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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th July 2026



**211, BROWNEDGE ROAD, BAMBER BRIDGE, PRESTON,
PR5 6UT**

Roberts & Co

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

01772 746100

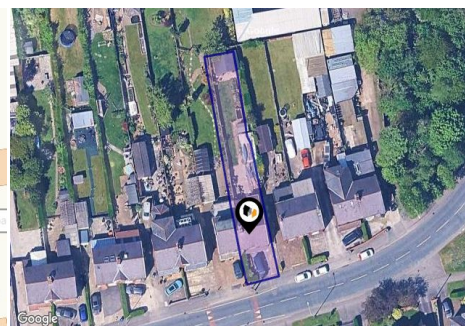
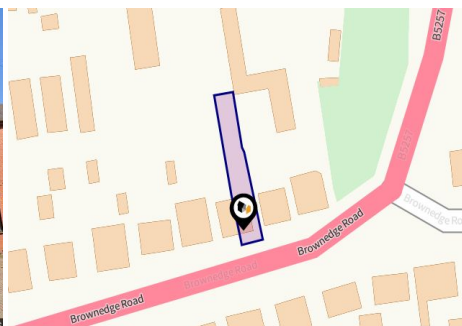
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Generous rear garden with summer house, detached garage and storage shed * Beautifully modernised throughout with a stylish newly fitted kitchen * Excellent location close to transport links, local amenities and highly regarded schools

This beautifully presented three-bedroom family home has been tastefully modernised throughout and offers spacious, versatile accommodation, a stunning long rear garden, and off-road parking for two vehicles. Ideally situated with excellent access to the A6, M65 and M6, the property is perfectly positioned for commuters while remaining within easy reach of local amenities, shops, and highly regarded primary and secondary schools. To the front of the property is a smart slate driveway providing off-road parking for two cars, complemented by an attractive raised border that creates an inviting first impression. Stepping inside, you're welcomed by a bright and spacious entrance hallway featuring stylish decorative panelling, setting the tone for the quality found throughout the home. A convenient ground floor WC is located just off the hallway. The front reception room is currently arranged as a formal dining room and retains plenty of character, with a beautiful bay window, picture rails, decorative coving and an attractive fireplace with surround, creating a warm and elegant space for entertaining. To the rear, the generous living room overlooks the impressive garden, flooding the room with natural light. Original-style picture rails and coving add charm, while the gas fireplace provides a cosy focal point, making this the perfect place to relax. The heart of the home is the recently fitted modern kitchen, thoughtfully designed with both style and practicality in mind. It offers ample worktop and storage space, room for an American-style fridge freezer, a double electric oven with hob, integrated microwave, Belfast sink, space for a dishwasher, and the added luxury of an instant boiling water tap. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes providing excellent storage, while the second double bedroom enjoys character features including picture rails. The third bedroom offers flexibility as a child's bedroom, nursery, dressing room or home office. Completing the first floor is a contemporary three-piece family bathroom, fitted with a modern P-shaped bath with shower over, vanity wash basin and WC, finished to a high standard. Outside, the impressive rear garden is undoubtedly one of the property's standout features. Mainly laid to lawn, it stretches to the rear of the plot and includes raised flower beds, a feature pond, patio seating area perfect for outdoor dining and entertaining, a shed, detached garage, and a charming summer house positioned at the far end of the garden. Offering an abundance of outdoor space for families, gardeners and those who love spending time outside, this exceptional garden provides the perfect setting to enjoy the sunshine throughout the year.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,399 ft ² / 130 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA585151
UPRN:	10033039304
Restrictive Covenants:	Yes

Last Sold Date:	13/03/2020
Last Sold Price:	£150,000
Last Sold £/ft²:	£107
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	43 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

