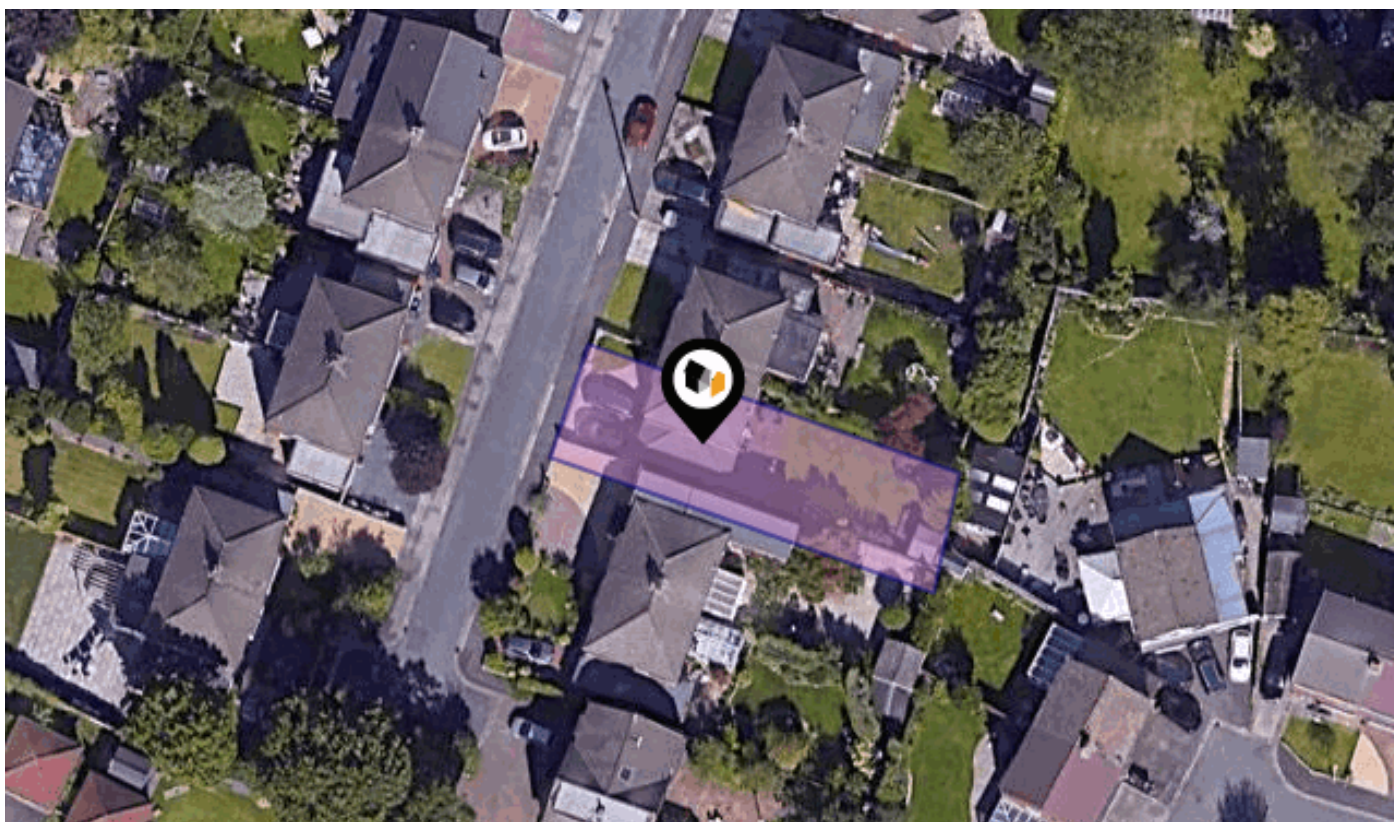


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 21<sup>st</sup> May 2025**



**BRINDLE CLOSE, BAMBER BRIDGE, PRESTON, PR5**

## Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Spacious and Extended 4-Bedroom Semi-Detached Home in Quiet Cul-de-Sac

Nestled in a peaceful cul-de-sac, this beautifully presented four-bedroom semi-detached home has been thoughtfully extended to offer flexible and spacious living accommodation - ideal for modern family life. With a generous and private rear garden, ample parking, and a versatile layout, this home is ready to move straight into.

