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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th October 2026



WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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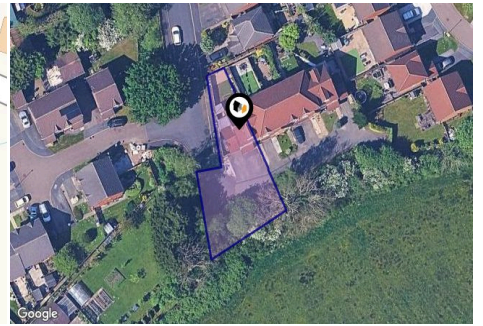
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www.roberts-estates.co.uk



* 4-Bedroom Family Home * Cul-de-Sac Position | Accommodation Over Three Floors * Converted Garage Providing Additional Reception Space | Separate Garden Gym | Driveway Parking for Two Cars Plus Additional Allocated Parking

Situated in a quiet cul-de-sac with very little passing traffic, this well-presented four-bedroom home enjoys a peaceful residential setting, making it an appealing choice for families. The property offers versatile accommodation arranged over three floors, including a spacious dining kitchen, three double bedrooms, a further bedroom and the added benefit of a converted garage providing additional reception space. There is also a separate garden room, currently used as a gym, which is positioned independently from the main house and benefits from access via the rear garden. The location is well suited to family life, with local primary and secondary schools within the catchment area, alongside excellent transport links providing convenient access to surrounding areas and beyond. The property also benefits from driveway parking for two vehicles, together with additional allocated parking spaces. Upon entering, the welcoming entrance hall features a handy cloaks cupboard, providing useful storage for coats, shoes and everyday essentials. The living room offers a comfortable space to relax and unwind, while the dining kitchen provides a fantastic setting for everyday family life and entertaining. The kitchen is fitted with attractive white Shaker-style cabinets and complementary worktops, creating a timeless and practical finish. Features include an electric oven and grill combination, space for a tall fridge freezer, space and plumbing for a washing machine, and an integrated dishwasher. There is ample room for a dining table, while patio doors allow natural light to fill the space and provide access to the rear garden. Feature wall panelling and a contemporary vertical radiator add stylish finishing touches. The former garage has been converted to create a versatile additional reception room, offering excellent flexibility to suit a variety of needs, whether as a second sitting room, playroom, home office or hobby room. In addition, a separate garden room has been created independently from the main house, providing a dedicated gym space with access from the rear garden. This offers a useful additional area for fitness, hobbies or other lifestyle needs, away from the main living accommodation. Moving to the first floor, there are three well-proportioned double bedrooms, together with the family bathroom, providing comfortable accommodation for family members and guests alike. The second floor is dedicated to the fourth bedroom, creating a more private space away from the main living areas. This bedroom benefits from its own en-suite shower room and a useful storage cupboard. Externally, the rear garden provides a lovely space to enjoy the outdoors, featuring a paved patio area ideal for outdoor dining, a lawn and a raised decked area to the rear, offering an additional spot for seating and relaxing during the warmer months. Combining a peaceful cul-de-sac setting, flexible accommodation over three floors, four bedrooms, a converted garage reception room, a separate garden gym and excellent parking provision, this versatile family home is well worth a closer look.



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,097 ft ² / 102 m ²
Plot Area:	0.12 acres
Year Built :	2004
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA957565

Tenure: Leasehold

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)

14 mb/s	67 mb/s	10000 mb/s

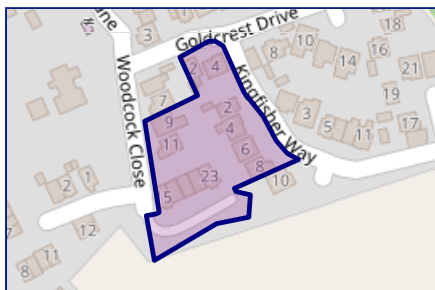
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