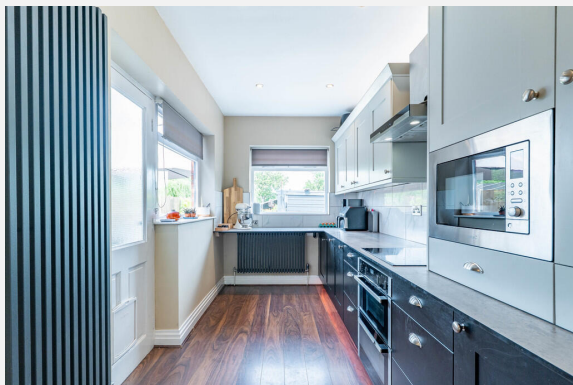


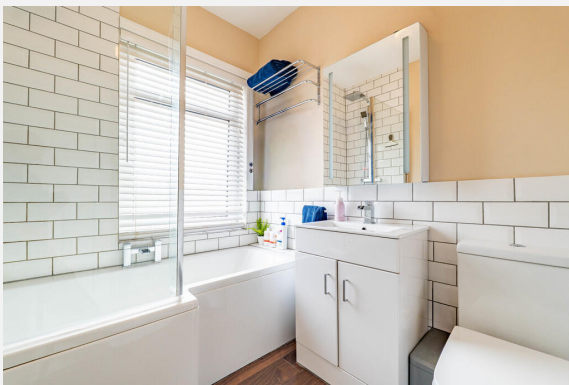
Planning History

This Address

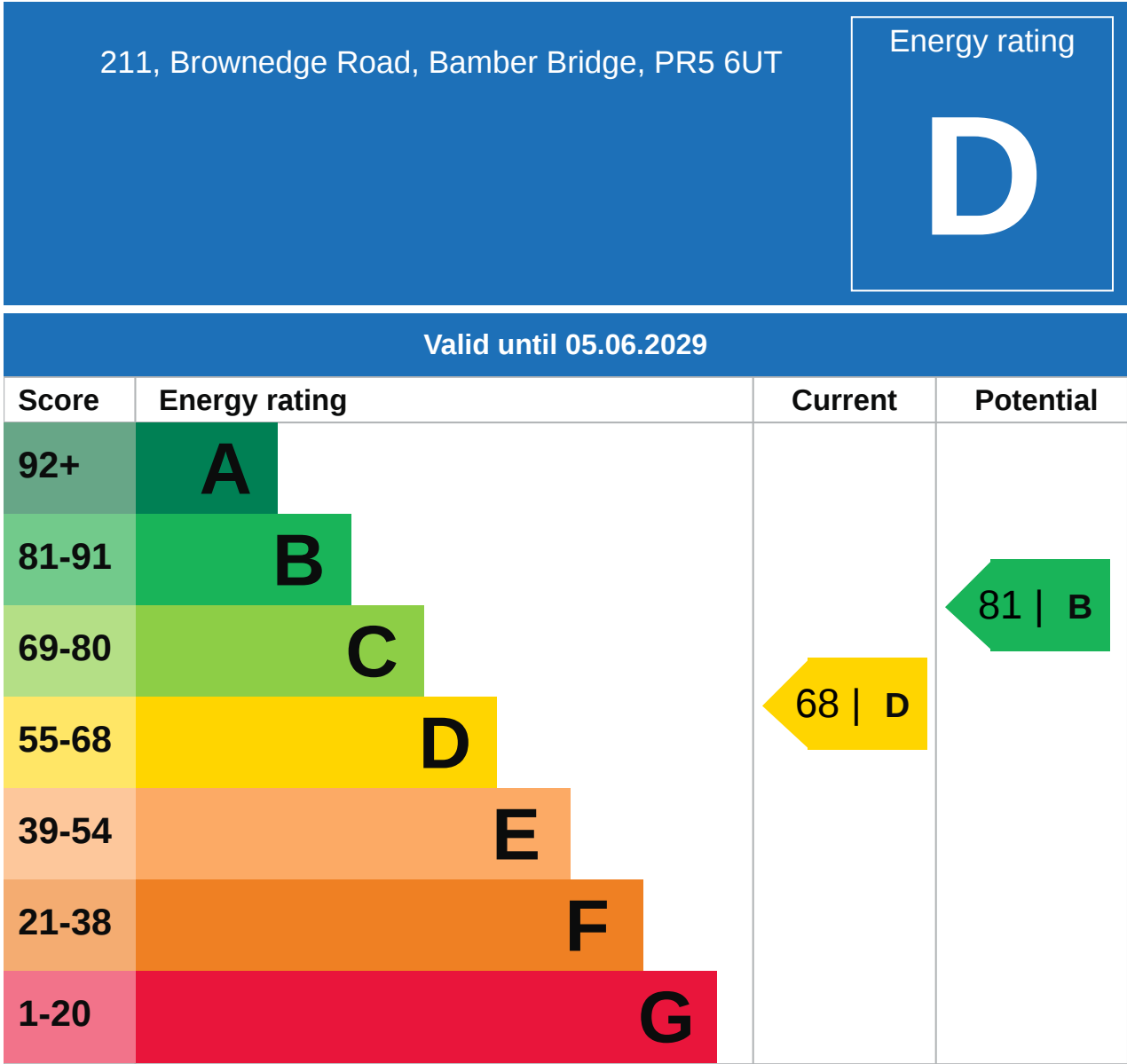
Planning records for: **211, Browndedge Road, Bamber Bridge, Preston, PR5 6UT**