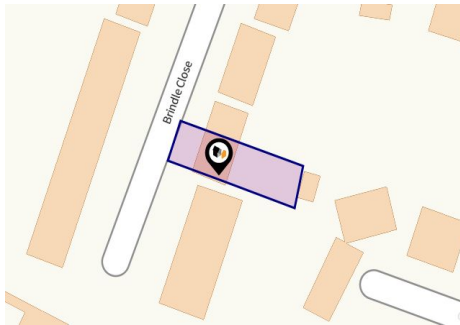
Upon entering, you are welcomed by a bright entrance hall leading into a spacious living room, featuring a charming bay window and a gas fire - creating a warm and inviting space to relax. To the rear of the property is a well-proportioned dining kitchen, fitted with an integrated dishwasher, electric hob, and oven, and offering ample space for an American-style fridge freezer. This area is perfect for family dining or entertaining.

A separate utility room provides practical space with plumbing for both a washing machine and dryer, and also includes a convenient downstairs WC. The ground floor also benefits from a versatile double bedroom, which could alternatively serve as a second reception room, home office, or playroom depending on your needs.

Upstairs, the home offers three further bedrooms - two generous doubles and a good-sized single - along with a stylish shower room.

Externally, the property boasts a lovely, private rear garden that enjoys a quiet, secluded setting - ideal for outdoor dining, children's play, or simply relaxing. To the front, a driveway provides off-road parking.

This property combines comfort, flexibility, and a prime, tucked-away location close to local amenities and transport links. A must-view for families or anyone seeking space and peace in a well-established residential area.



## Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,091
Title Number:	LA794645

Tenure:	Freehold
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## 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>11</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *Brindle Close, Bamber Bridge, Preston, PR5*

Reference - SouthRibble/07/2015/1596/HOH	
Decision:	Decided
Date:	07th September 2015
Description:	Two storey side extension, single storey rear extension