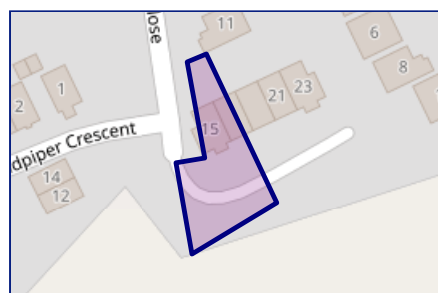


Freehold Title Plan



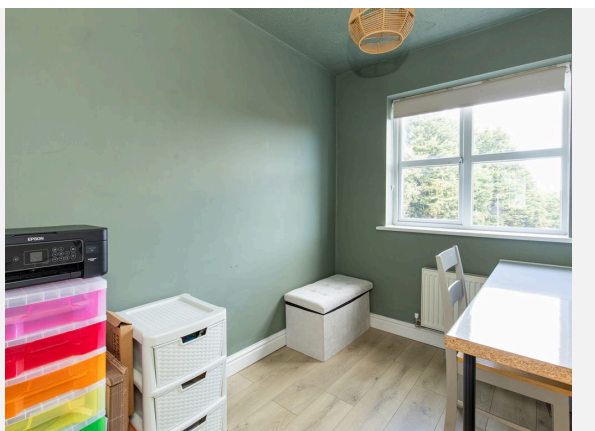
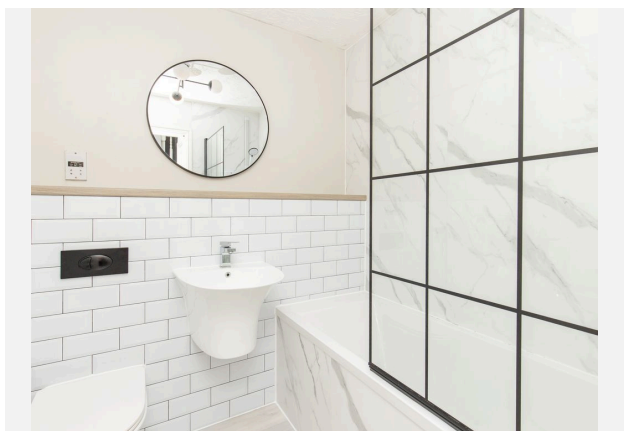
LAN42055

