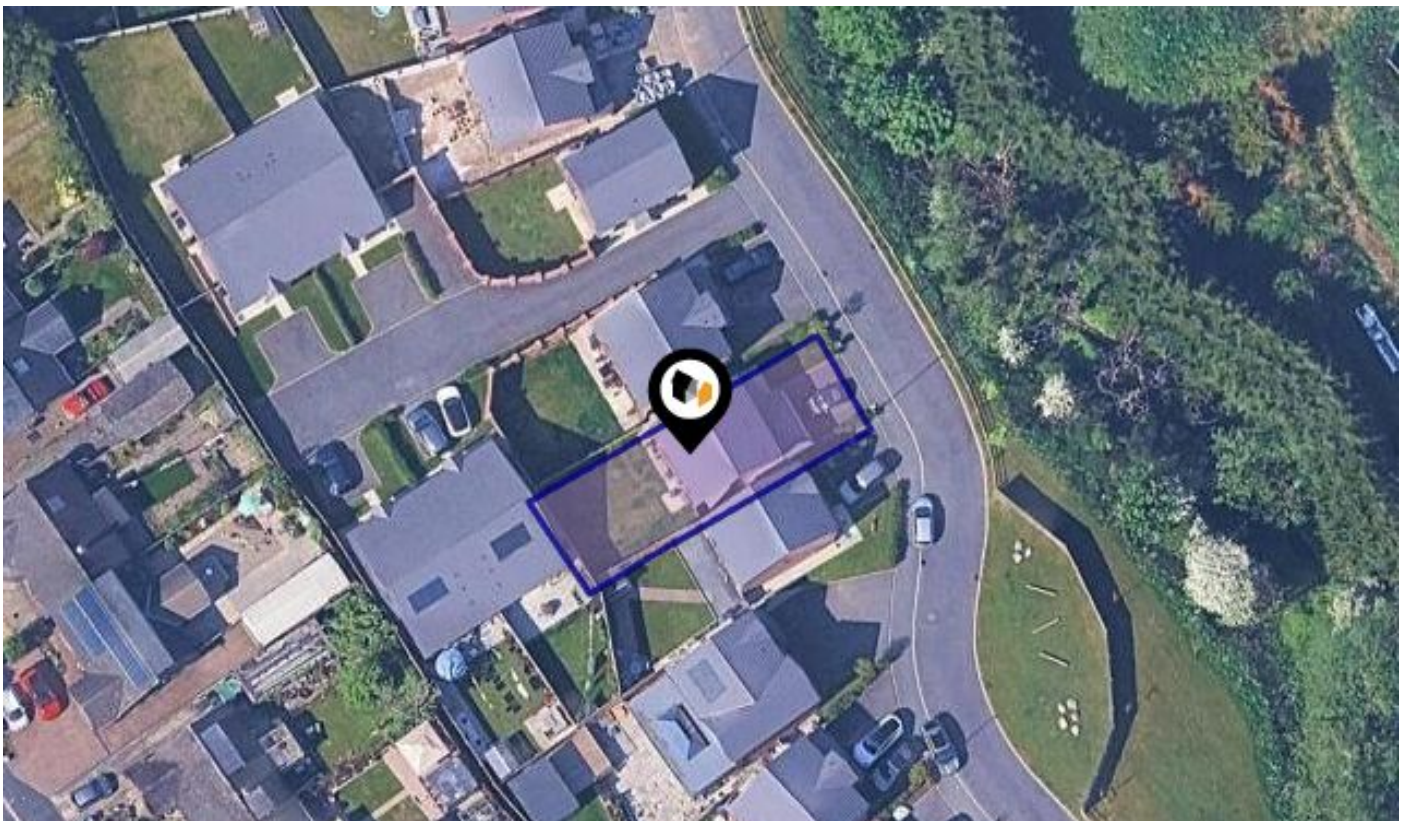




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 09th March 2026



ORPINGTON PLACE, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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

