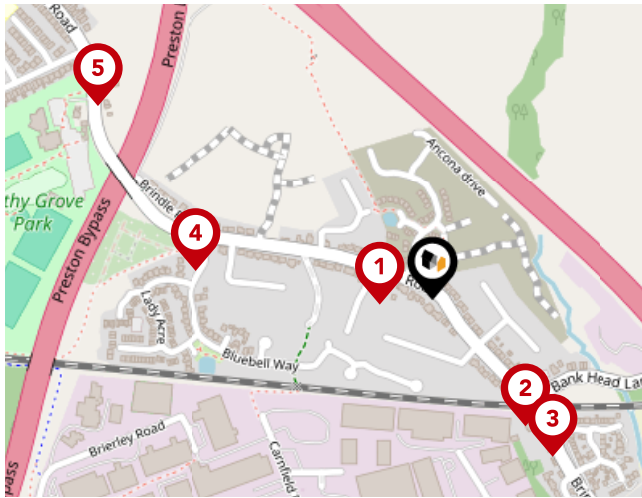


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	16.74 miles
<b>2</b>	Speke	28.38 miles
<b>3</b>	Manchester Airport	29.45 miles
<b>4</b>	Leeds Bradford Airport	41.25 miles

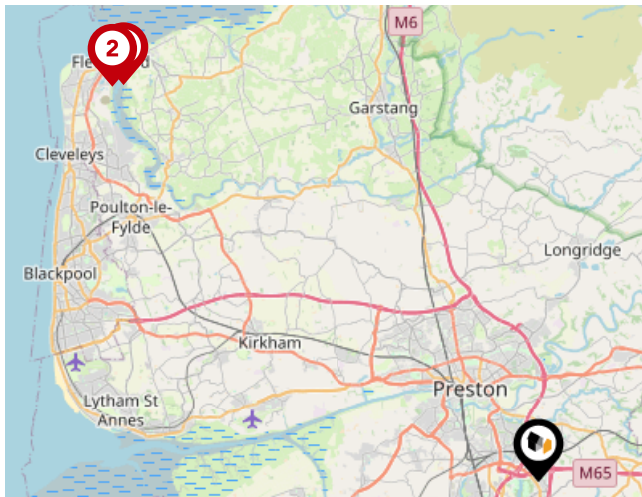
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brindle Close	0.06 miles
2	Hospital Inn	0.17 miles
3	Hospital Inn Level Crossing	0.22 miles
4	Bluebell Way	0.26 miles
5	Leisure Centre	0.43 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.09 miles
2	Fleetwood for Knott End Ferry Landing	20.31 miles



### Roberts & Co

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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

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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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