

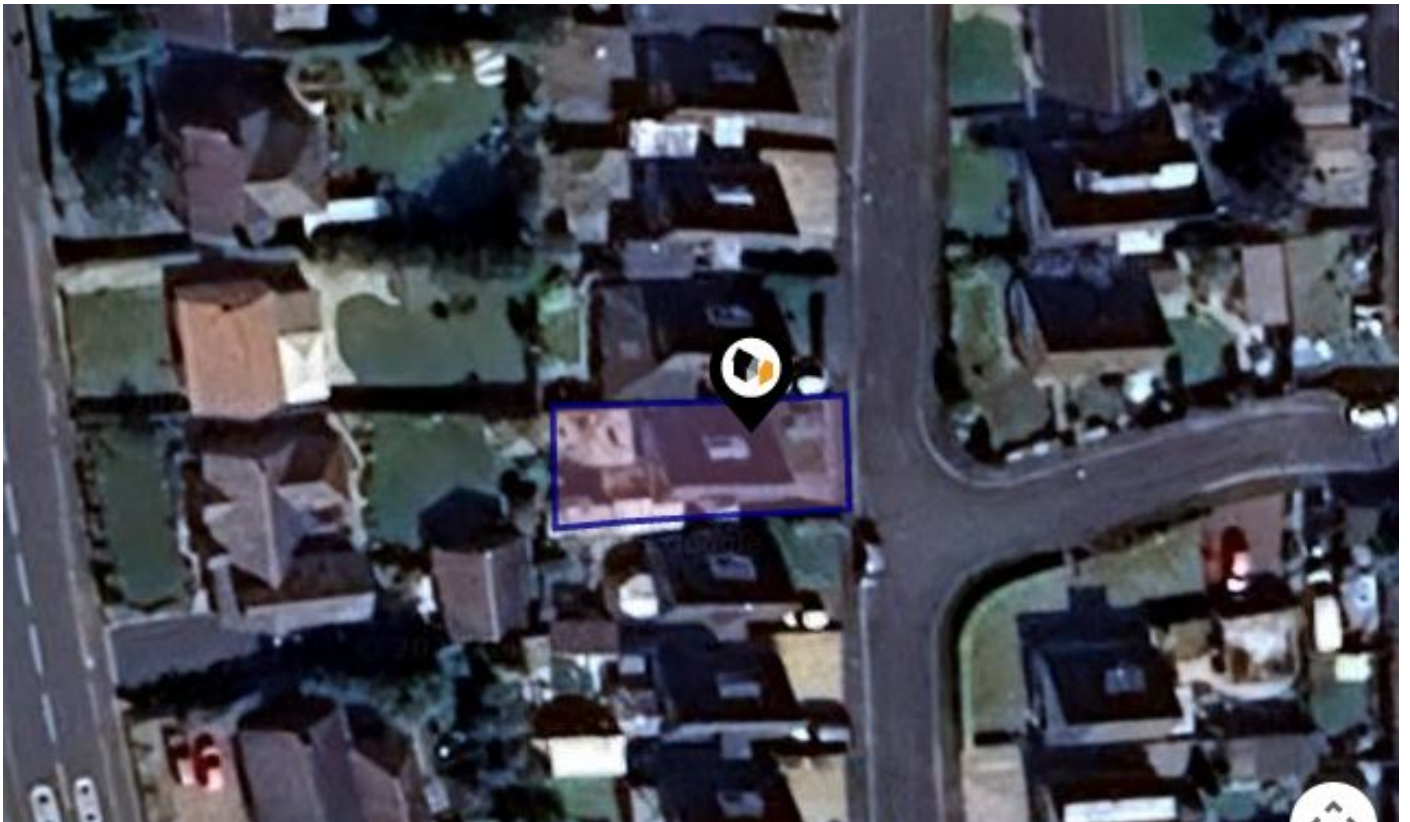


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th November 2025



MEADOWSIDE, WALMER BRIDGE, PRESTON, PR4

Roberts & Co

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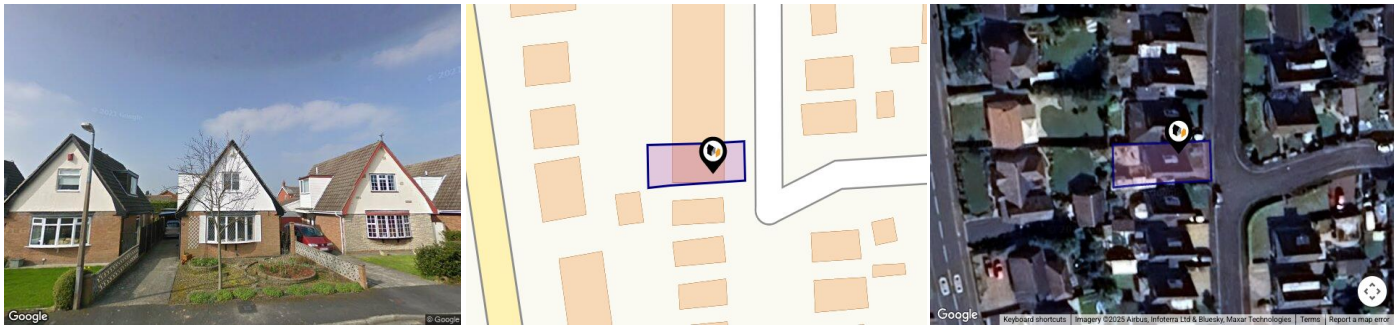


Introduction

Our Comments

* 2/3 Bedroom Detached Home * Sought After Village Location * Offered With No Chain

This well-maintained detached property is located in the highly sought-after village of Walmer Bridge, tucked away in a quiet cul-de-sac that offers peace, privacy, and a lovely community feel. Owned by the same family since around 1989, the home has been carefully looked after over the years, with plenty of potential for a new owner to place their own stamp on it-particularly with an updated kitchen if desired. Inside, the property features a spacious and bright living room, enhanced by a generous bay window that floods the room with natural light. A second reception room currently used as a dining room (or potential third bedroom)-benefits from attractive parquet flooring and patio doors opening directly onto the rear garden, creating an easy indoor-outdoor flow. The kitchen is functional and well maintained, offering scope for modernisation. Upstairs, you'll find two comfortable double bedrooms, both fitted with built-in wardrobes that maximise storage space. The recently updated shower room boasts a modern finish with a walk-in shower. Outside, the property enjoys low-maintenance gardens to both the front and rear. The rear garden also includes an electric sun canopy for comfortable outdoor relaxation, along with a charming water feature-its electrical connection conveniently housed in the garage. The driveway and garage provide ample practical parking and storage. Overall, this is an excellent opportunity to acquire a versatile and much-loved home in a desirable village location.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	LA576526		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	56 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Energy rating

