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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



LOOM CRESCENT, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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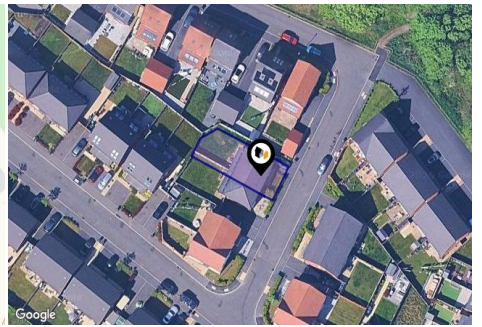
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www.roberts-estates.co.uk



* Modern Three Bedroom Home * Popular Bamber Bridge Location * Turn Key Ready

Ideally situated within a popular residential area of Bamber Bridge, this attractive modern home offers well-presented accommodation throughout and is perfectly positioned close to a range of local amenities, schools, shops, and excellent transport links. Combining contemporary living spaces with practical features, this property is an ideal choice for first-time buyers, young families, or those looking for a modern home in a convenient location. The property benefits from driveway parking for two vehicles, providing valuable off-road parking, along with an enclosed rear garden offering a lovely outdoor space to relax and enjoy. Upon entering the home, the welcoming entrance hall provides access to the main living accommodation and includes a useful downstairs WC and understairs storage cupboard. The spacious living room offers a comfortable and inviting space, featuring a stylish panelled feature wall which adds a contemporary touch and creates a focal point to the room. To the rear of the property is the impressive dining kitchen, designed with modern family living in mind. Fitted with sleek white cabinetry, complementary work surfaces, and a range of integrated appliances including a fridge freezer, dishwasher, double electric ovens, and hob, this room provides the perfect setting for both everyday dining and entertaining. Velux windows allow natural light to flood the space, while patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. To the first floor, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a further single bedroom. The accommodation is completed by a modern four-piece bathroom suite. Externally, the enclosed rear garden features a lawned area, offering a safe and private space for outdoor enjoyment, while the driveway provides convenient off-road parking. A beautifully presented modern home offering stylish accommodation, excellent parking, and a sought-after Bamber Bridge location.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LAN259602

Tenure:	Freehold
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Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	36	10000
mb/s	mb/s	mb/s
		

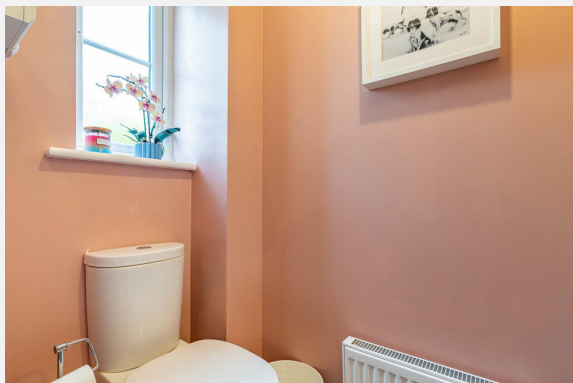
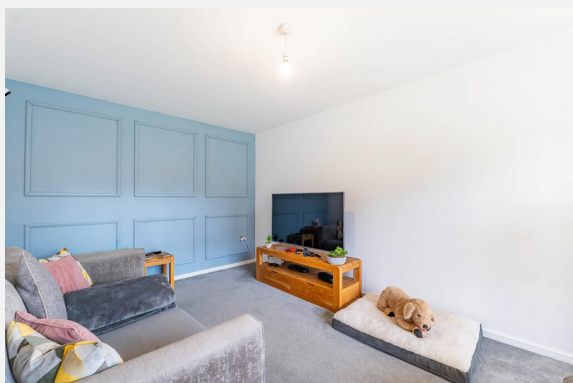
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







LOOM CRESCENT, BAMBER BRIDGE, PRESTON, PR5



Ground Floor

Bathroom
2.55 x 1.85 m
8'4" x 6'0"



