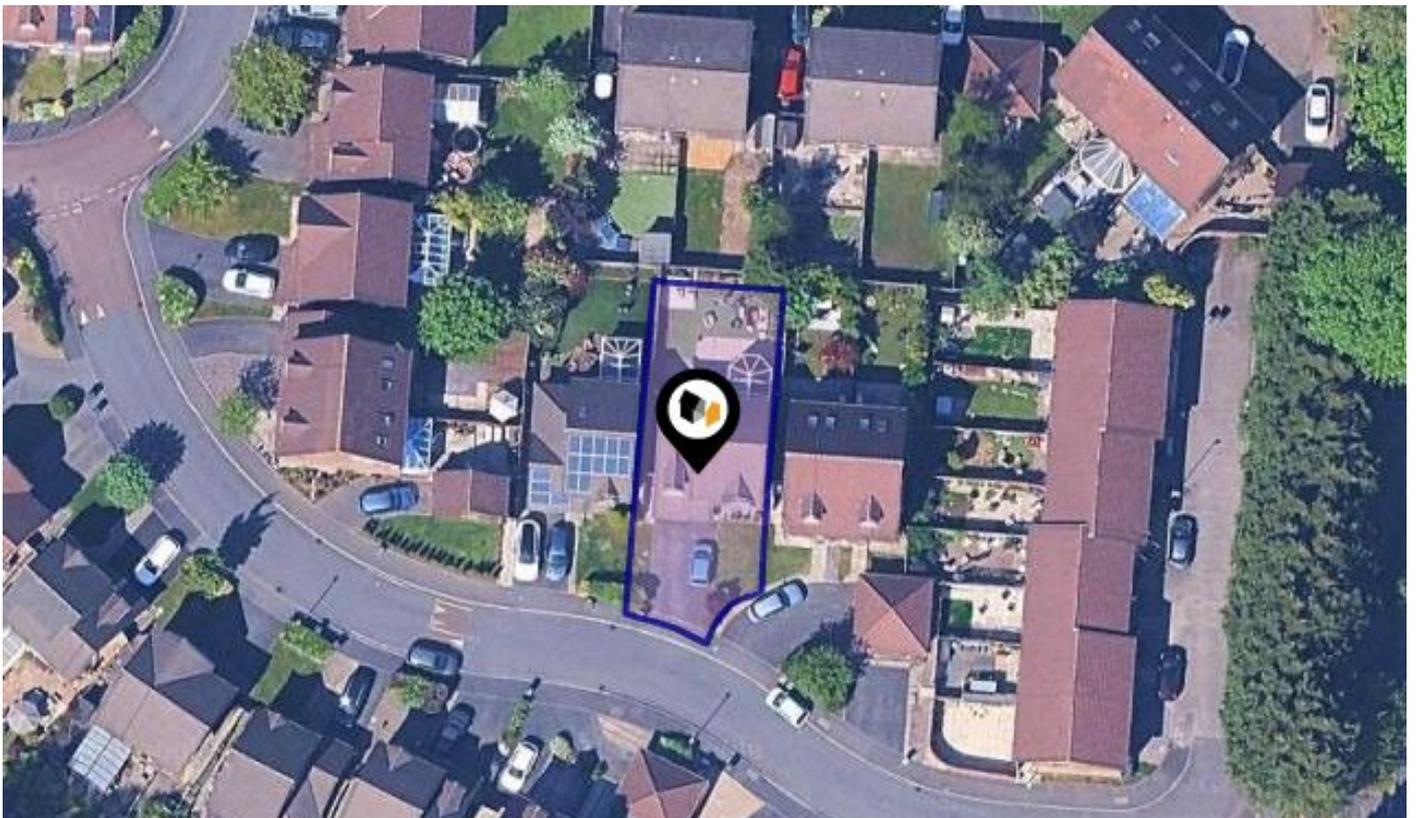




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 13th March 2026



WITHINLEA, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

* Immaculately Presented Detached Home in Bamber Bridge * Convenient Location with Excellent Transport Links * 4 Double Bedrooms

