

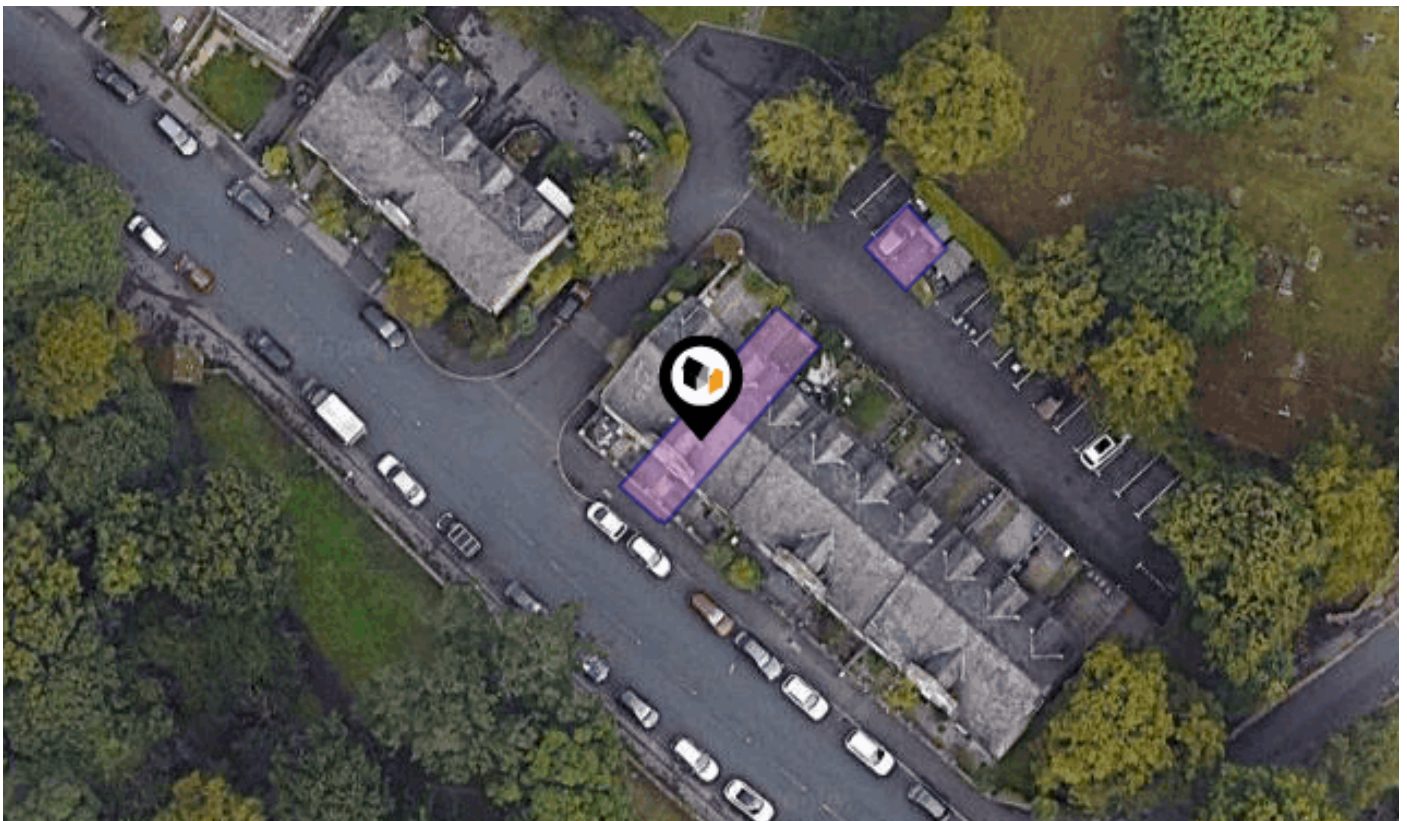


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st August 2025



CHURCH ROAD, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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www.roberts-estates.co.uk