Floor 1



Approximate total area^m
72.2 m²
776 ft²

(1) Excluding balconies and terraces

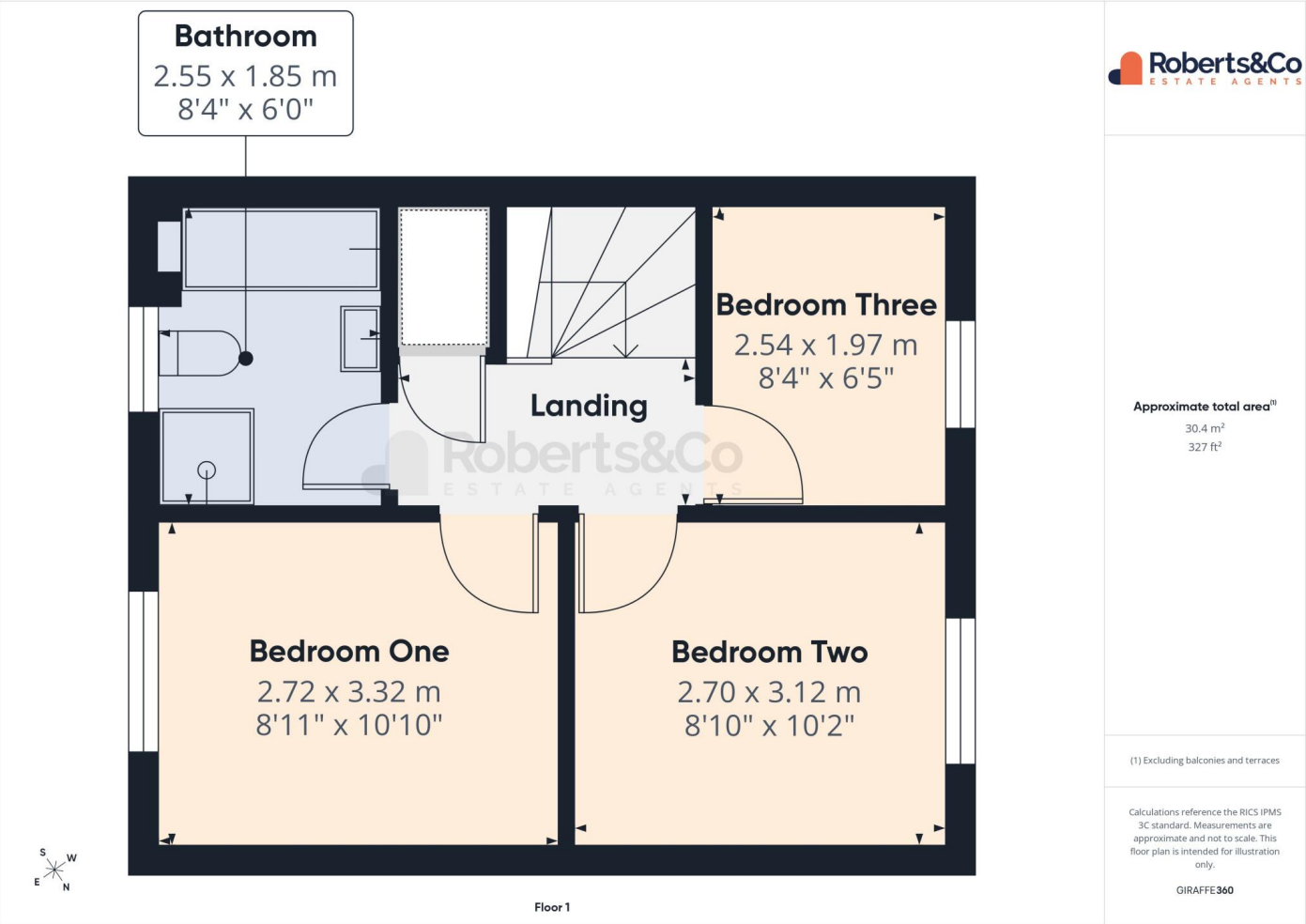
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