D

Valid until 11.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

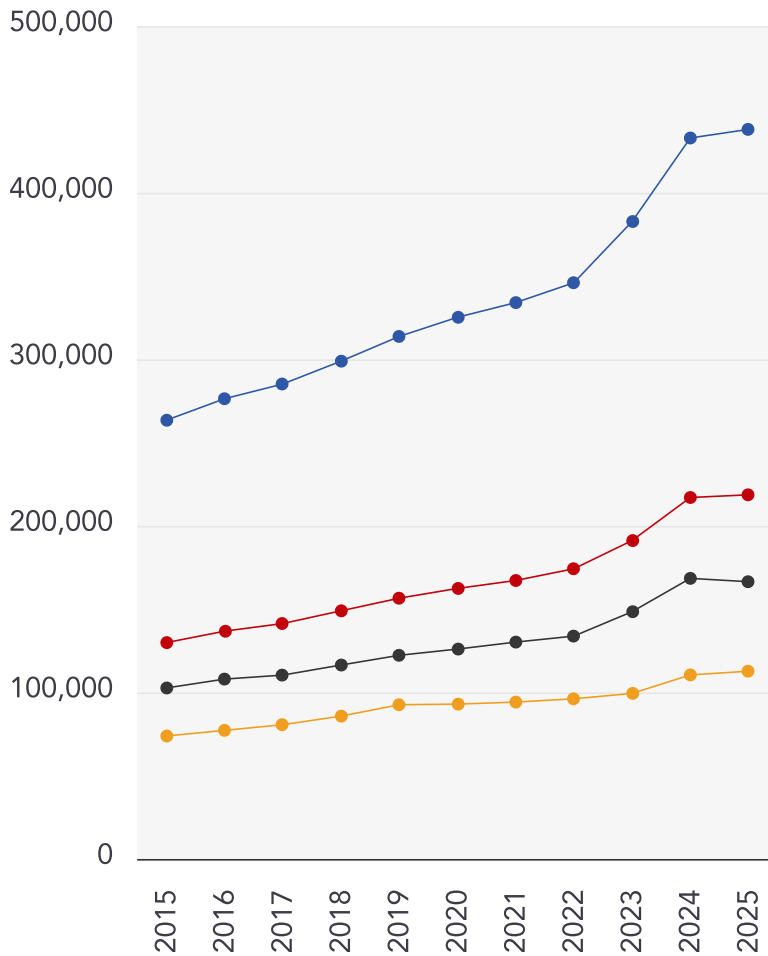
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+66.29%