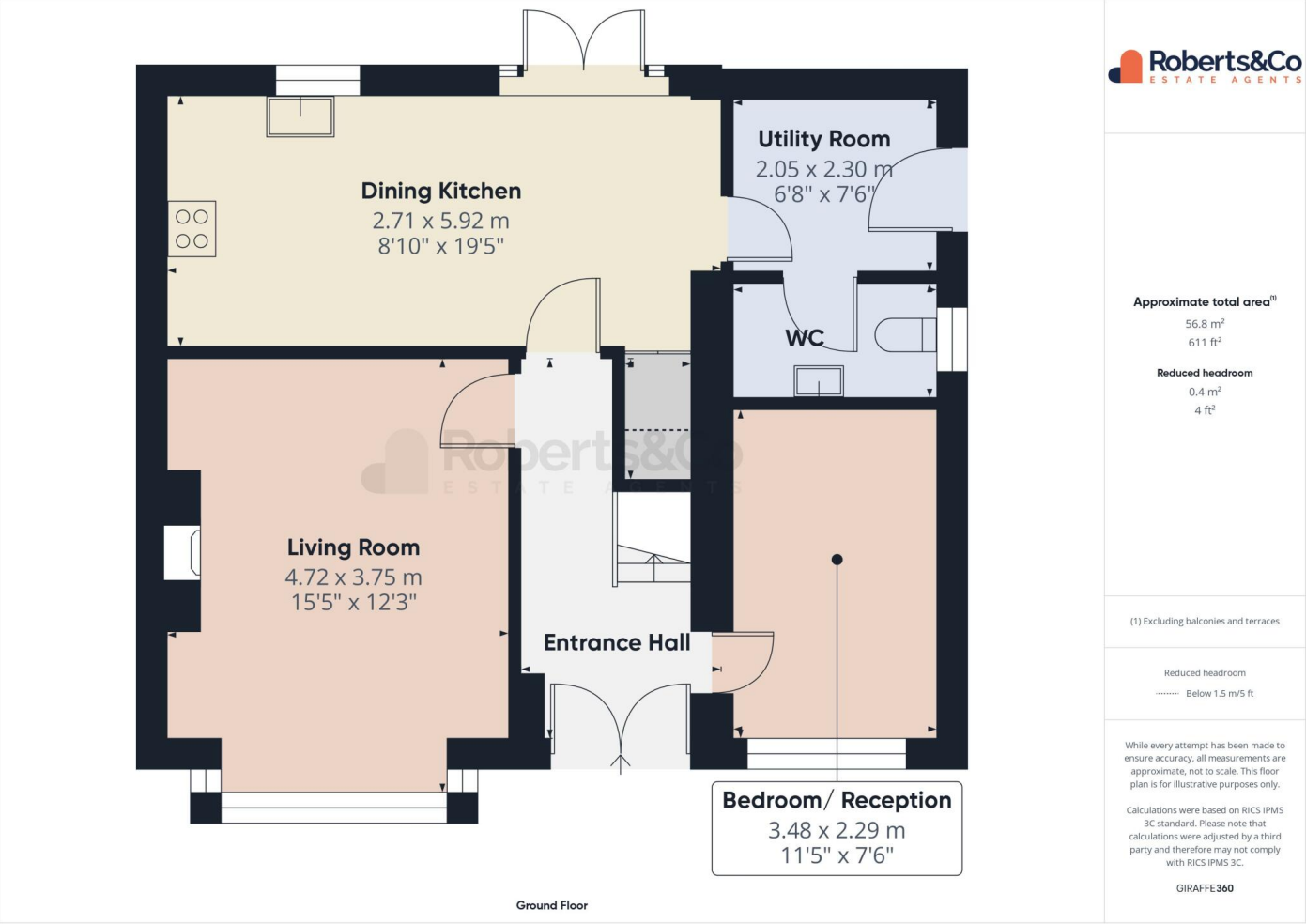




BRINDLE CLOSE, BAMBER BRIDGE, PRESTON, PR5

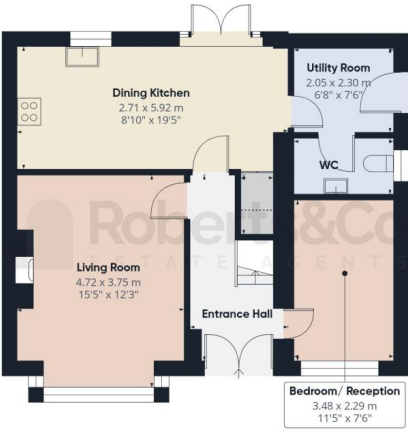


BRINDLE CLOSE, BAMBER BRIDGE, PRESTON, PR5





BRINDLE CLOSE, BAMBER BRIDGE, PRESTON, PR5



Ground Floor



Floor 1