This beautifully maintained four-bedroom detached home is perfectly situated in Bamber Bridge, close to a range of local amenities and with excellent transport connections for commuters. The property has been thoughtfully updated, including the conversion of the integral garage into a versatile additional reception room, offering flexible living space to suit modern family life. The property boasts a welcoming living room at the front, featuring a bay window and a striking wall-mounted gas fireplace, creating a warm and inviting space. There is a second reception room, ideal as a home office, snug, or playroom. At the rear, the home opens into a spacious L-shaped open-plan kitchen, dining, and family area, seamlessly connecting to a light-filled conservatory. The kitchen is fitted with contemporary gloss units and contrasting work surfaces, along with integrated appliances including a fridge freezer, electric oven, and hob. The layout flows effortlessly from the kitchen to the dining area and conservatory, perfect for entertaining. Adjacent to the kitchen is a practical utility room with matching units, plus a convenient ground floor WC. Upstairs, there are four well-proportioned double bedrooms. The primary bedroom benefits from a modern ensuite shower room, while the remaining three bedrooms share a stylish family bathroom. Externally, the property offers driveway parking for two vehicles at the front, complete with an EV charging point for convenient electric vehicle use. The rear garden has been designed for low-maintenance living, featuring artificial turf and multiple patio areas, ideal for relaxing or entertaining outdoors. This home combines modern living with practical family spaces in a highly sought-after location, making it an excellent choice for those looking for convenience, comfort, and style.



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4		
Floor Area:	1,334 ft ² / 124 m ²		
Plot Area:	0.07 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LAN35129		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

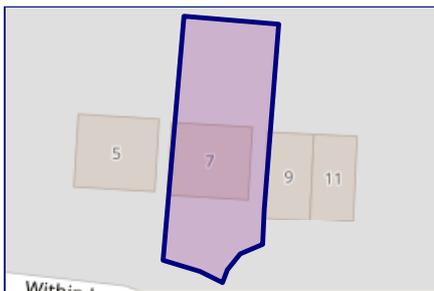


Freehold Title Plan



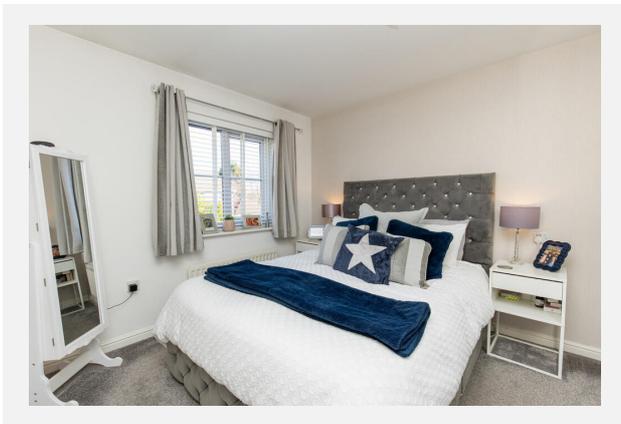
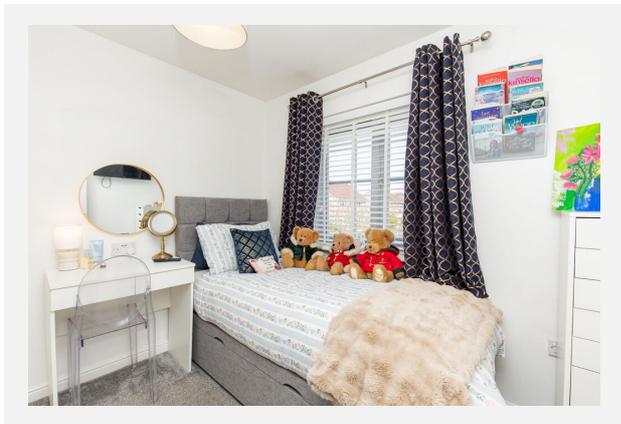
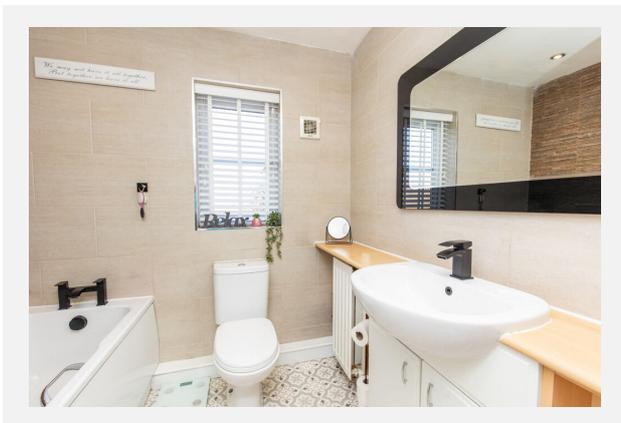
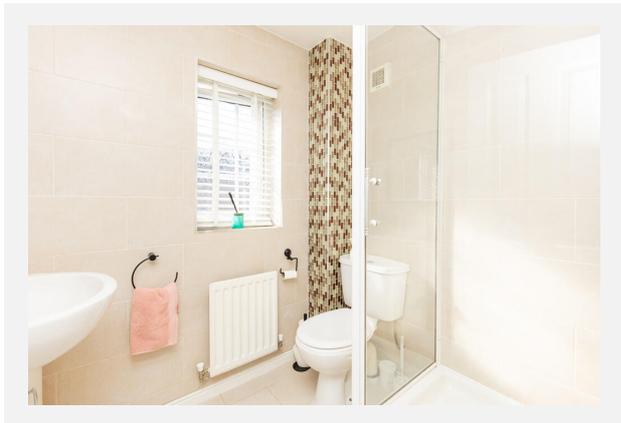
LAN72234