01772 746100

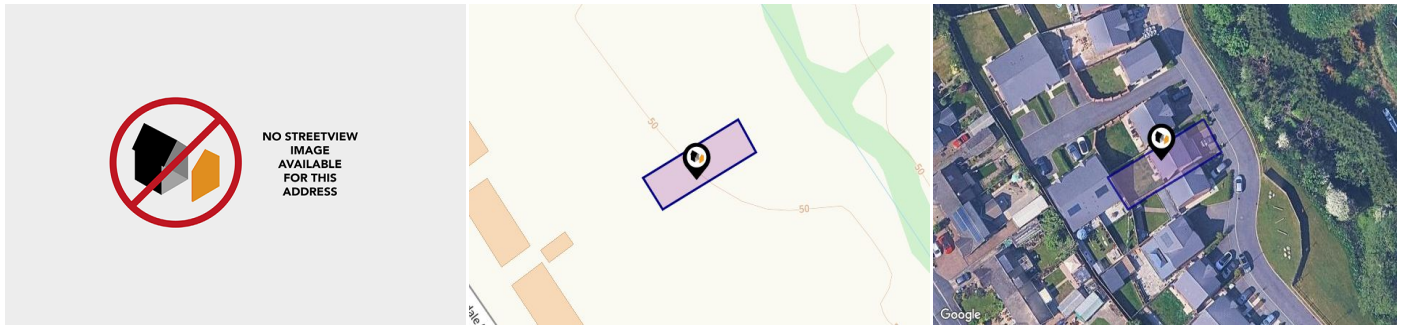
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Beautifully Presented Detached Home - Move-In Ready * Built by Renowned Developer Bellway Homes * 3 Bedrooms This stunning three-bedroom detached home, built by renowned developer Bellway Homes, is beautifully presented throughout and ready for immediate occupation - ideal for buyers looking for a property they can simply move straight into.

The property has been further enhanced with a range of high-quality upgrades beyond the original developer specification, adding both practicality and luxury. Perfectly positioned just off the M6 motorway, the home offers superb commuter links. Both Lostock Hall and Bamber Bridge train stations are within comfortable walking distance, along with convenient access to main bus routes, making travel to Preston, Manchester and further afield exceptionally easy. Externally, the property benefits from a driveway providing off-road parking for two vehicles, along with an attached garage for additional storage or secure parking. The garage has been upgraded with an EV charging socket, catering perfectly to modern electric vehicle ownership. The property also enjoys the advantage of not being overlooked at the front, enhancing privacy and outlook. Upon entering, you are welcomed into an entrance hallway leading to a spacious living room situated at the front of the property - a comfortable and inviting space ideal for relaxing or entertaining. An inner hallway provides access to a convenient ground floor WC. For additional peace of mind, the home is fitted with a mains alarm system. To the rear of the home is a stylish and contemporary dining kitchen, fitted with modern grey cabinetry complemented by coordinated worktops. The kitchen features an integrated fridge freezer, dishwasher, gas hob and electric oven, along with a breakfast bar and ample space for a dining table and chairs. Patio doors open directly onto the south-facing rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. A separate utility room provides additional practicality and has been upgraded to include an integrated washer/dryer, keeping laundry appliances neatly tucked away. Upstairs, the property offers three generously sized bedrooms. The principal bedroom benefits from bespoke fitted wardrobes and a matching dressing table designed and installed by Hammonds, along with a private en-suite shower room. Bedrooms two and three are also well-proportioned, with bedroom three also featuring fitted wardrobes, offering excellent storage solutions. The family bathroom is fitted with a modern three-piece suite. To the rear, the enclosed south-facing garden offers a private and peaceful outdoor space that is not overlooked - perfect for relaxing, entertaining, or enjoying time with family. This exceptional home combines modern comfort, thoughtful upgrades, convenience and privacy in a highly accessible location, making it an ideal choice for families and professionals alike.



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,097 ft ² / 102 m ² | | |
| Plot Area: | 0.06 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,352 | | |
| Title Number: | LAN276840 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|----------------------|
| 8 mb/s | 44 mb/s | 10000 mb/s |
| | | |

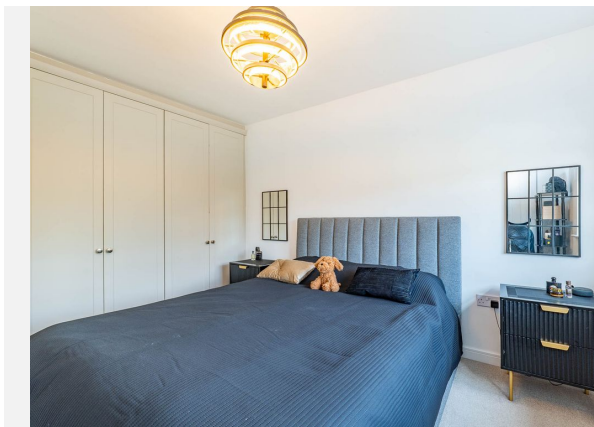
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Bamber Bridge, PR5