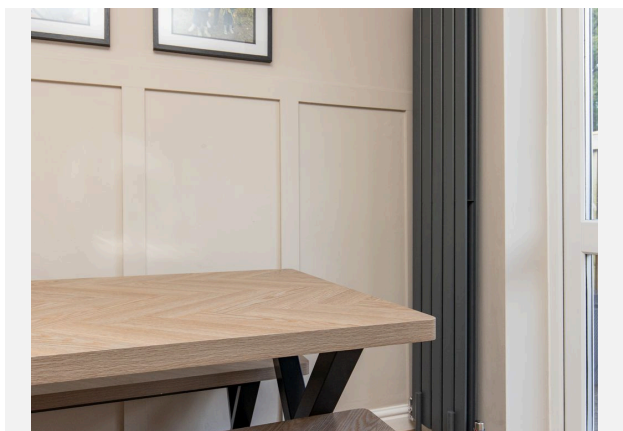
Leasehold Title Plan



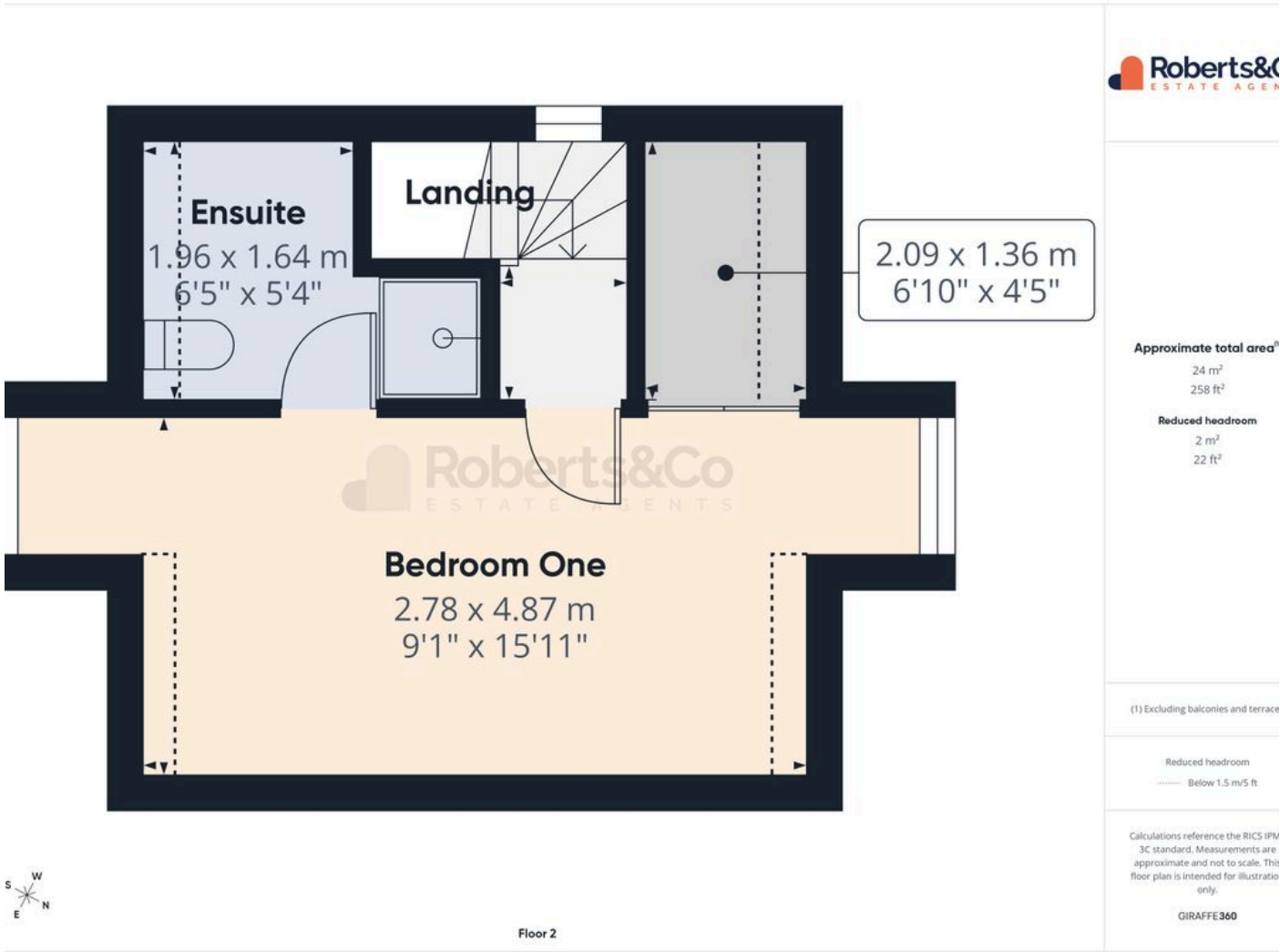
LA957565

Start Date: 14/04/2004
End Date: 01/01/3003
Lease Term: 999 years from 1 January 2004
Term Remaining: 976 years