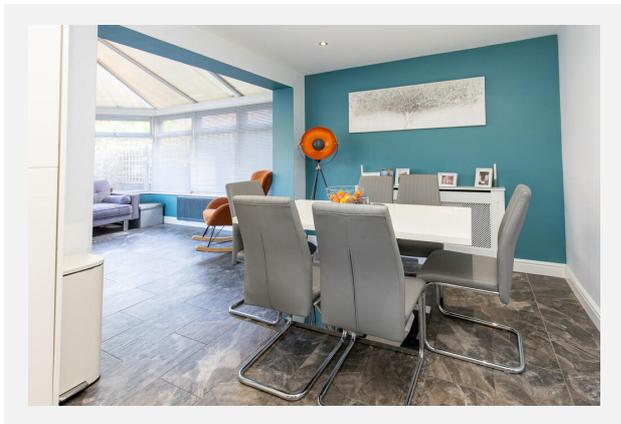
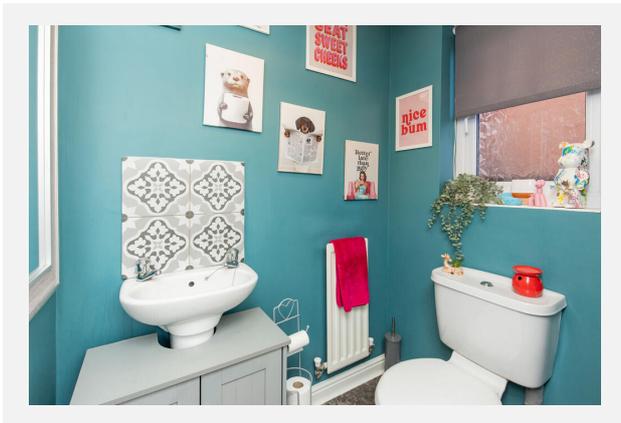
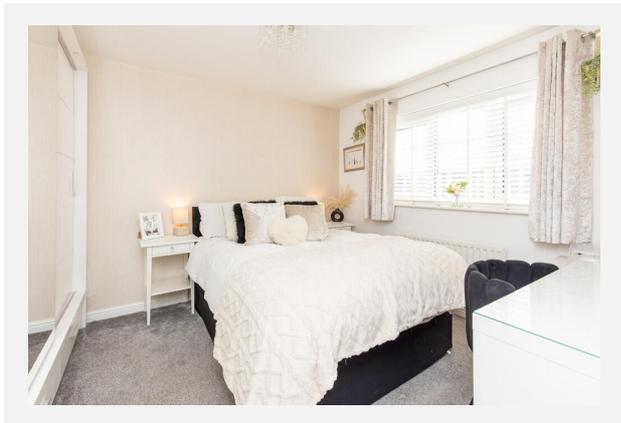
Leasehold Title Plan