Semi-Detached

+68.31%

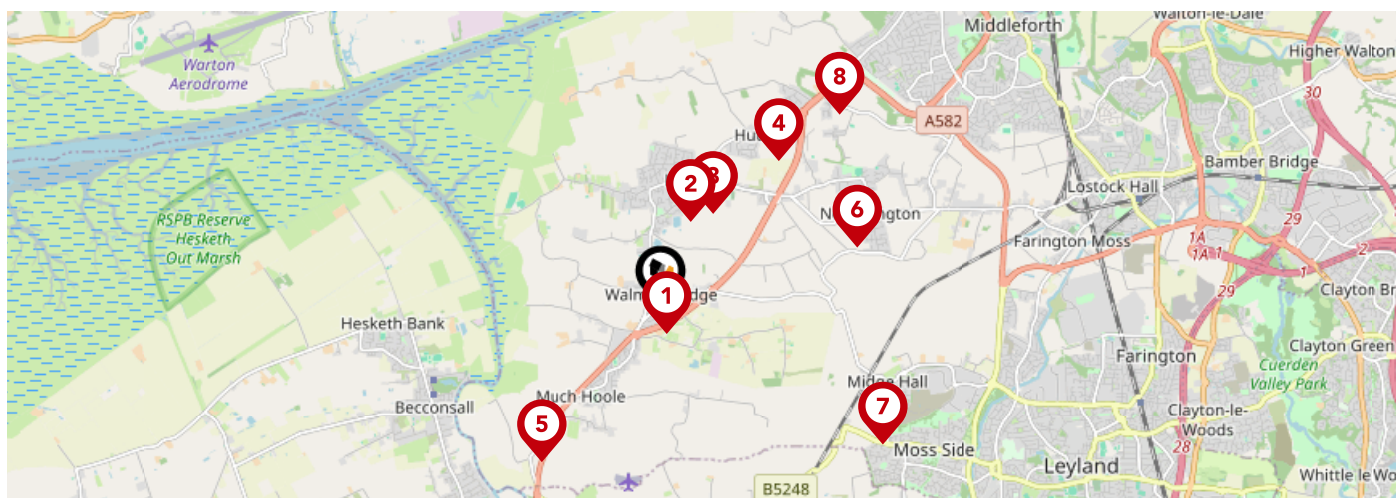
Terraced

+62.15%

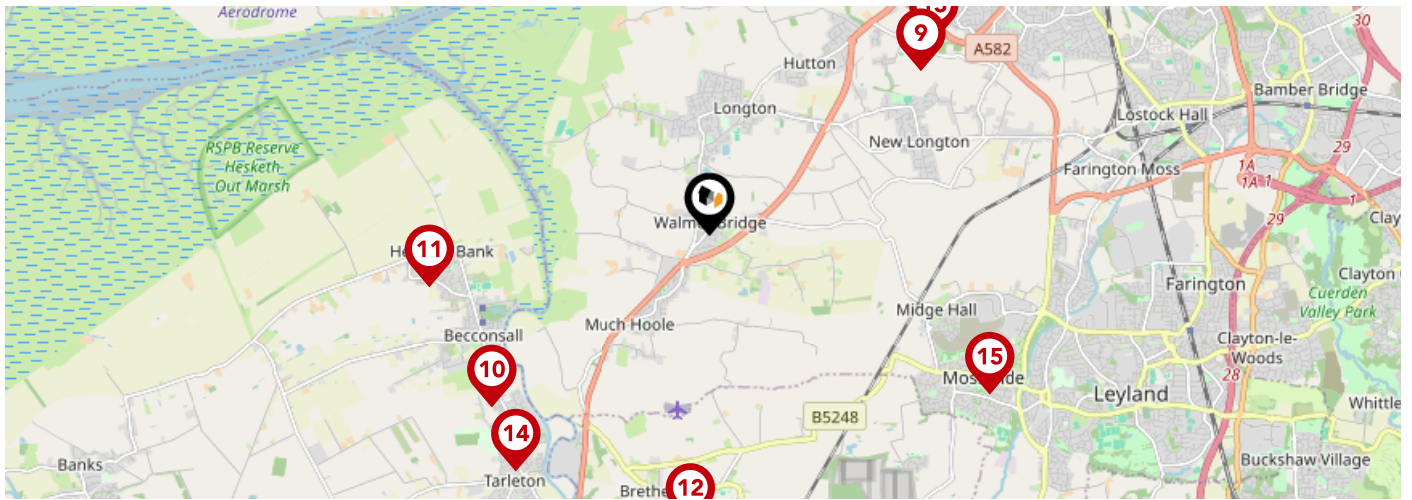
Flat

+52.7%

Area Schools



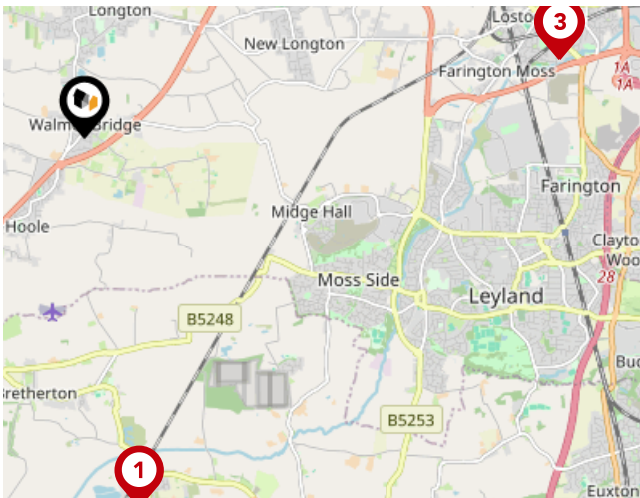
		Nursery	Primary	Secondary	College	Private
1	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hesketh-With-Becconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 108 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Academy Ofsted Rating: Good Pupils: 691 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

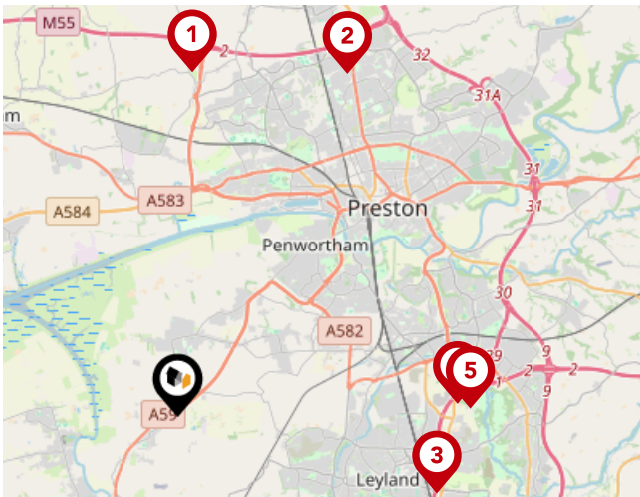
Area

Transport (National)