Reference - 07/2025/00141/HOH	
Decision:	-
Date:	27th February 2025
Description:	Single storey rear extension





Property
EPC - Certificate



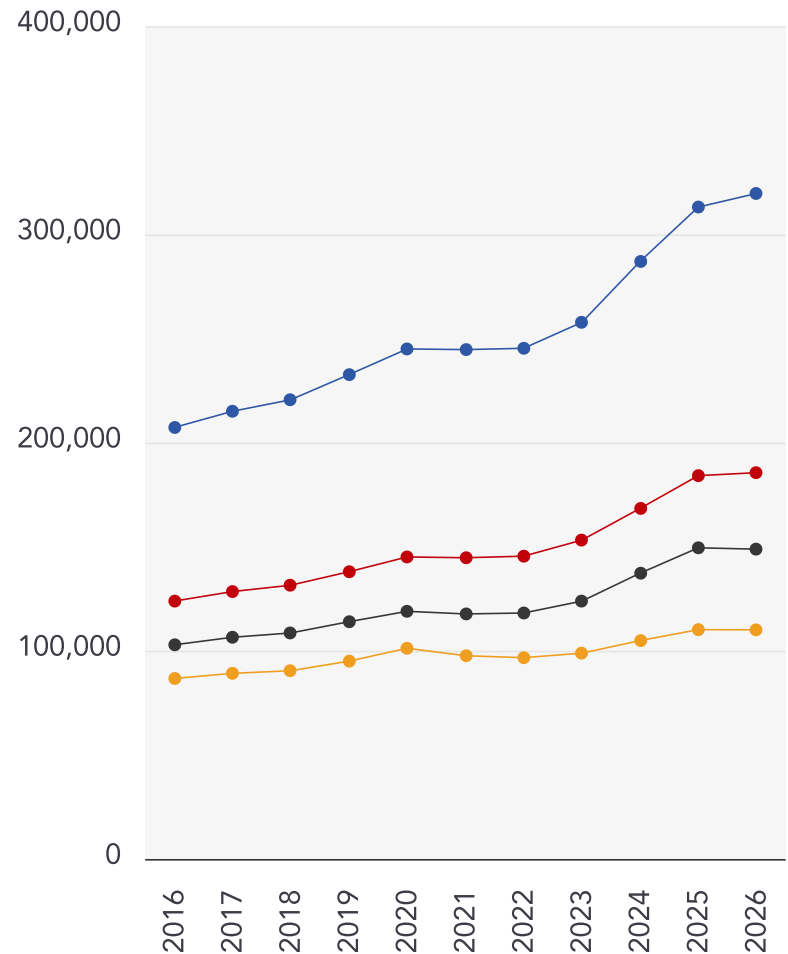
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	130 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