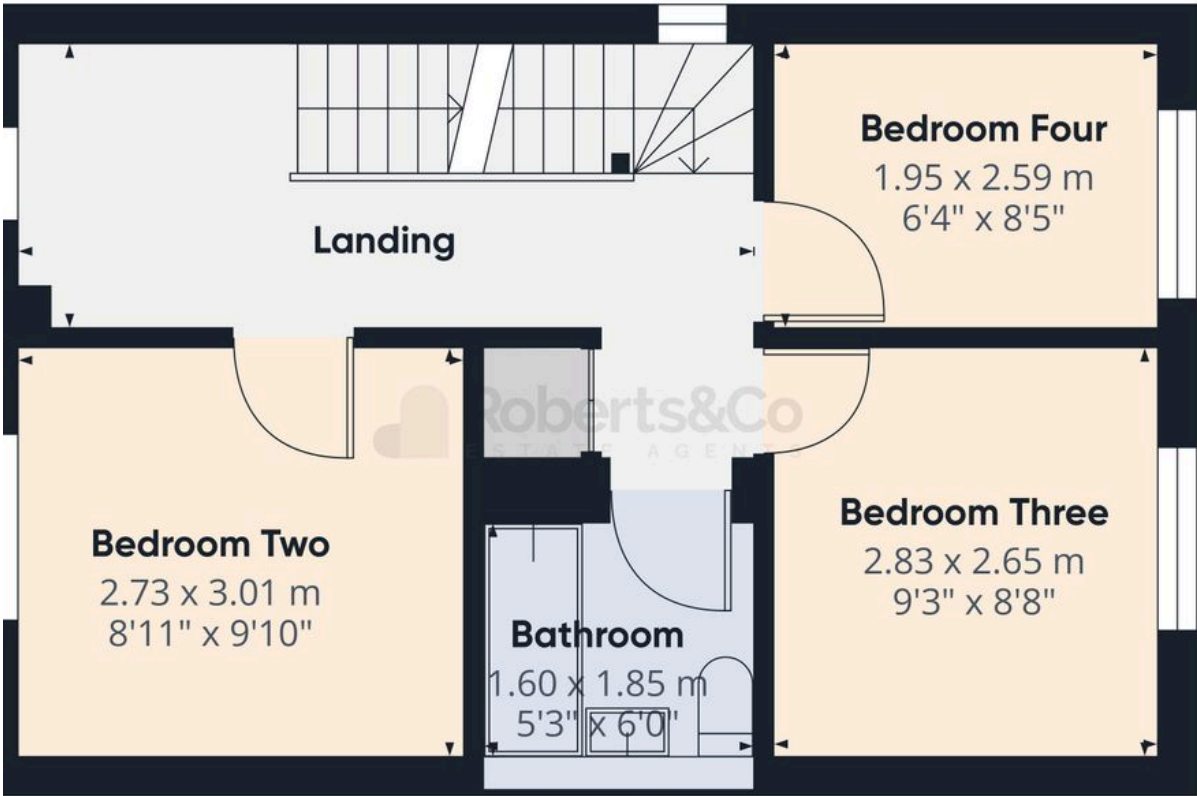




WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5



WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5



Approximate total area¹⁾
32.5 m²
349 ft²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

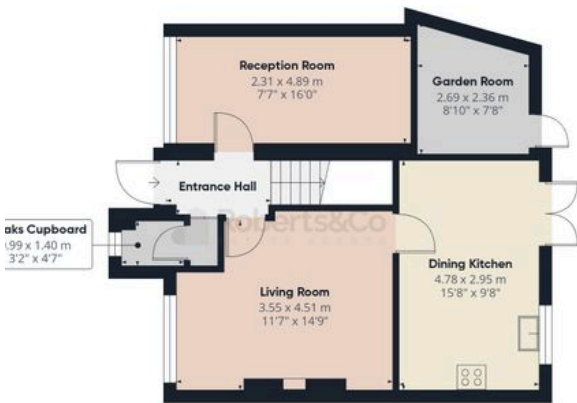
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WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5