LAN35129

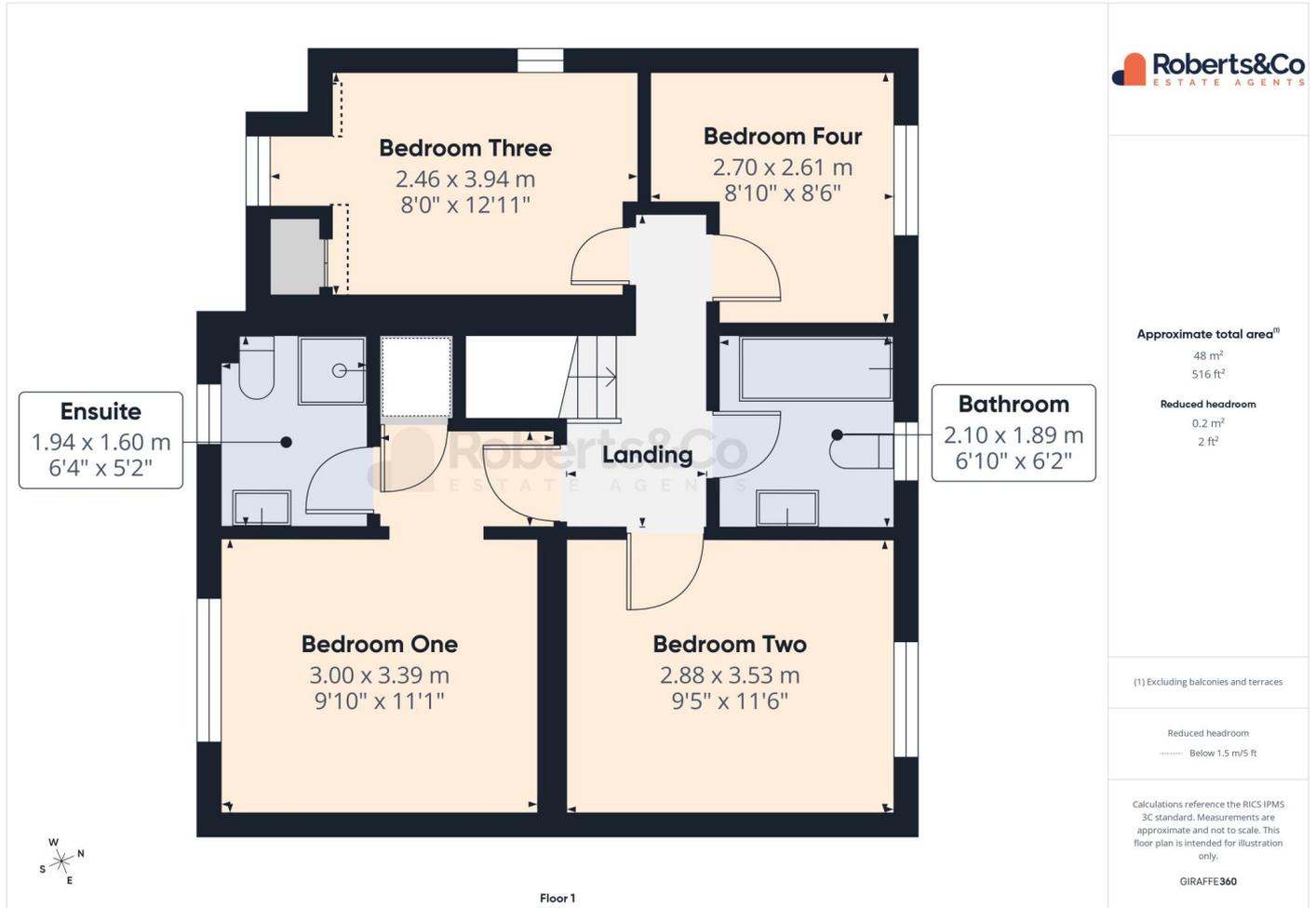
Start Date: 25/05/2006
End Date: 01/03/2159
Lease Term: 155 years from 1 March 2004
Term Remaining: 133 years