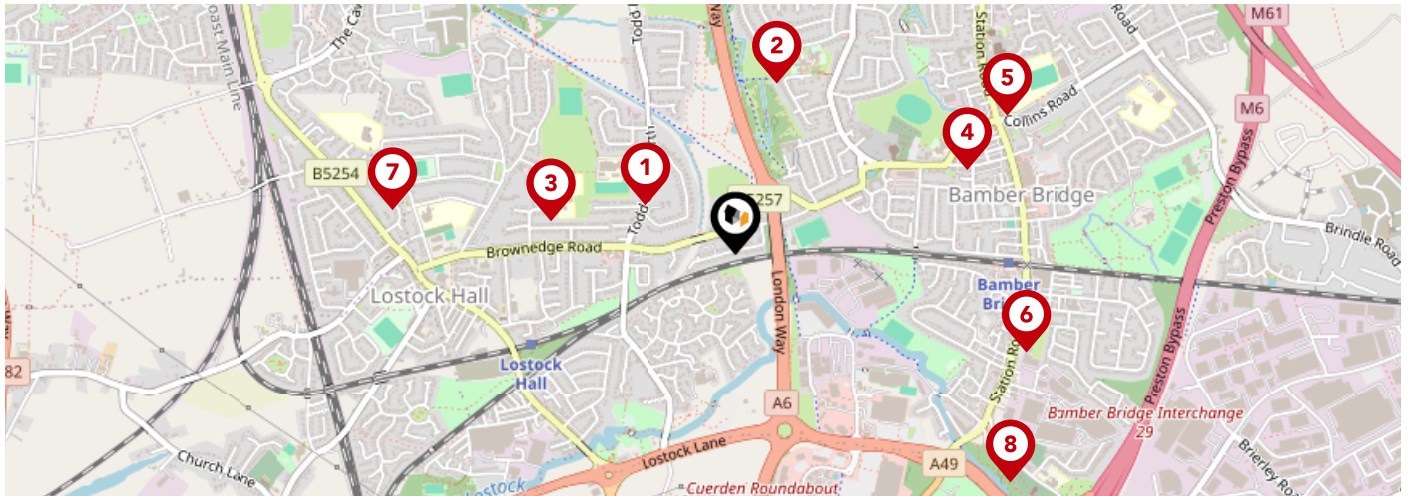
+49.8%

Terraced

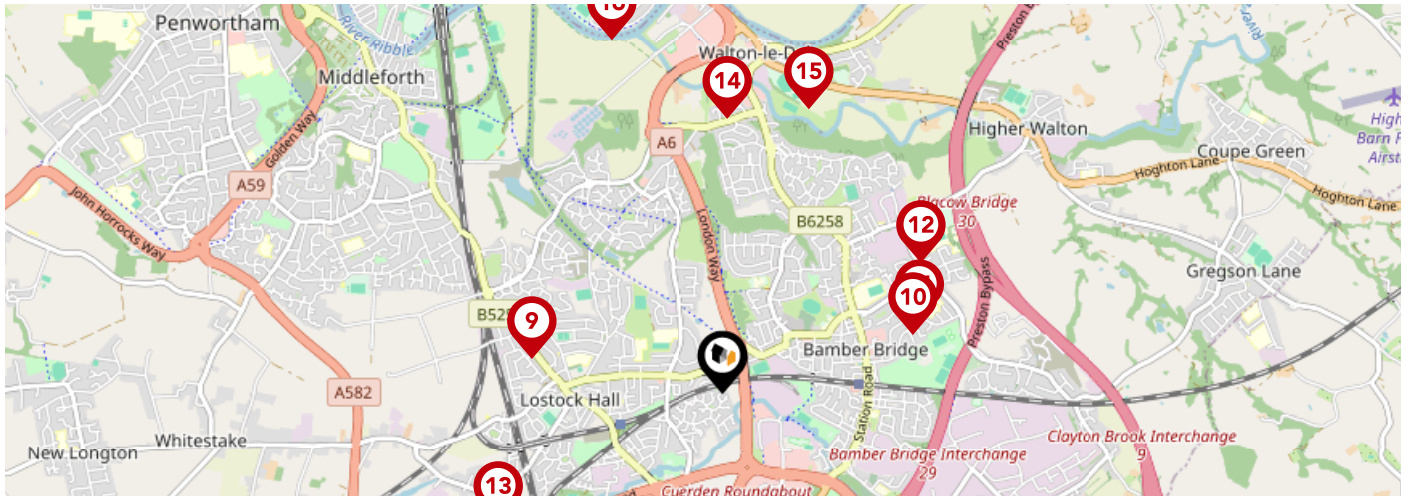
+44.66%

Flat

+26.94%



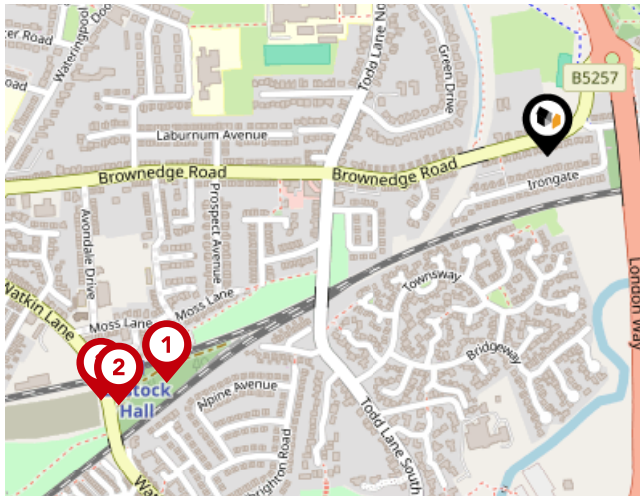
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.23	☐	☐	☒	☐	☐
2	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.39	☐	☒	☐	☐	☐
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.41	☐	☒	☐	☐	☐
4	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.54	☐	☒	☐	☐	☐
5	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.67	☐	☐	☒	☐	☐
6	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.67	☐	☒	☐	☐	☐
7	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.76	☐	☒	☐	☐	☐