* Beautifully Presented Townhouse* Set Over Three Floors* 5 Bedrooms This spacious and stylish modern townhouse offers flexible family living across three well-planned floors, located in a sought-after residential area. Immaculately maintained and thoughtfully designed throughout, this home is perfect for families, professionals, or anyone seeking comfort, space, and convenience. Step into a welcoming entrance hallway with a convenient downstairs WC. The modern fitted kitchen is positioned at the front of the property and comes complete with an electric oven, gas hob, dishwasher, and plumbing and space for a washing machine. To the rear, the generously proportioned open-plan living and dining room provides the perfect setting for both everyday living and entertaining, with French doors opening onto the private rear garden-bringing the outdoors in. The first floor features a generously sized room - originally intended to be Bedroom One, though currently used by the owners as a TV room. This versatile space could easily function as a living room, playroom, or even a bedroom to suit your lifestyle. Also on this floor are two well-proportioned bedrooms and a modern three-piece family bathroom. The upper floor offers a sense of privacy and retreat, with two spacious double bedrooms, including a shower room with a walk-in shower, ideal for busy mornings or unwinding after a long day. The enclosed rear garden is not overlooked, providing a peaceful and private outdoor space, perfect for relaxing or entertaining. To the rear of the property are two allocated parking spaces, ensuring convenient off-road parking. The property is part of a well-kept private development, with a monthly contribution of £35 toward the maintenance of the private road and communal green areas, helping maintain the high standards of the surrounding environment.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.03 acres		
Year Built :	2006		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	LAN33102		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	Church Road	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