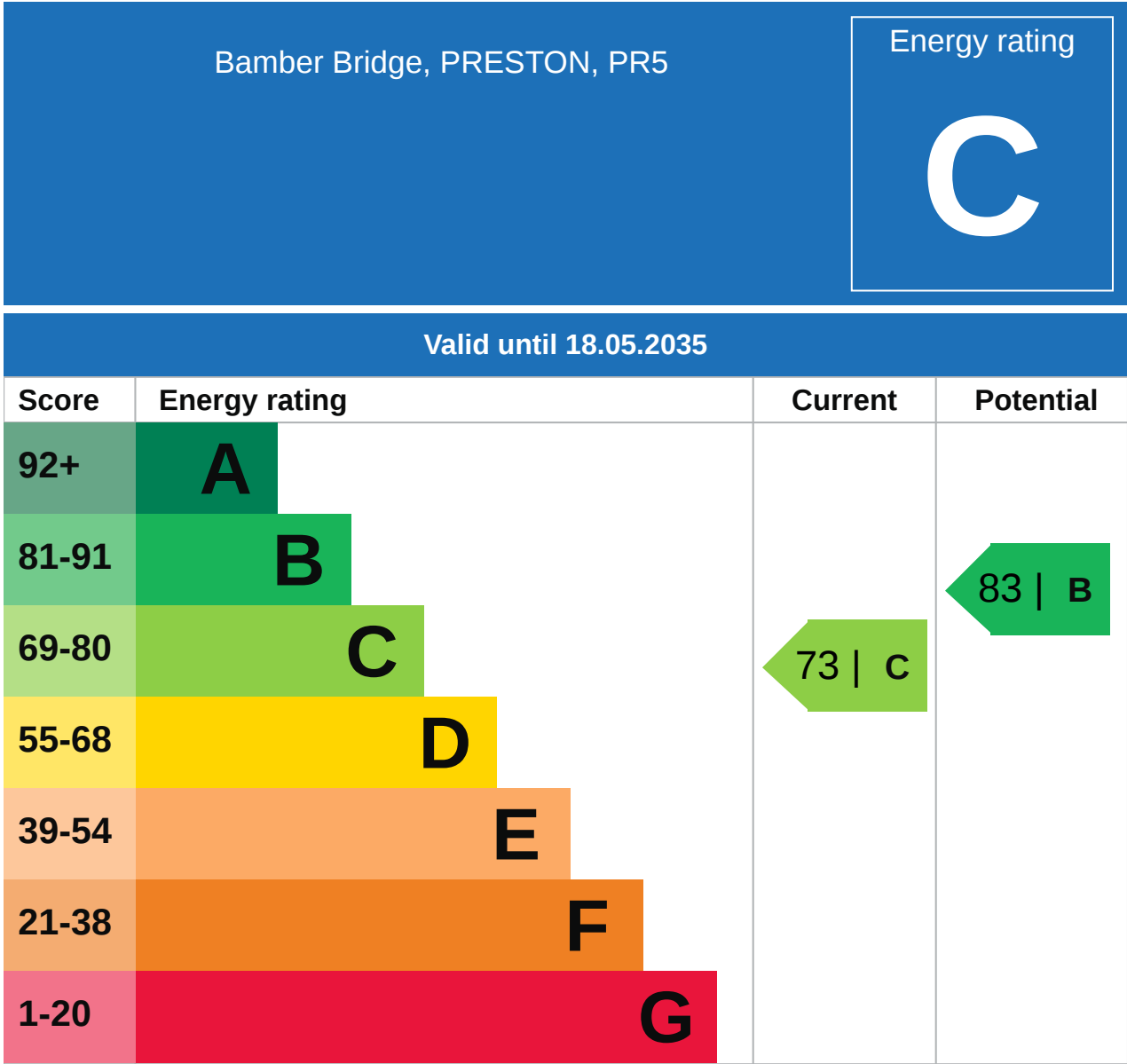
Approximate total area<sup>(1)</sup>  
95.5 m<sup>2</sup>  
1027 ft<sup>2</sup>  
Reduced headroom  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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.

GIRAFFE360