8	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.78	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.85	☐	☐	☒	☐	☐
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.88	☐	☒	☐	☐	☐
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.92	☐	☐	☒	☐	☐
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.04	☐	☐	☒	☐	☐
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.14	☐	☒	☐	☐	☐
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.21	☐	☒	☐	☐	☐
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.31	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.63	☐	☐	☒	☐	☐

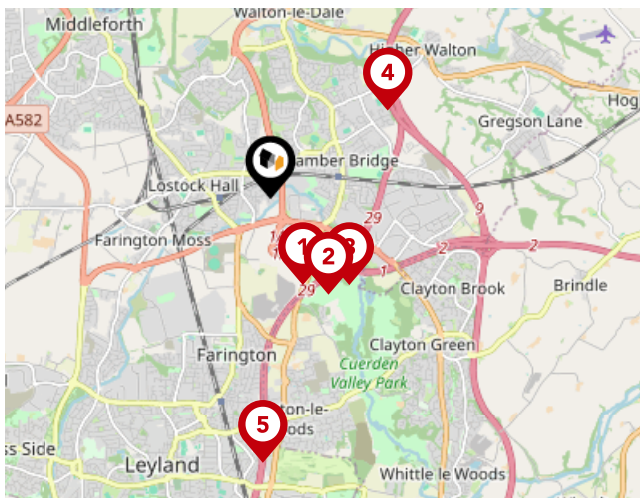
Area

Transport (National)