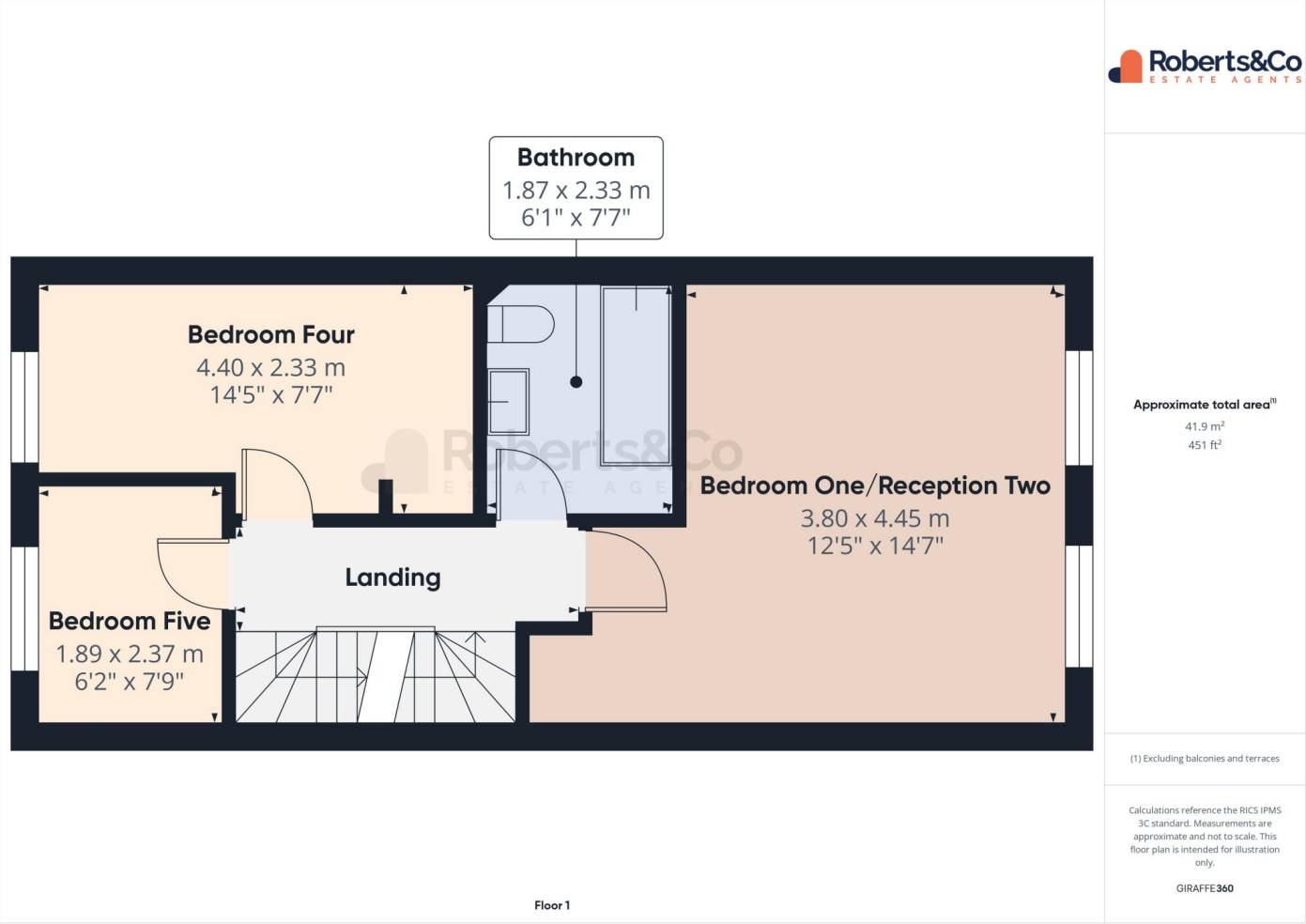




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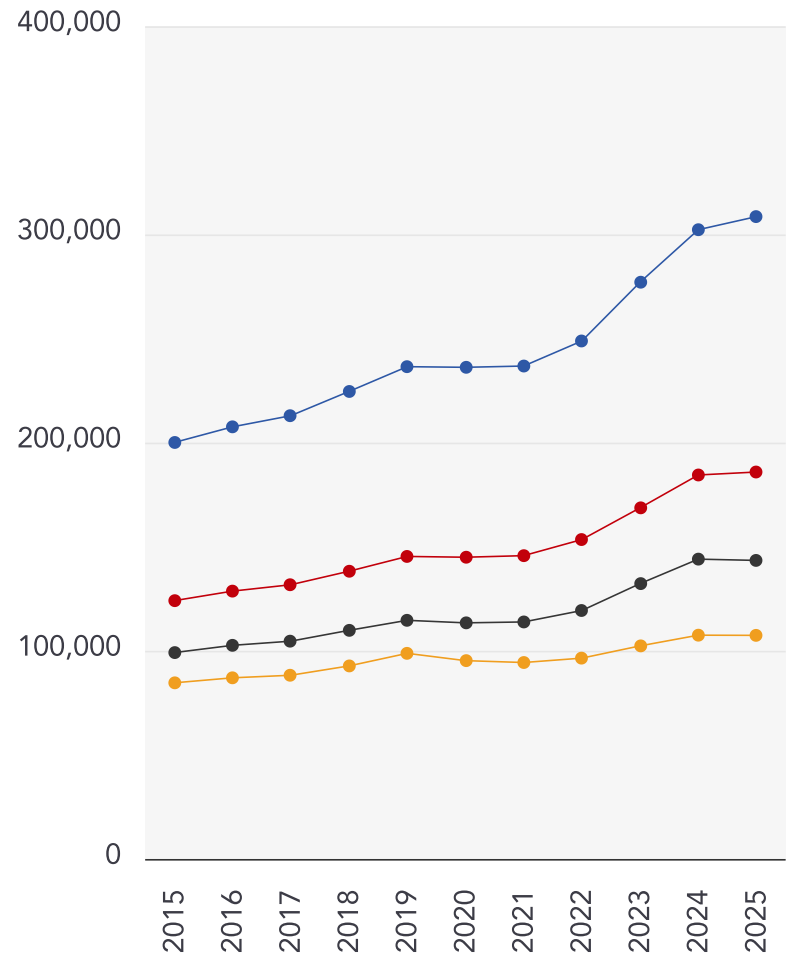
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Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