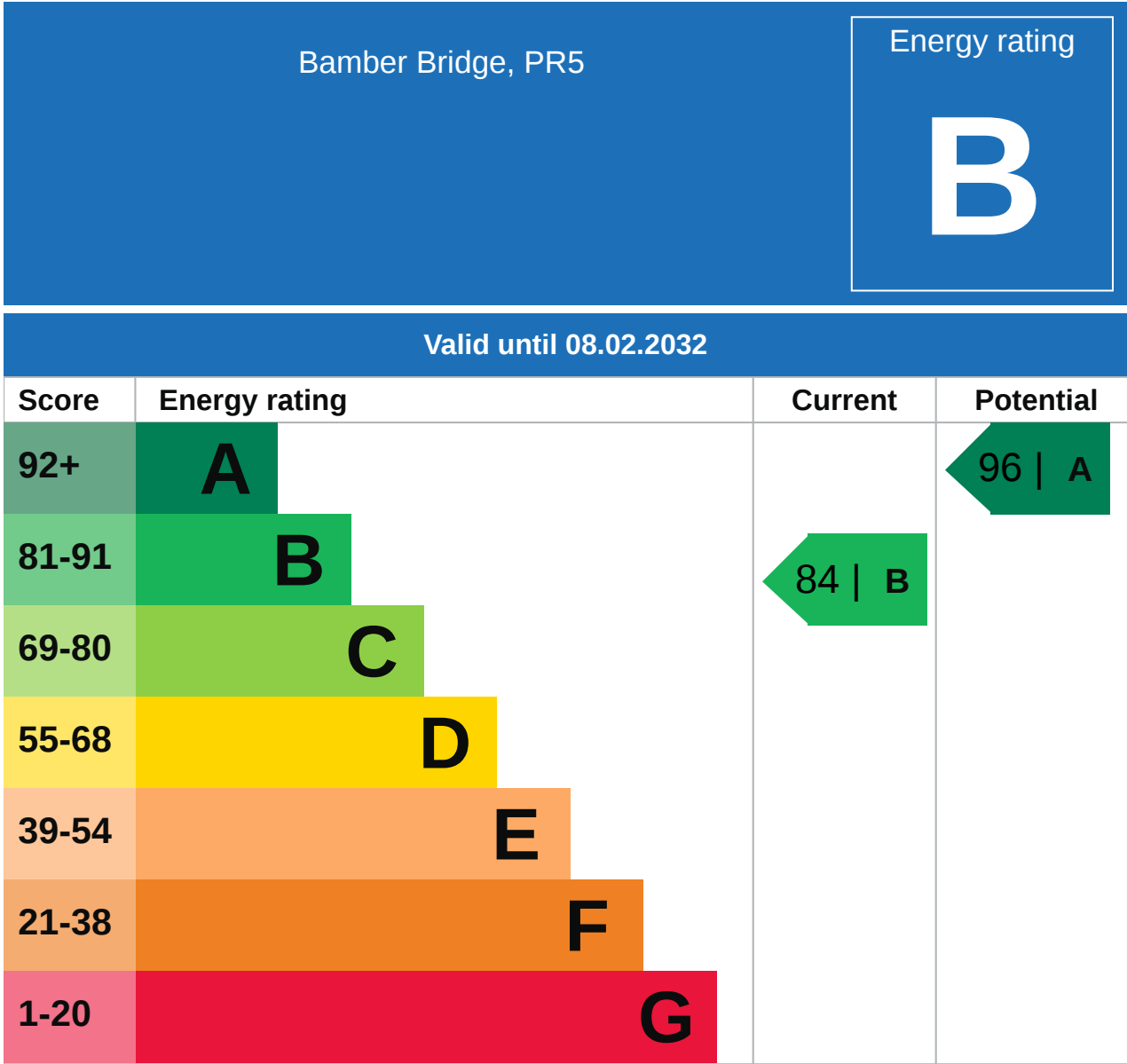
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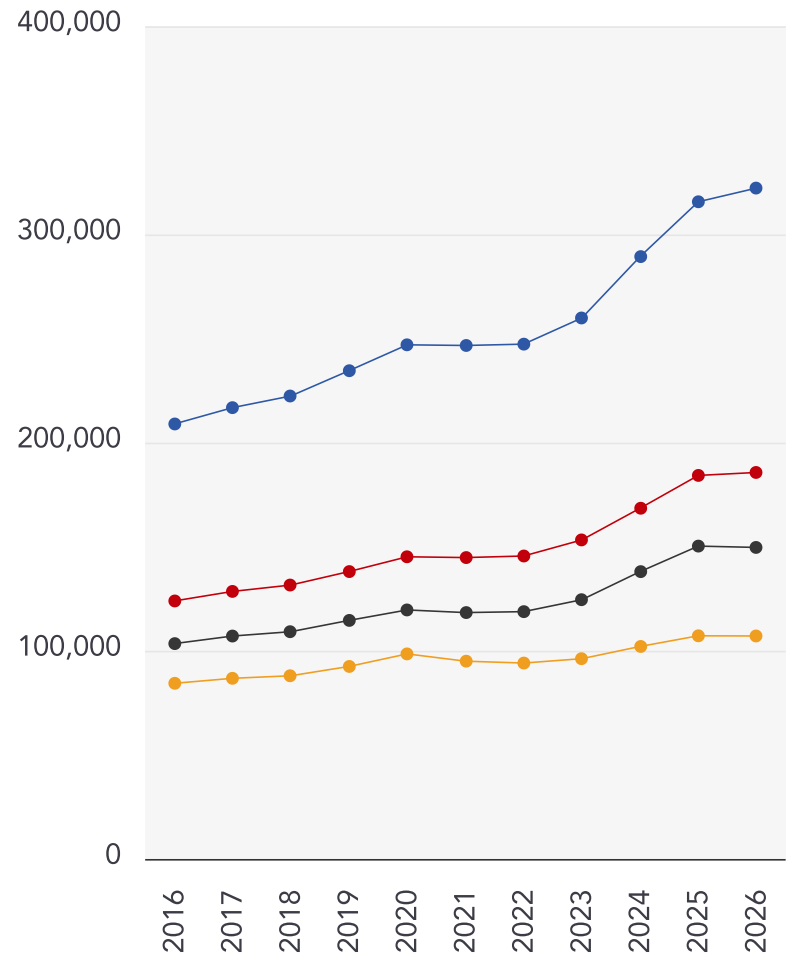
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	79 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