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Ground Floor



Floor 1



Floor 2



Approximate total area⁸

110.1 m²
1184 ft²

Reduced headroom

2 m²
22 ft²

(1) Excluding balconies and terrace

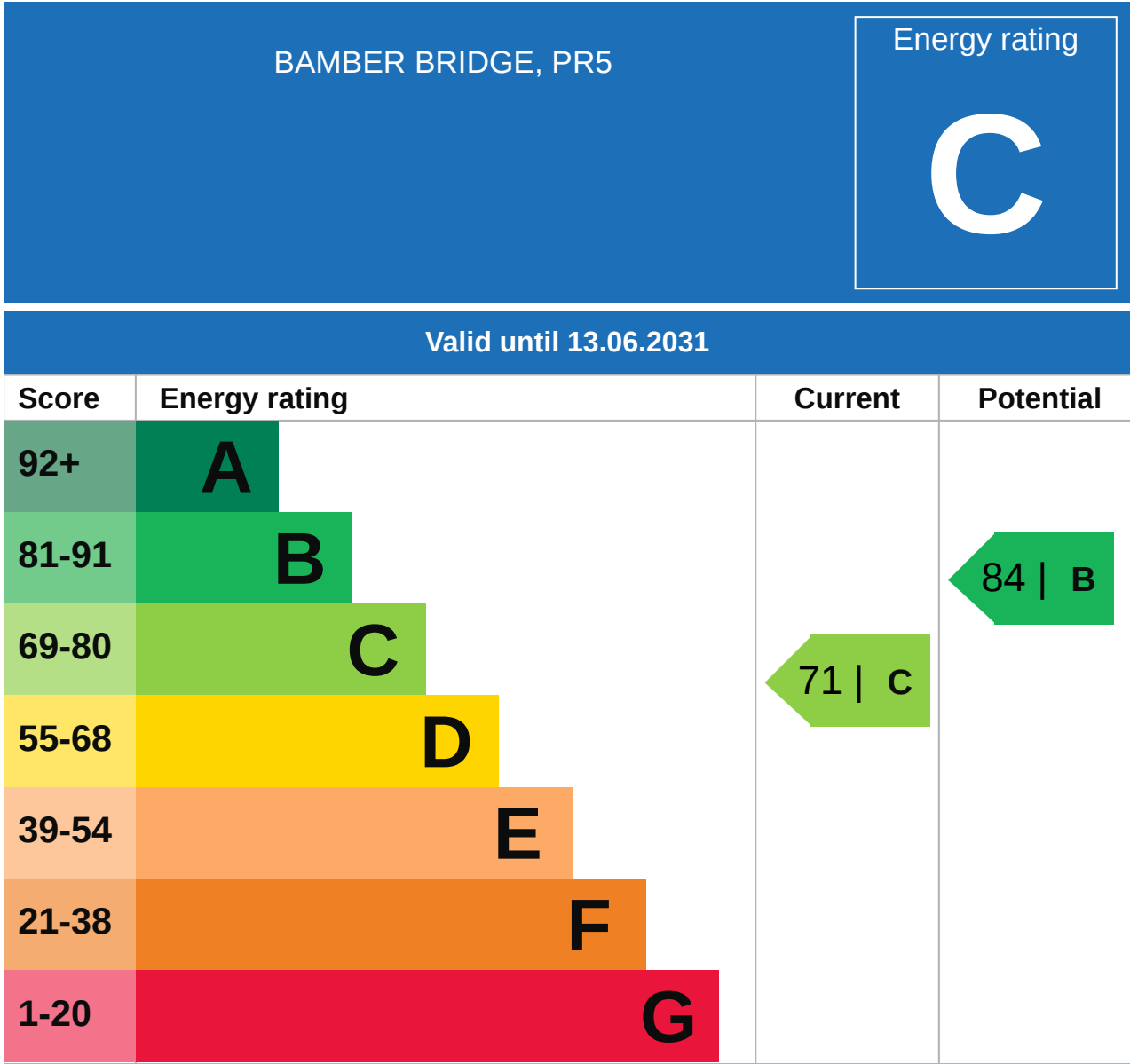
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Additional EPC Data

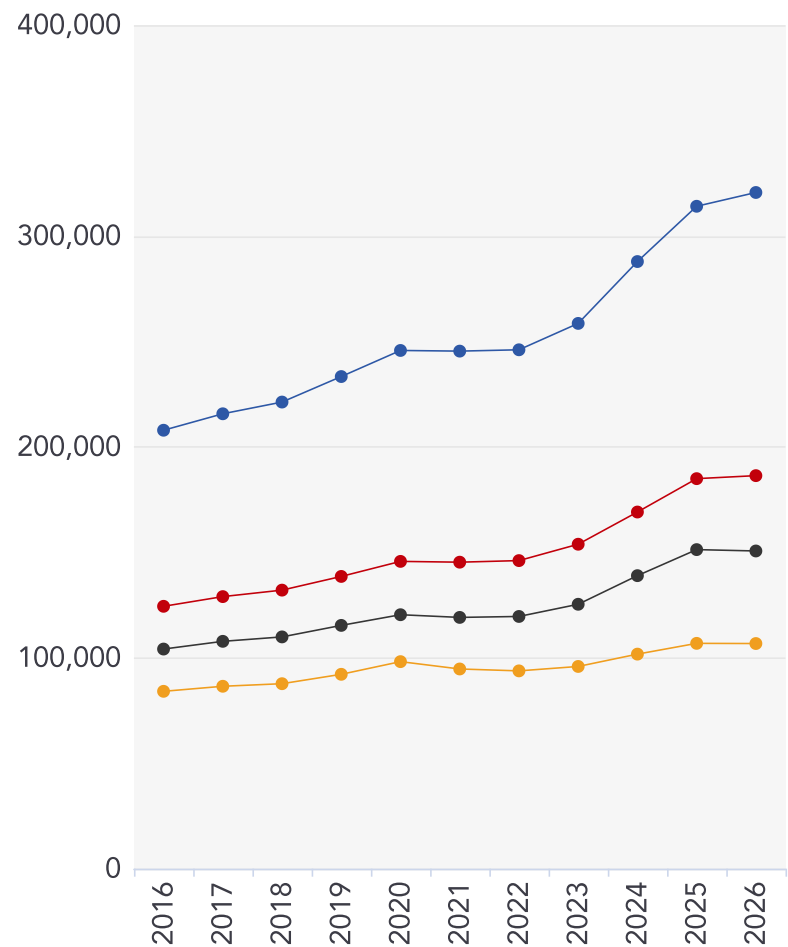
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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 67% 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