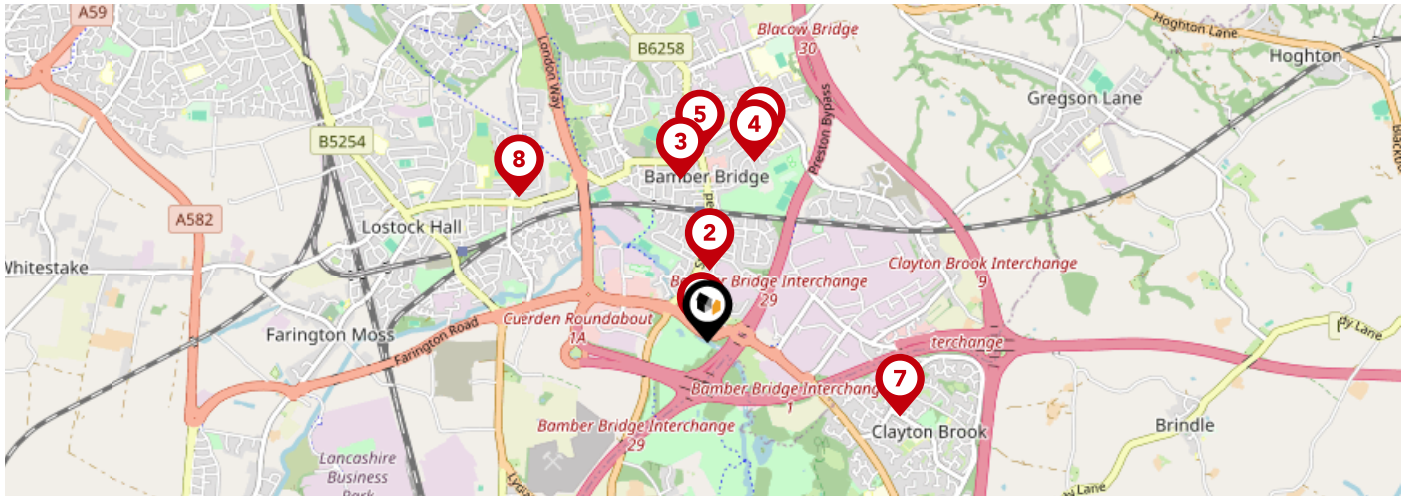
+49.8%

Terraced

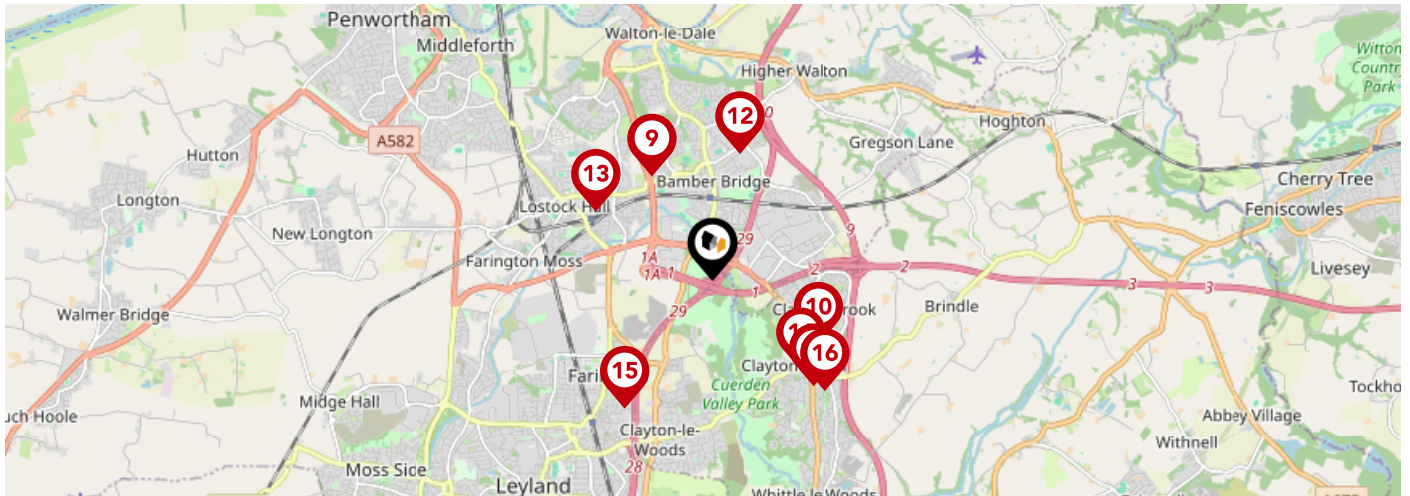
+44.66%

Flat

+26.94%



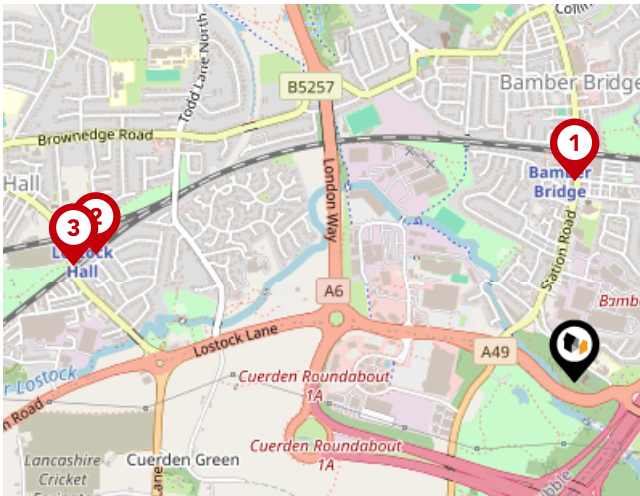
		Nursery	Primary	Secondary	College	Private
1	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.04	☐	☐	☒	☐	☐
2	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.32	☐	☒	☐	☐	☐
3	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.72	☐	☒	☐	☐	☐
4	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.82	☐	☒	☐	☐	☐
5	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.83	☐	☐	☒	☐	☐
6	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.88	☐	☐	☒	☐	☐
7	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:0.9	☐	☐	☒	☐	☐