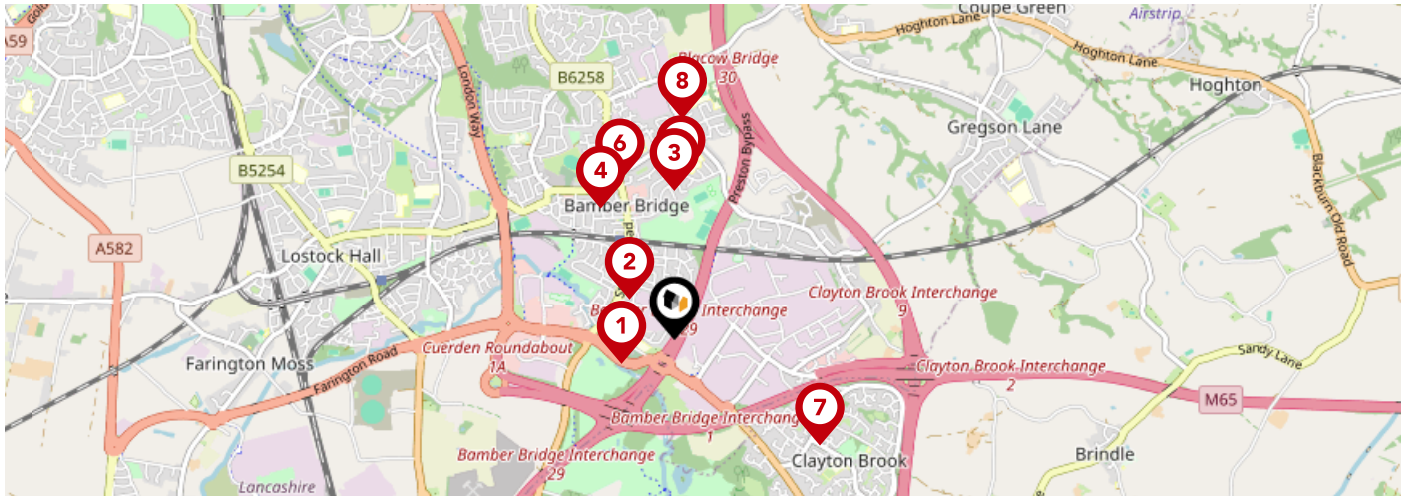
+49.8%

Terraced

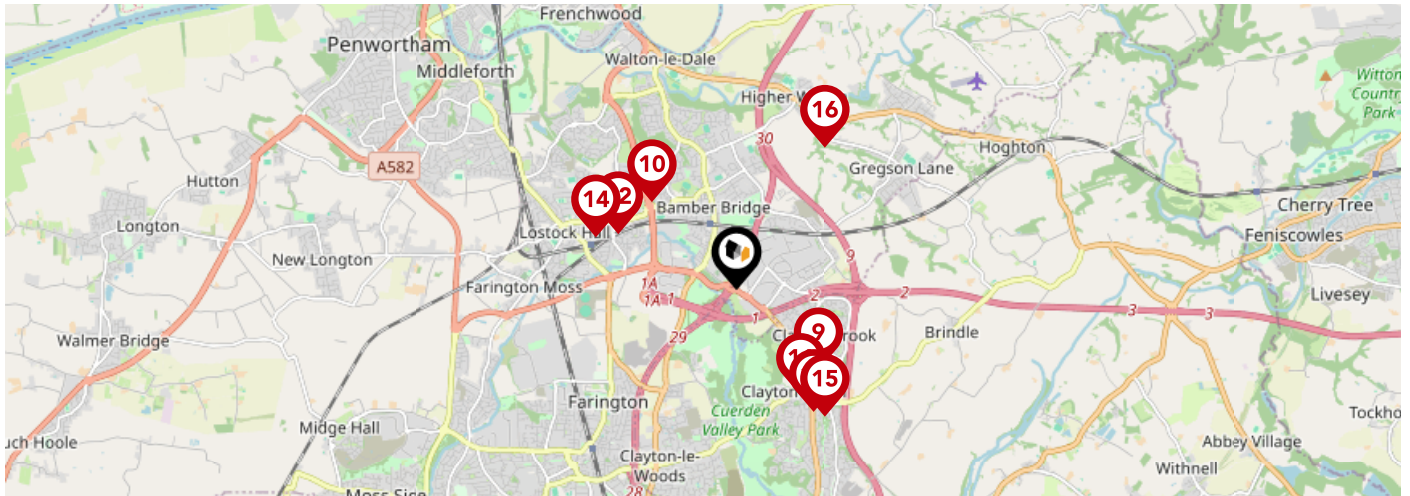
+44.66%

Flat

+26.94%



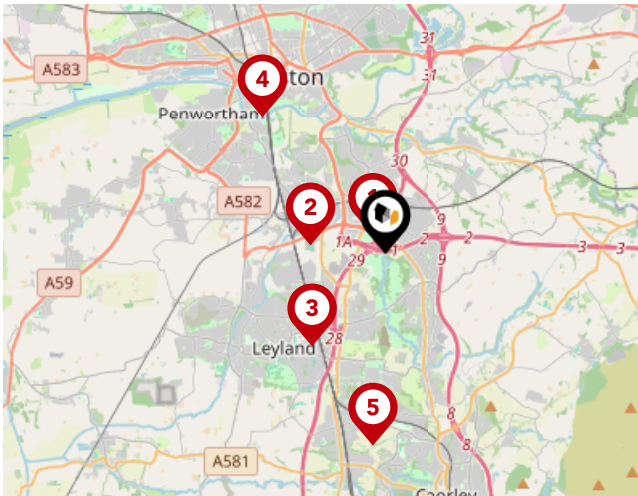
		Nursery	Primary	Secondary	College	Private
1	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.26	☐	☐	☒	☐	☐
2	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.27	☐	☒	☐	☐	☐
3	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.65	☐	☒	☐	☐	☐
4	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.66	☐	☒	☐	☐	☐
5	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.71	☐	☐	☒	☐	☐
6	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.74	☐	☐	☒	☐	☐
7	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:0.79	☐	☐	☒	☐	☐
8	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.97	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Clayton Brook Primary School Ofsted Rating: Good Pupils: 168 Distance: 1	☐	☒	☐	☐	☐