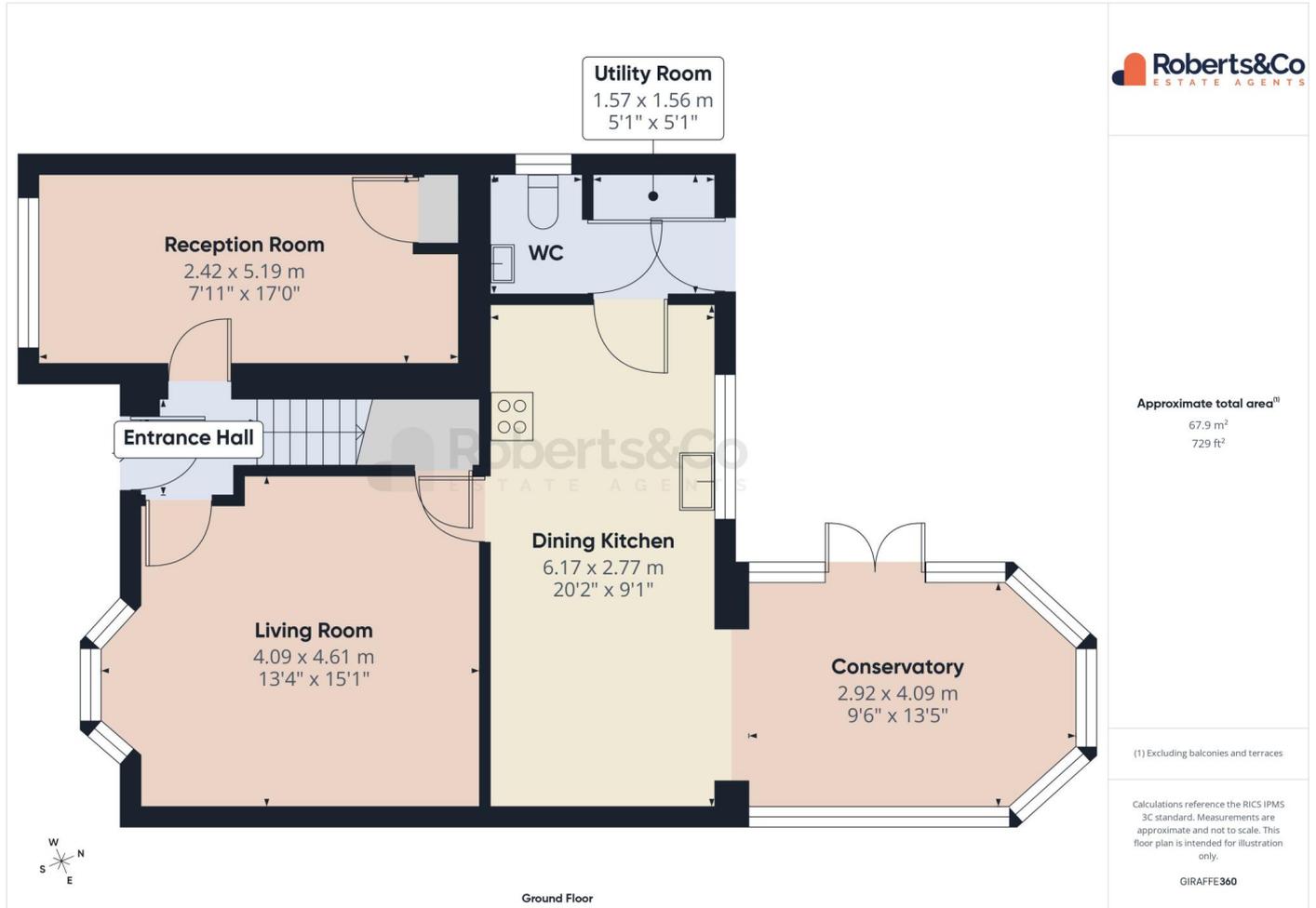




WITHINLEA, BAMBER BRIDGE, PRESTON, PR5



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Withinlea, Bamber Bridge, PR5