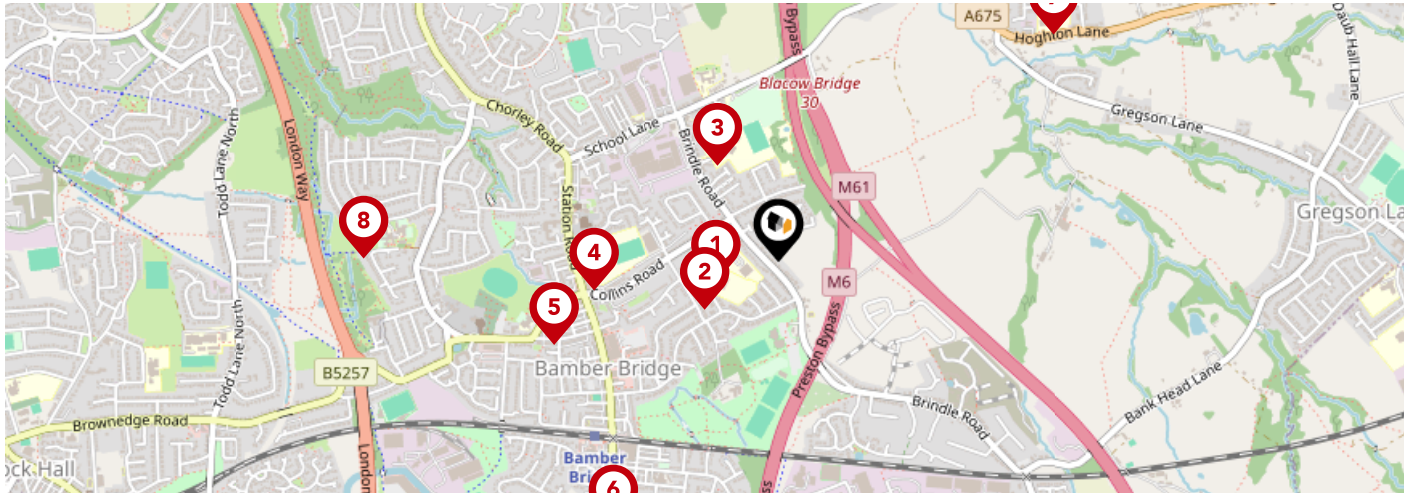
+49.8%

Terraced

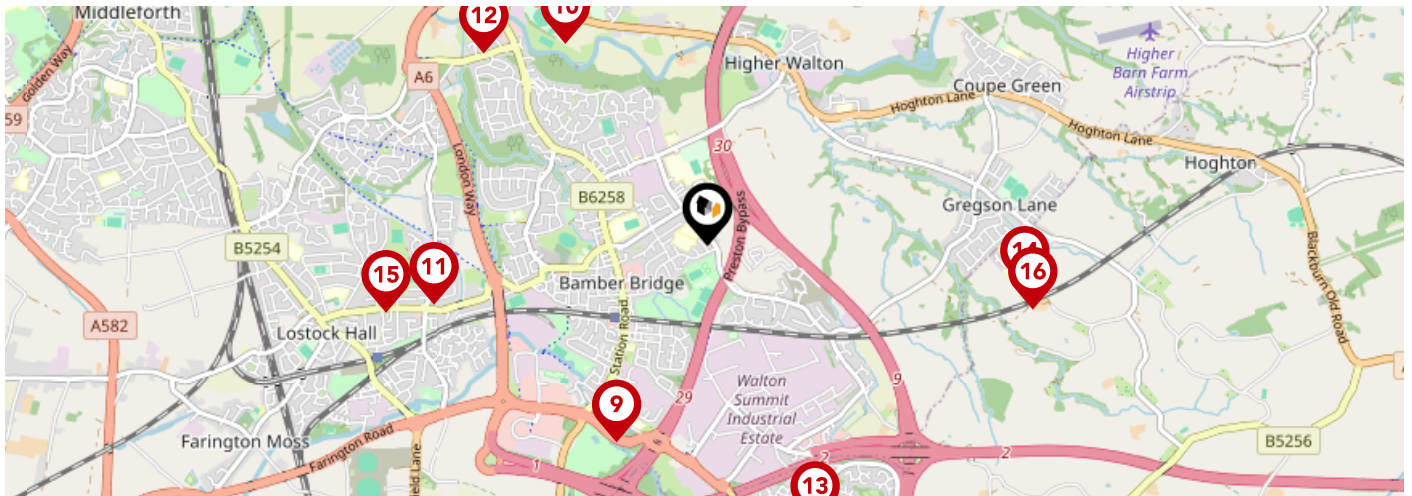
+44.66%

Flat

+26.94%



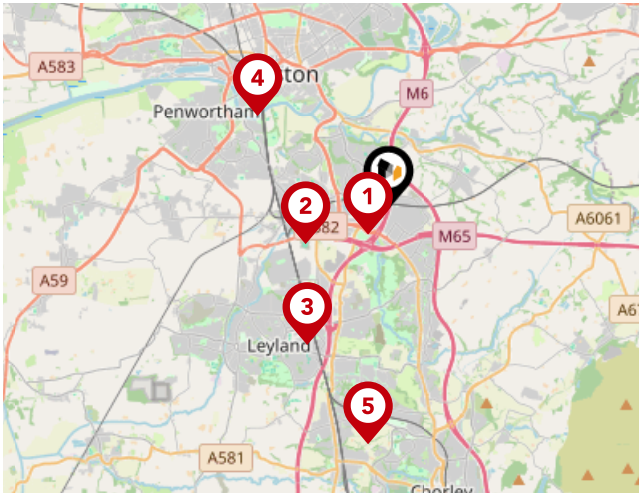
		Nursery	Primary	Secondary	College	Private
1	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.15	☐	☐	☒	☐	☐
2	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.19	☐	☒	☐	☐	☐
3	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.25	☐	☐	☒	☐	☐
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.41	☐	☐	☒	☐	☐
5	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.52	☐	☒	☐	☐	☐
6	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.68	☐	☒	☐	☐	☐
7	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:0.78	☐	☒	☐	☐	☐
8	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.91	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.95	☐	☐	☒	☐	☐
10	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.08	☐	☒	☐	☐	☐