8	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.05	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance: 1.05	☐	☒	☐	☐	☐
	Clayton Brook Primary School Ofsted Rating: Good Pupils: 168 Distance: 1.08	☐	☒	☐	☐	☐
	Cambian Red Rose School Ofsted Rating: Good Pupils: 22 Distance: 1.11	☐	☐	☒	☐	☐
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.13	☐	☐	☒	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.2	☐	☒	☐	☐	☐
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance: 1.28	☐	☒	☐	☐	☐
	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance: 1.37	☐	☒	☐	☐	☐
	Westwood Primary School Ofsted Rating: Good Pupils: 170 Distance: 1.38	☐	☒	☐	☐	☐

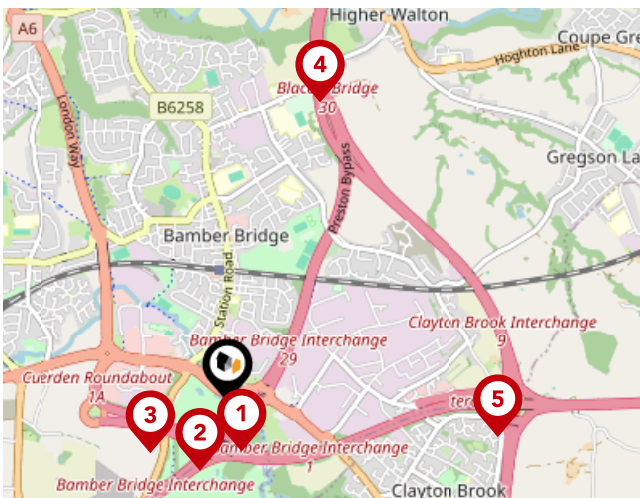
Area

Transport (National)