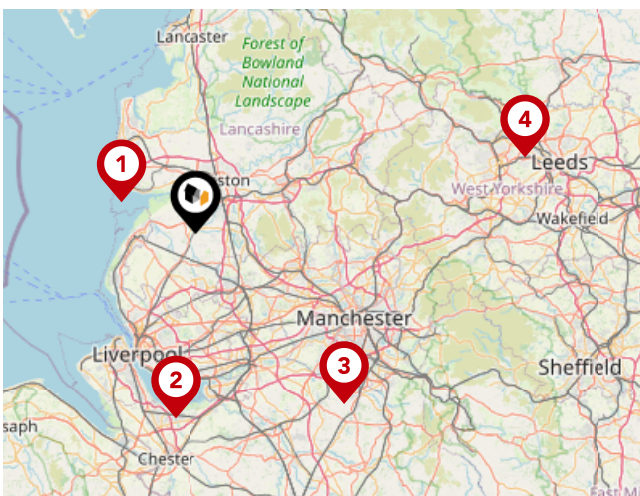
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.28 miles
2	Lostock Hall Rail Station	4.21 miles
3	Lostock Hall Rail Station	4.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	6.02 miles
2	M55 J1	6.69 miles
3	M6 J28	4.77 miles
4	M65 J1A	4.93 miles
5	M65 J1	5.15 miles

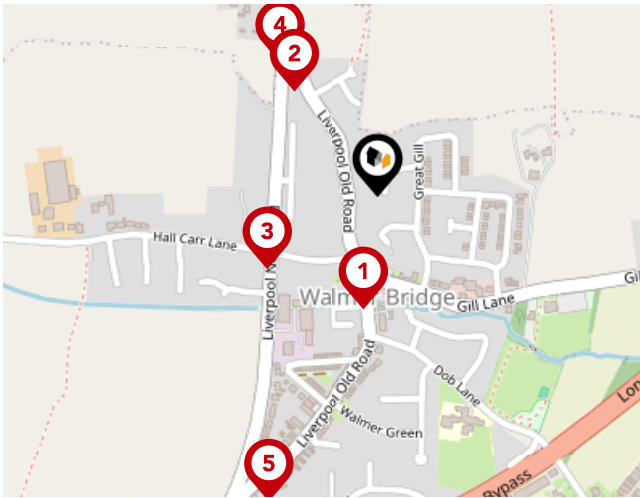


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.22 miles
2	Speke	26.19 miles
3	Manchester Airport	31.85 miles
4	Leeds Bradford Airport	47.36 miles

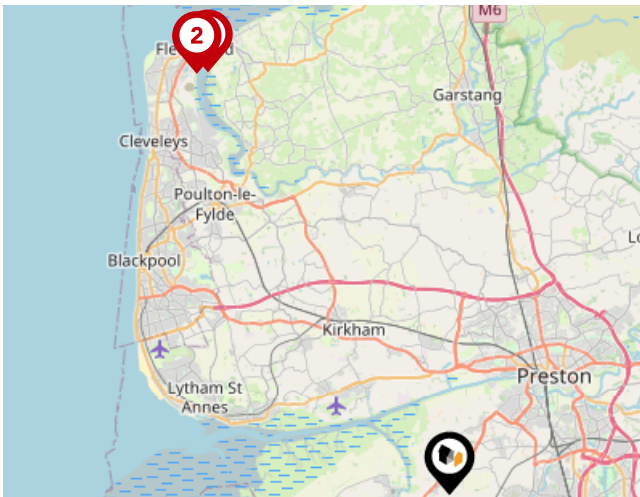
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walmer Bridge Inn	0.12 miles
2	Junction Garage	0.15 miles
3	Hall Carr Lane	0.14 miles
4	Junction Garage	0.18 miles
5	Star Garage	0.35 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.07 miles
2	Fleetwood for Knott End Ferry Landing	17.2 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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