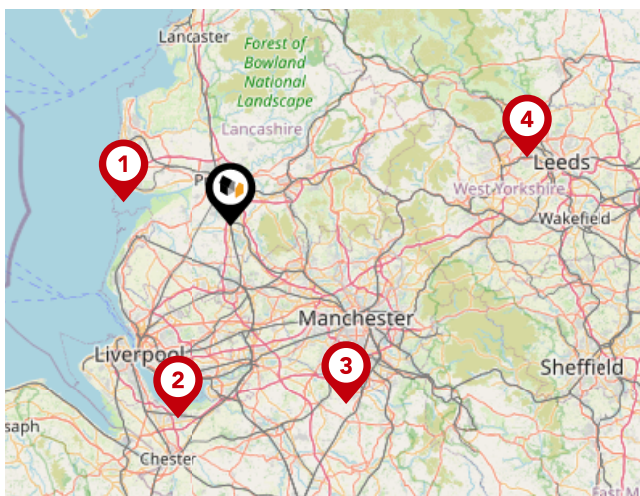
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.49 miles
2	Lostock Hall Rail Station	0.54 miles
3	Lostock Hall Rail Station	0.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.81 miles
2	M65 J1	0.98 miles
3	M6 J29	1.02 miles
4	M6 J30	1.3 miles
5	M6 J28	2.32 miles

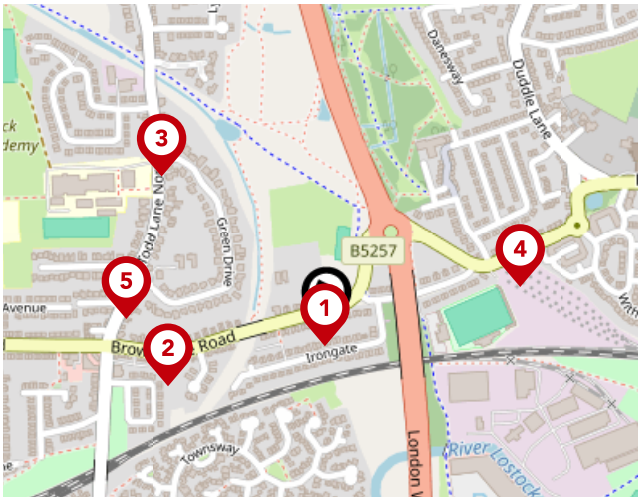


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.35 miles
2	Speke	28 miles
3	Manchester Airport	29.79 miles
4	Leeds Bradford Airport	42.63 miles

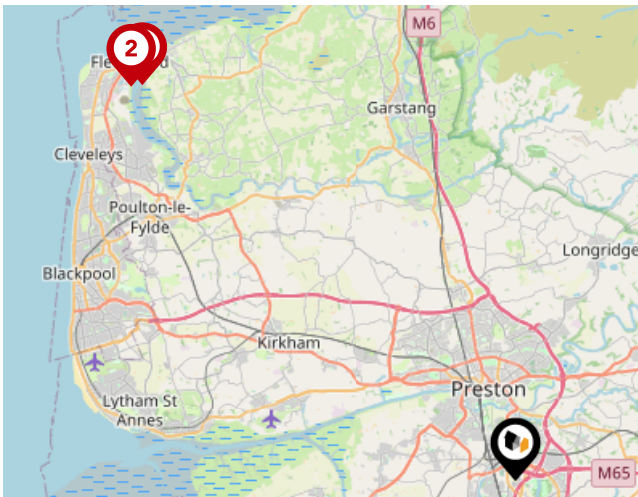
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Irongate	0.02 miles
	Brownedge Road	0.18 miles
	High School	0.25 miles
	Brownedge Close	0.22 miles
	Green Drive	0.22 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	19.07 miles
	Fleetwood for Knott End Ferry Landing	19.28 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 & 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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