Energy rating

C

Valid until 27.12.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

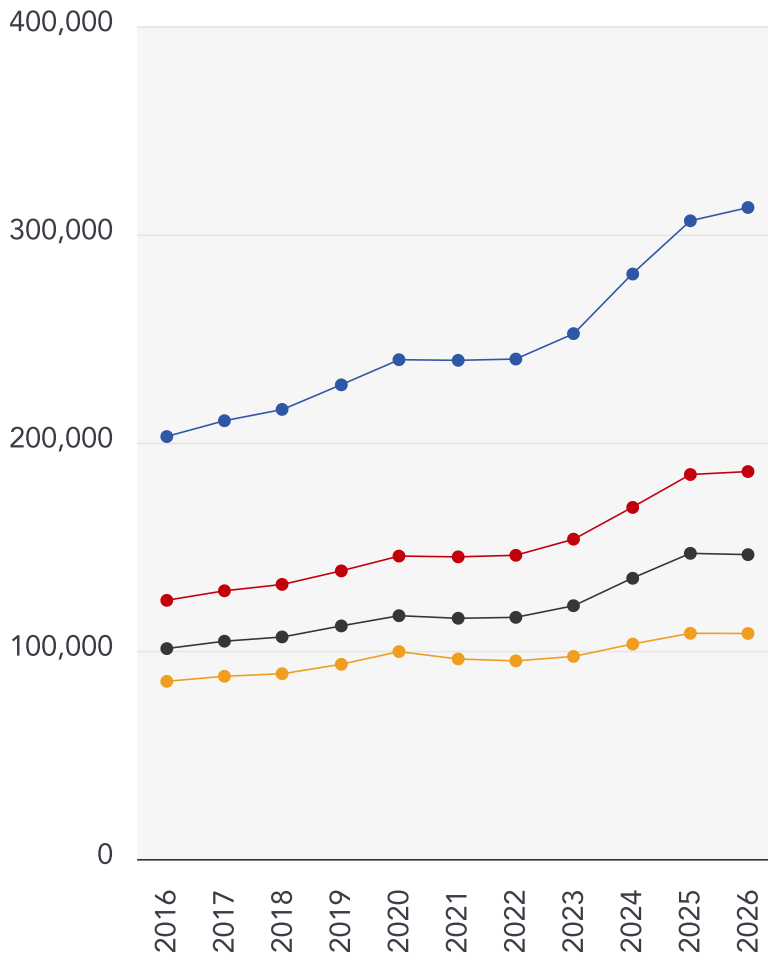
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Very Good |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very 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 87% of fixed outlets |
| Floors: | Solid, insulated (assumed) |
| Total Floor Area: | 102 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%