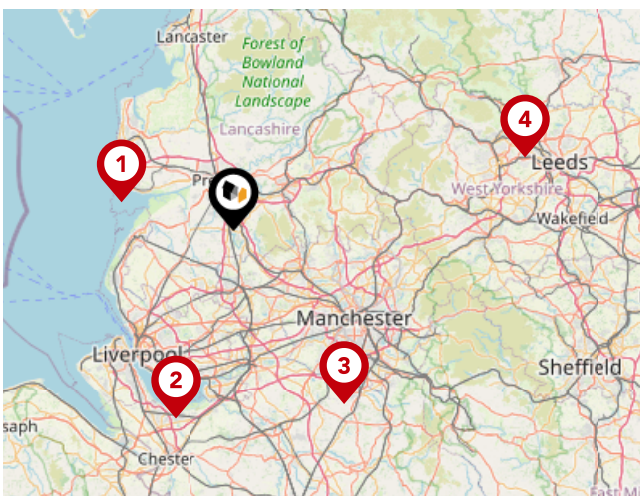
National Rail Stations

Pin	Name	Distance
	Bamber Bridge Rail Station	0.44 miles
	Lostock Hall Rail Station	1.08 miles
	Lostock Hall Rail Station	1.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J29	0.23 miles
	M65 J1	0.33 miles
	M65 J1A	0.41 miles
	M6 J30	1.37 miles
	M61 J9	1.2 miles

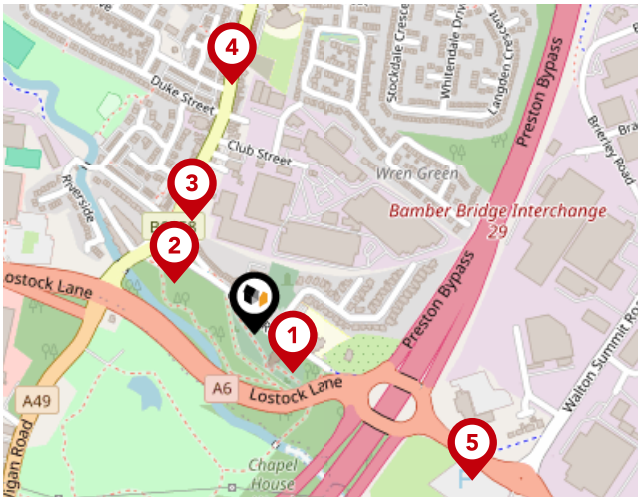


Airports/Helipads

Pin	Name	Distance
	Highfield	16.09 miles
	Speke	27.66 miles
	Manchester Airport	29 miles
	Leeds Bradford Airport	42.15 miles

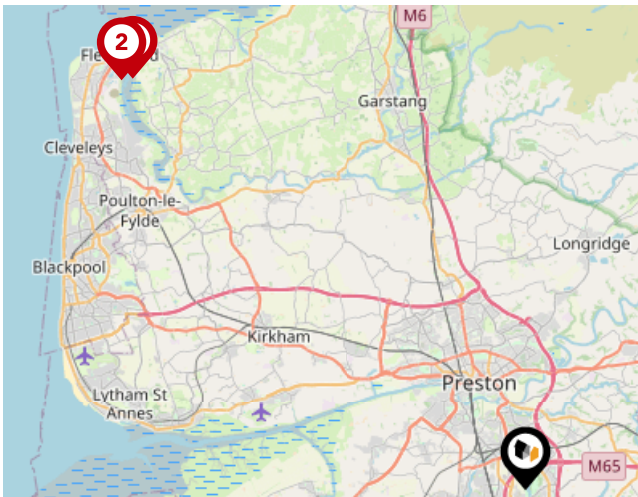
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Saviours CEPS	0.06 miles
2	Hob Inn Turning Circle	0.1 miles
3	Hob Inn	0.14 miles
4	Smithy Street	0.28 miles
5	Preston Hotel	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.89 miles
2	Fleetwood for Knott End Ferry Landing	20.1 miles



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.

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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