Energy rating

C

Valid until 12.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

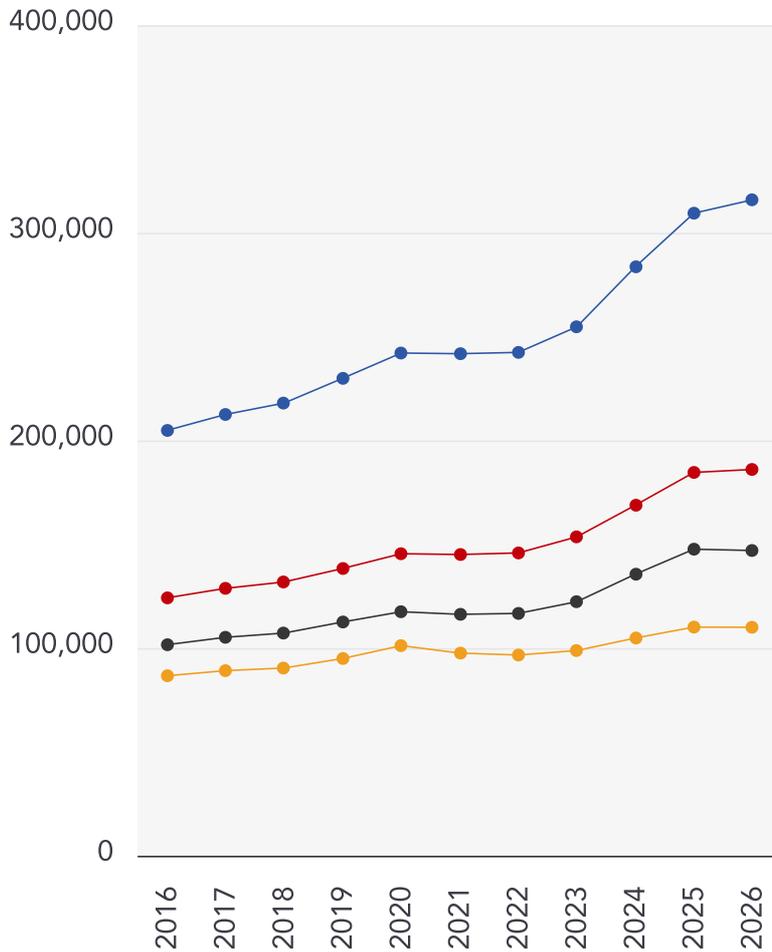
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 35% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	124 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