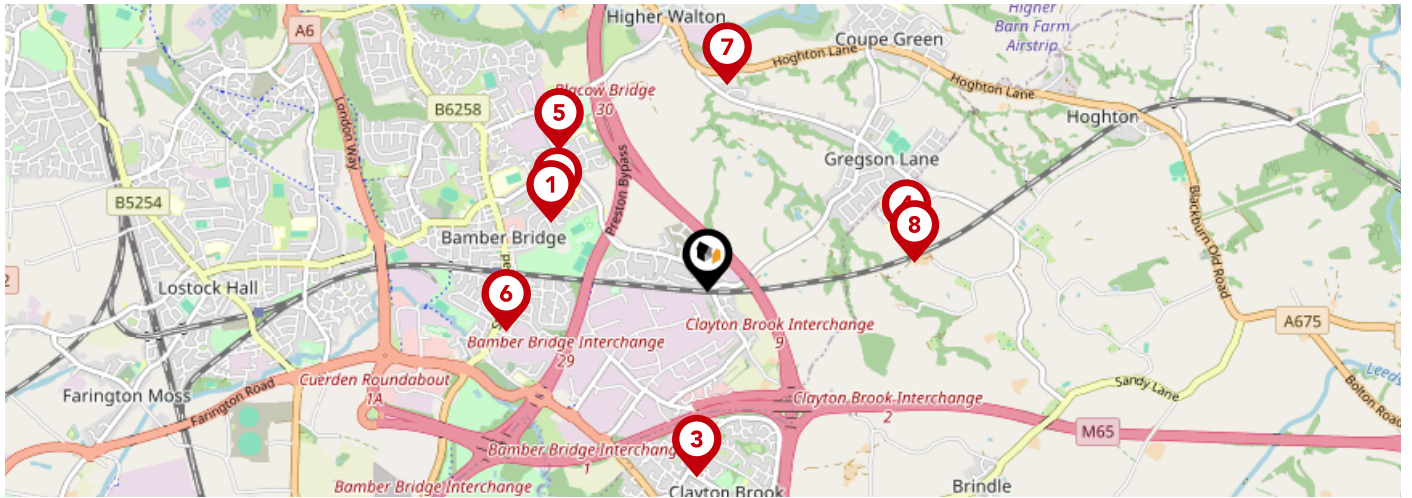
Terraced

+44.66%

Flat

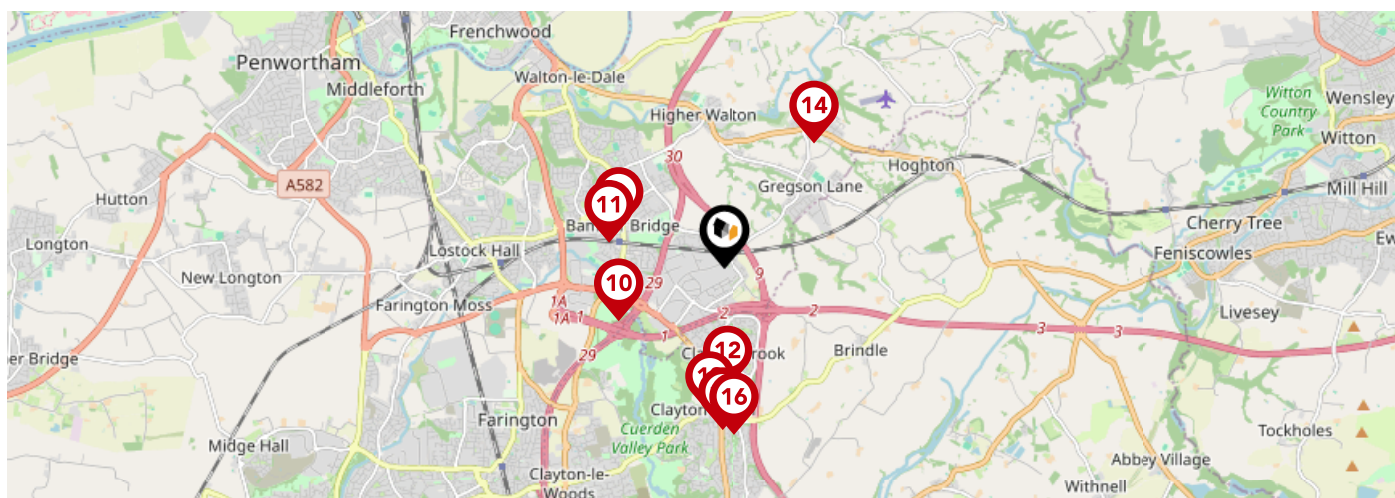
+26.94%




Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:0.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Brindle Gregson Lane Primary School Ofsted Rating: Good Pupils: 186 Distance:0.89 | <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:0.9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 90 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

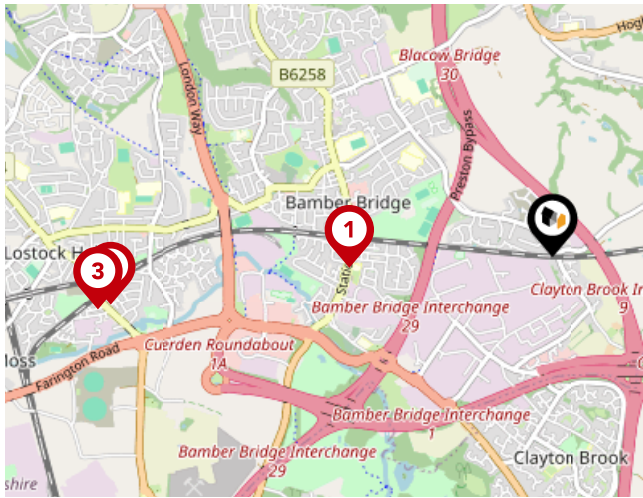
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.99 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Clayton Brook Primary School Ofsted Rating: Good Pupils: 168 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cambian Red Rose School Ofsted Rating: Good Pupils: 22 Distance:1.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Coupe Green Primary School Ofsted Rating: Good Pupils: 150 Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Westwood Primary School Ofsted Rating: Good Pupils: 170 Distance:1.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

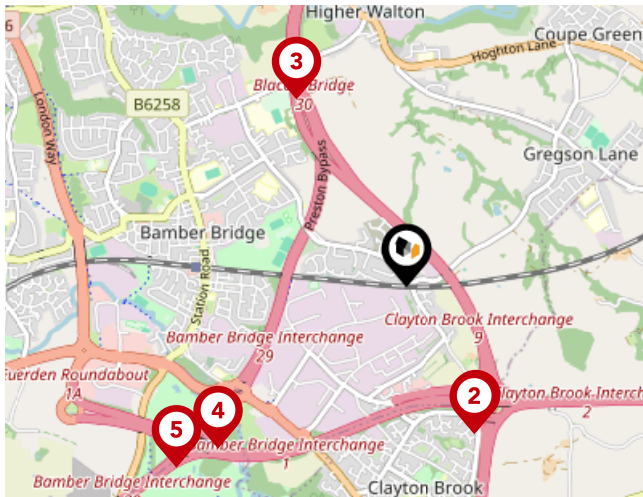
Area

Transport (National)