### Additional EPC Data

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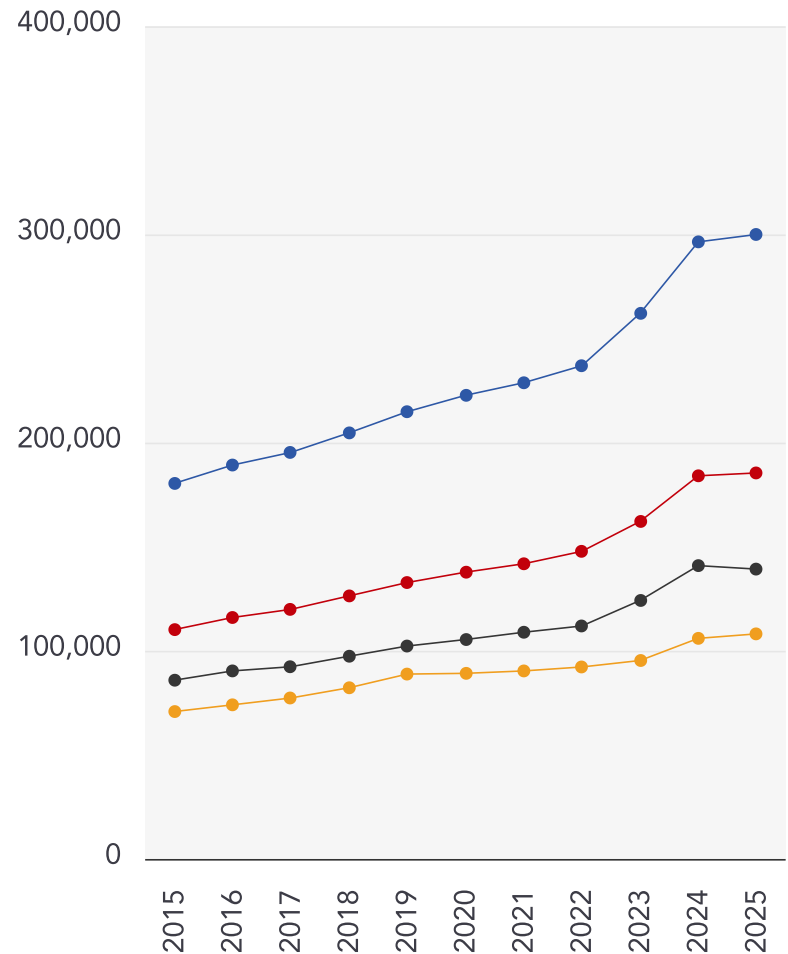
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	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>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	102 m <sup>2</sup>