11	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.23	☐	☐	☒	☐	☐
12	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.3	☐	☒	☐	☐	☐
13	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.31	☐	☐	☒	☐	☐
14	Brindle Gregson Lane Primary School Ofsted Rating: Good Pupils: 186 Distance:1.41	☐	☒	☐	☐	☐
15	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.44	☐	☒	☐	☐	☐
16	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 90 Distance:1.45	☐	☒	☐	☐	☐

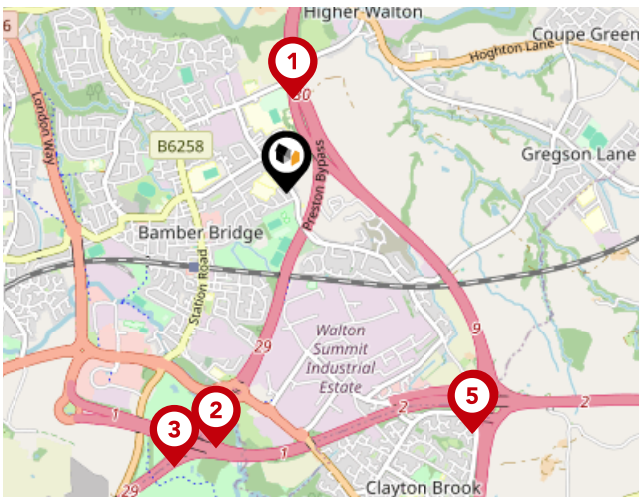
Area

Transport (National)



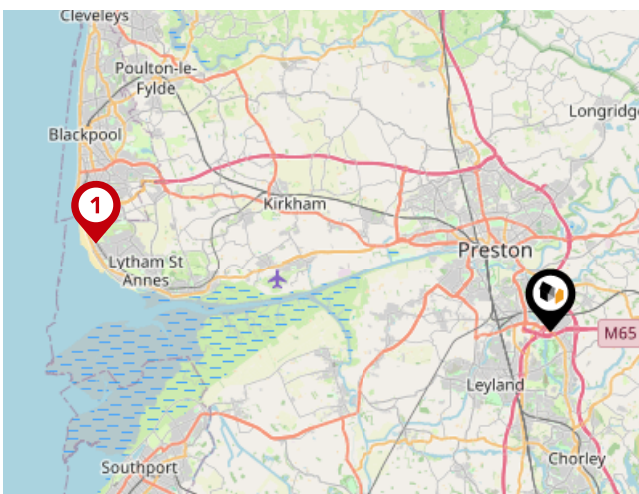
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.59 miles
2	Lostock Hall Rail Station	1.6 miles
3	Leyland Rail Station	2.79 miles
4	Preston Rail Station	2.82 miles
5	Buckshaw Parkway Rail Station	4.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.41 miles
2	M6 J29	1.15 miles
3	M65 J1	1.29 miles
4	M65 J2	1.32 miles
5	M61 J9	1.33 miles