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance: 1.07	☐	☒	☐	☐	☐
	Cambian Red Rose School Ofsted Rating: Good Pupils: 22 Distance: 1.09	☐	☐	☒	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.15	☐	☐	☒	☐	☐
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance: 1.26	☐	☒	☐	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.33	☐	☒	☐	☐	☐
	Westwood Primary School Ofsted Rating: Good Pupils: 170 Distance: 1.35	☐	☒	☐	☐	☐
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance: 1.47	☐	☒	☐	☐	☐

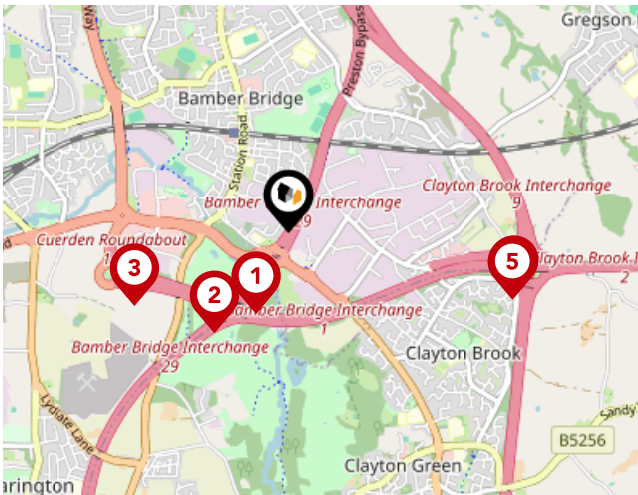
Area

Transport (National)



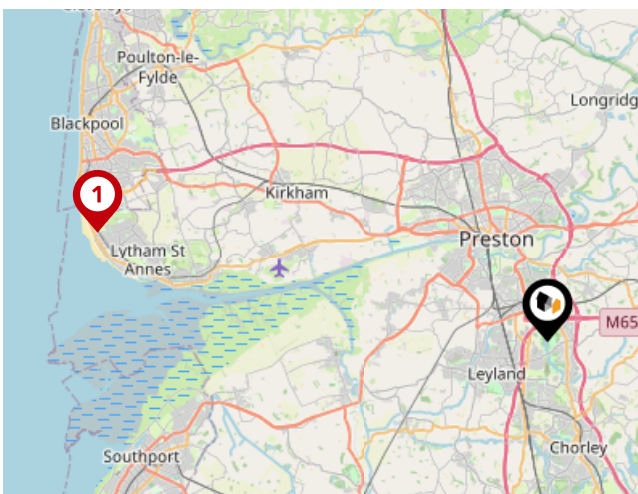
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.36 miles
2	Lostock Hall Rail Station	1.31 miles
3	Leyland Rail Station	2.08 miles
4	Preston Rail Station	3.2 miles
5	Buckshaw Parkway Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J29	0.38 miles
2	M65 J1	0.54 miles
3	M65 J1A	0.74 miles
4	M65 J2	1.02 miles
5	M61 J9	1.02 miles