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

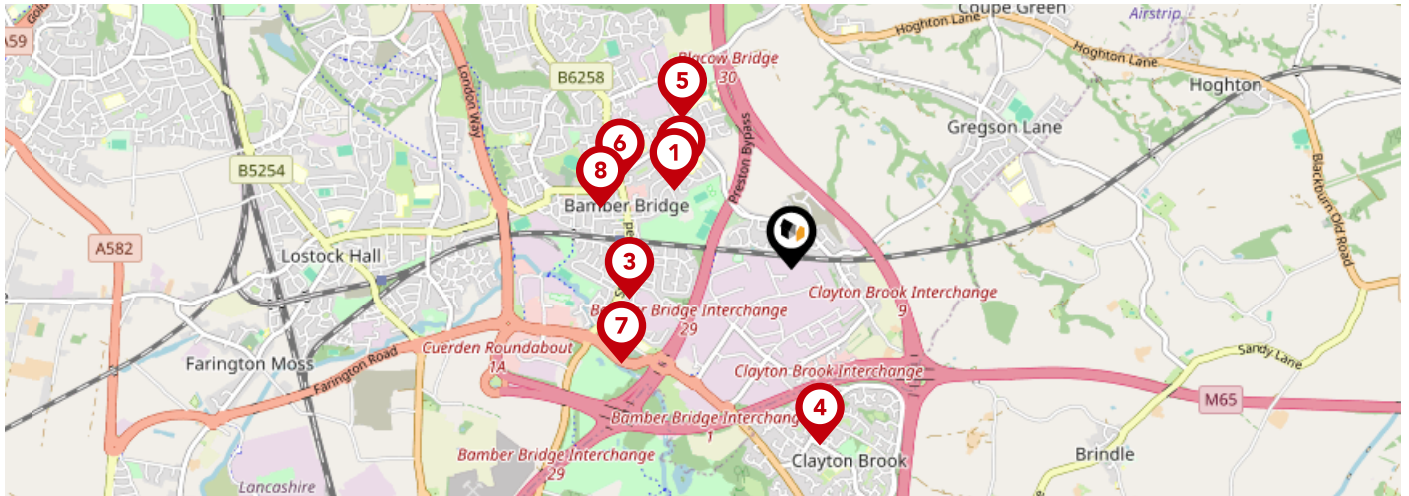
**+68.31%**

Terraced

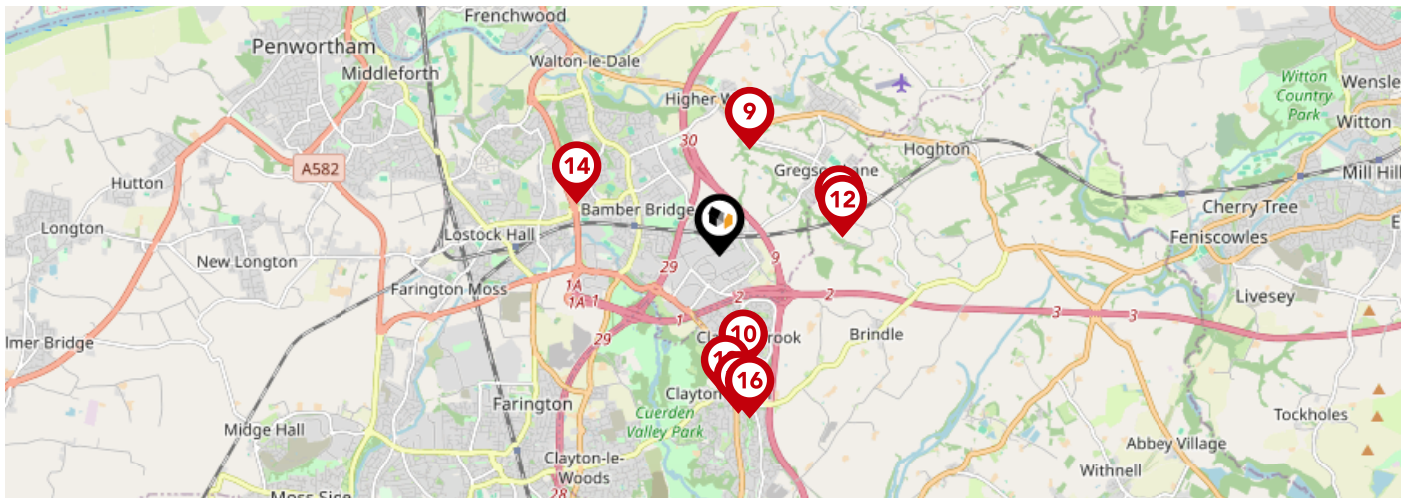
**+62.15%**









Flat

**+52.7%**



		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:0.61	<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:0.63	<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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 14   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.81	<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:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

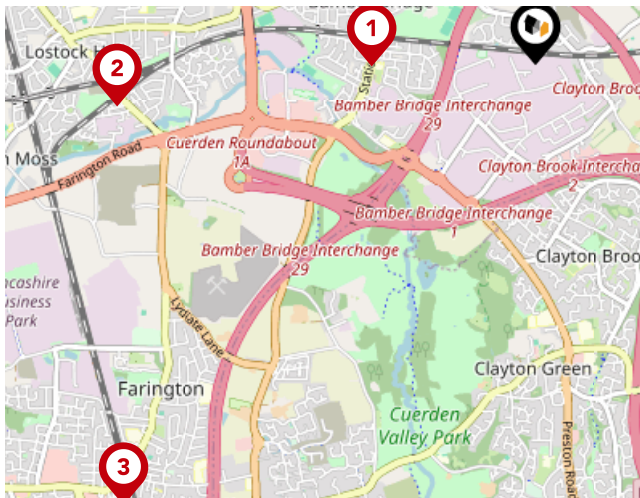


		Nursery	Primary	Secondary	College	Private
	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brindle Gregson Lane Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.08	<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:1.09	<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:1.25	<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:1.33	<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:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