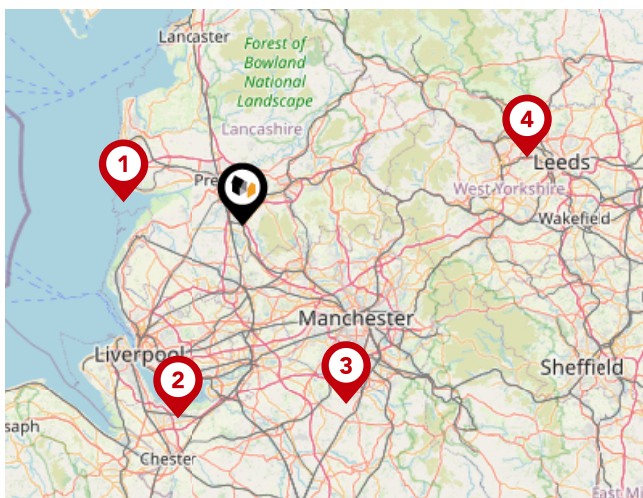
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bamber Bridge Rail Station | 0.9 miles |
| 2 | Lostock Hall Rail Station | 1.95 miles |
| 3 | Lostock Hall Rail Station | 2.01 miles |



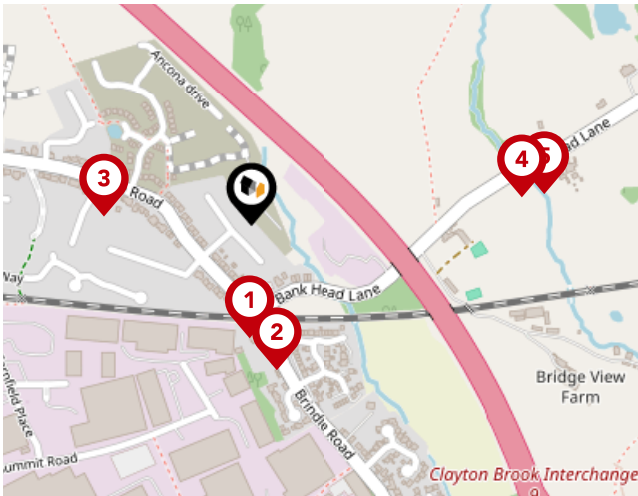
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M65 J2 | 0.7 miles |
| 2 | M61 J9 | 0.71 miles |
| 3 | M6 J30 | 0.96 miles |
| 4 | M6 J29 | 1.09 miles |
| 5 | M65 J1 | 1.29 miles |



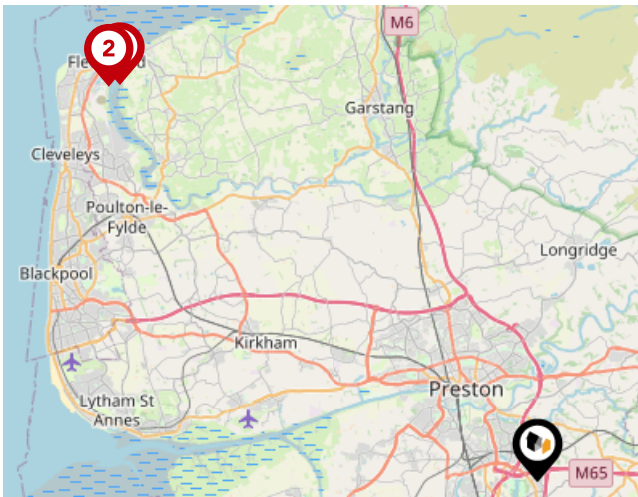
Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 16.85 miles |
| 2 | Speke | 28.4 miles |
| 3 | Manchester Airport | 28.94 miles |
| 4 | Leeds Bradford Airport | 41.16 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Hospital Inn | 0.12 miles |
| 2 | Hospital Inn Level Crossing | 0.16 miles |
| 3 | Brindle Close | 0.16 miles |
| 4 | Bank Head Farm | 0.3 miles |
| 5 | Bank Head Farm | 0.32 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 20.17 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 20.4 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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