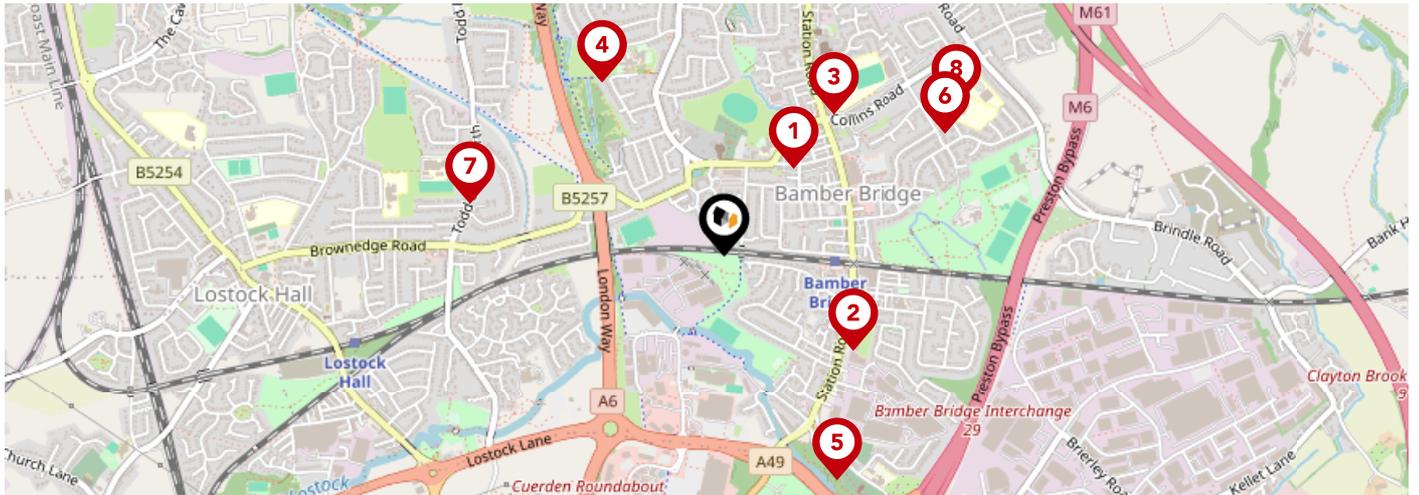
Terraced

+44.66%

Flat

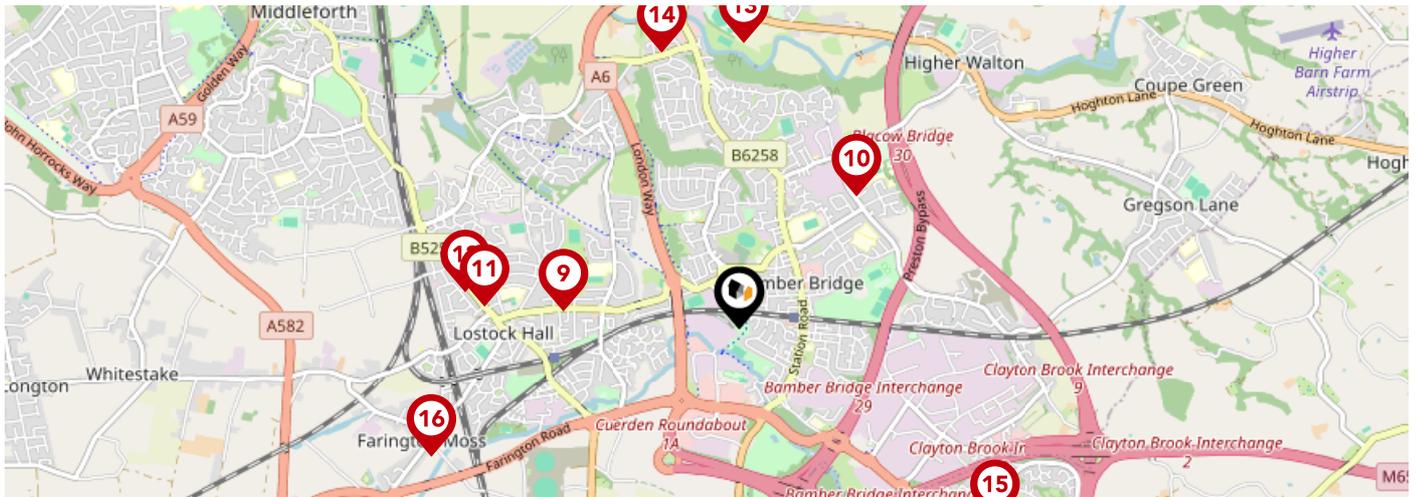
+26.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

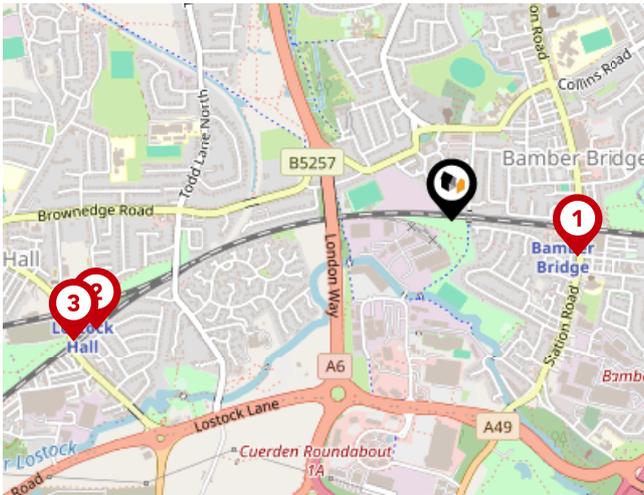
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.77	<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:0 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.21	<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: 177 Distance:1.26	<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: 258 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

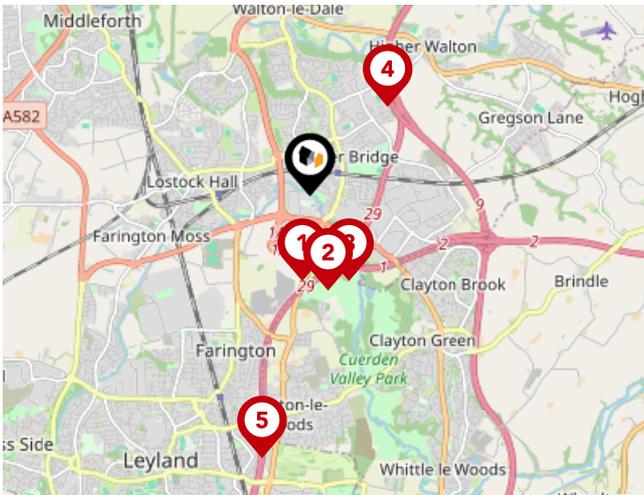
Area

Transport (National)