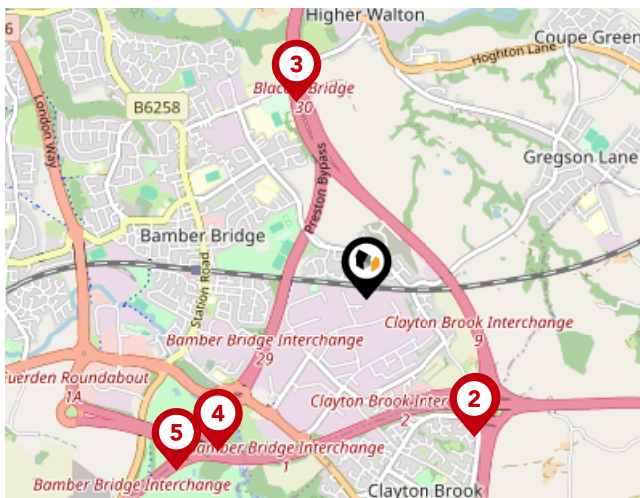
# Area

## Transport (National)



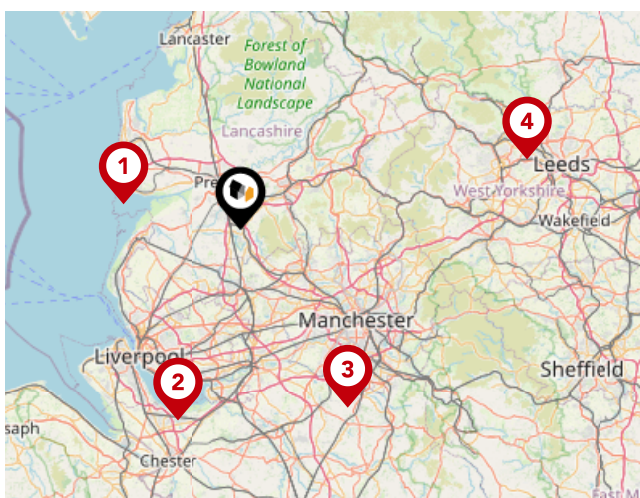
### National Rail Stations

Pin	Name	Distance
	Bamber Bridge Rail Station	0.71 miles
	Lostock Hall Rail Station	1.84 miles
	Leyland Rail Station	2.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M65 J2	0.77 miles
	M61 J9	0.77 miles
	M6 J30	0.92 miles
	M6 J29	0.93 miles
	M65 J1	1.12 miles

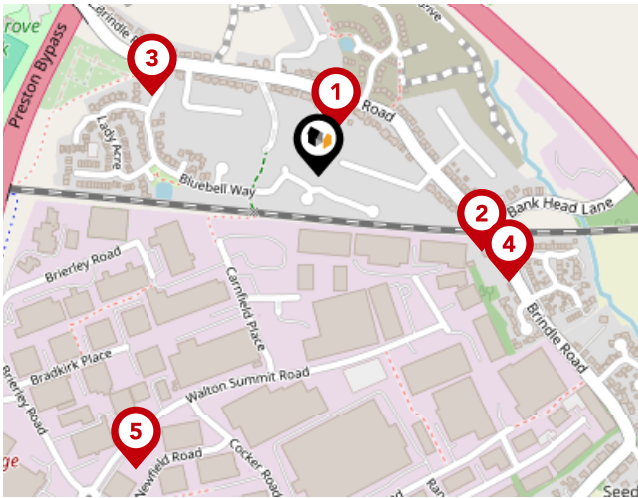


### Airports/Helipads






Pin	Name	Distance
	Highfield	16.68 miles
	Speke	28.31 miles
	Manchester Airport	29.44 miles
	Leeds Bradford Airport	41.34 miles

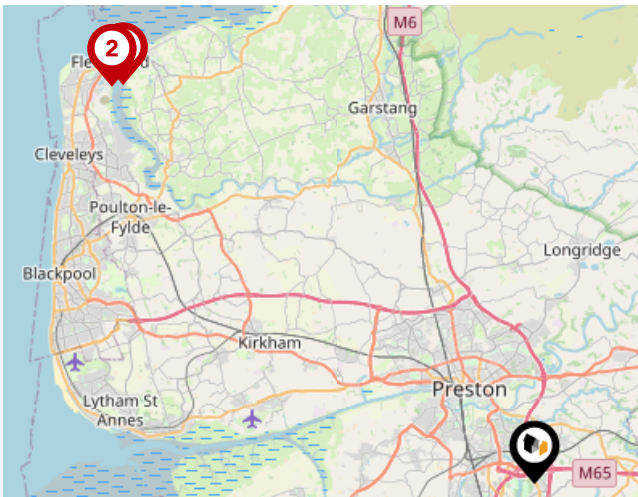
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Brindle Close	0.05 miles
	Hospital Inn	0.2 miles
	Bluebell Way	0.2 miles
	Hospital Inn Level Crossing	0.24 miles
	Cocker Road	0.38 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	20.07 miles
	Fleetwood for Knott End Ferry Landing	20.29 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

---

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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