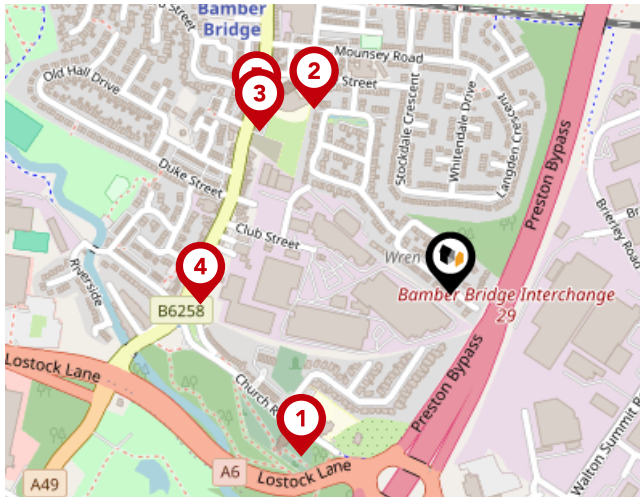


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.23 miles

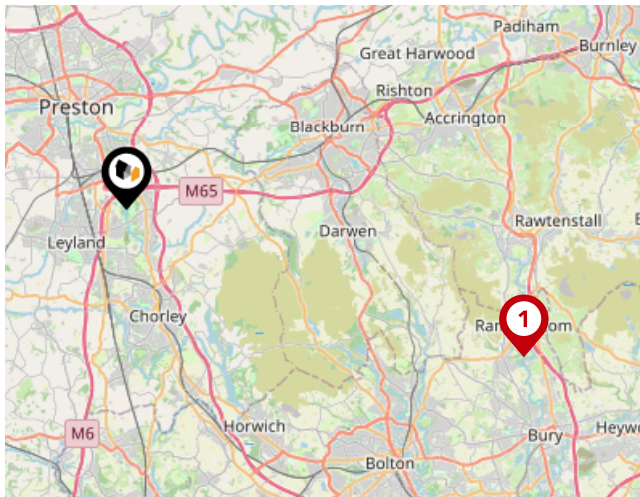
Area

Transport (Local)



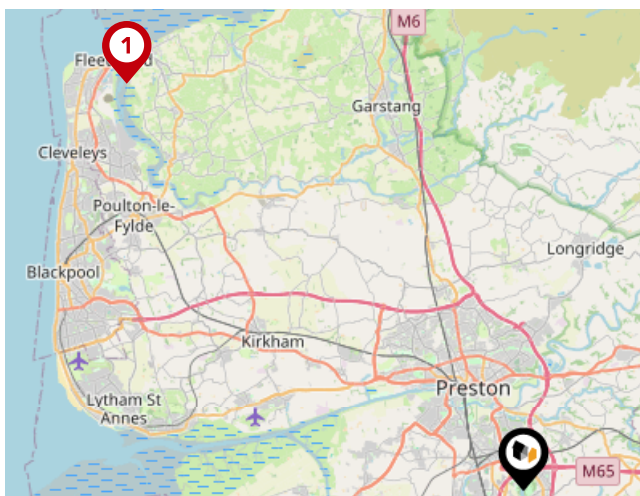
Bus Stops/Stations

Pin	Name	Distance
1	St Saviours CEPS	0.24 miles
2	Wesley Street	0.25 miles
3	Methodist Church	0.27 miles
4	Hob Inn	0.27 miles
5	Edwards Street	0.28 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	14.86 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.9 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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