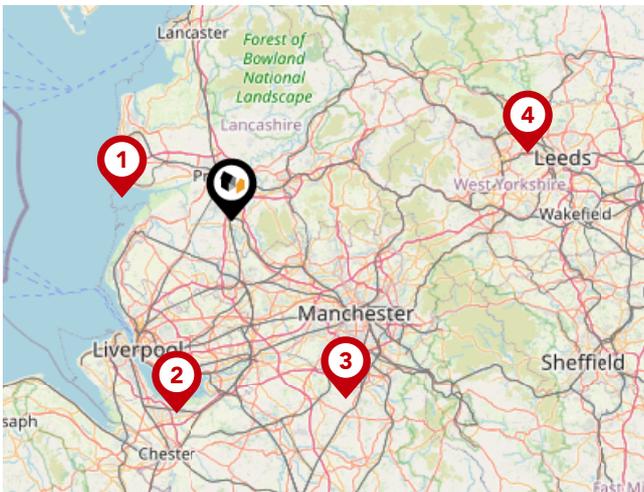
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.28 miles
2	Lostock Hall Rail Station	0.81 miles
3	Lostock Hall Rail Station	0.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.75 miles
2	M65 J1	0.84 miles
3	M6 J29	0.82 miles
4	M6 J30	1.04 miles
5	M6 J28	2.35 miles

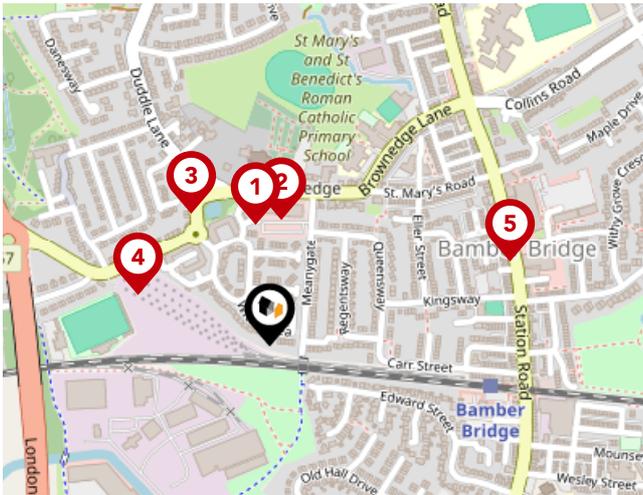


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.7 miles
2	Speke	28.08 miles
3	Manchester Airport	29.59 miles
4	Leeds Bradford Airport	42.28 miles

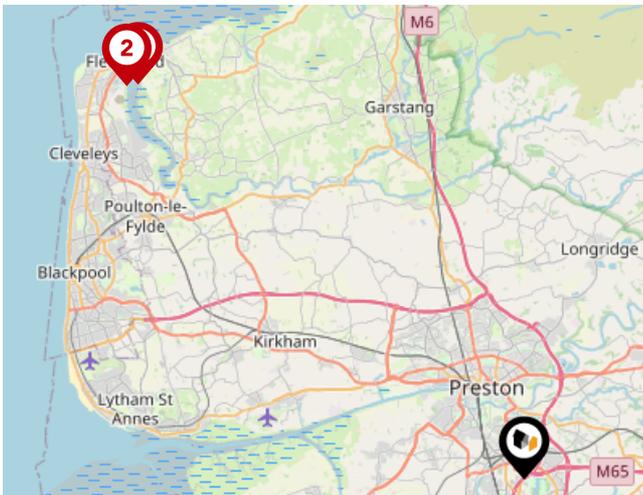
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Marys Church	0.13 miles
2	St Marys Church	0.14 miles
3	St Mary's Memorial	0.17 miles
4	Brownsedge Close	0.15 miles
5	Morrisons	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.32 miles
2	Fleetwood for Knott End Ferry Landing	19.54 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



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/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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