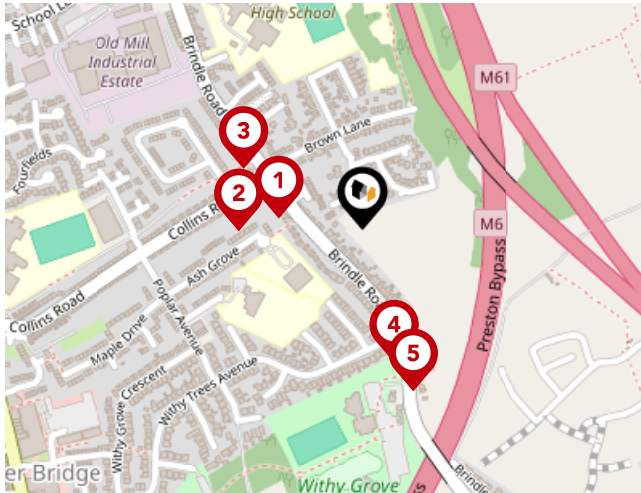


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.23 miles

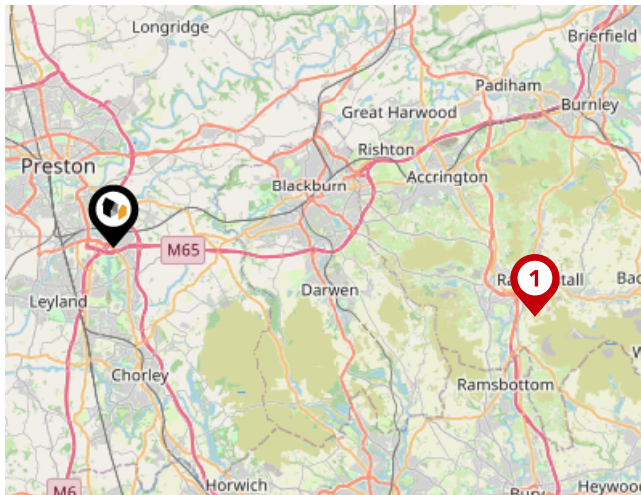
Area

Transport (Local)



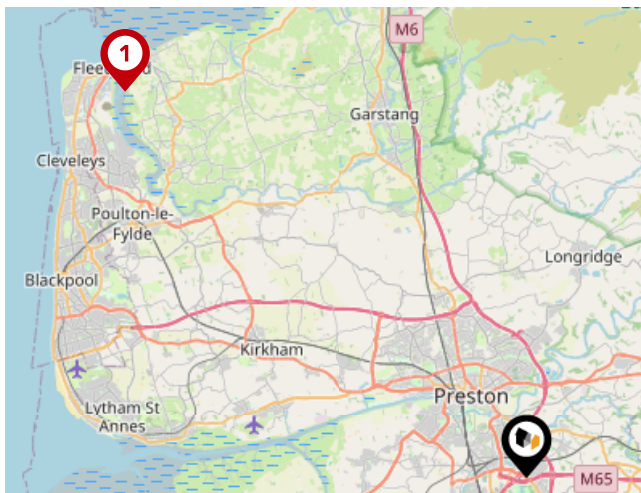
Bus Stops/Stations

Pin	Name	Distance
1	Brown Lane	0.09 miles
2	Collins Road North	0.13 miles
3	Wynfield	0.14 miles
4	Leisure Centre	0.14 miles
5	Leisure Centre	0.18 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	14.95 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.49 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

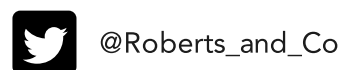
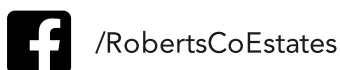


The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate 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.



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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