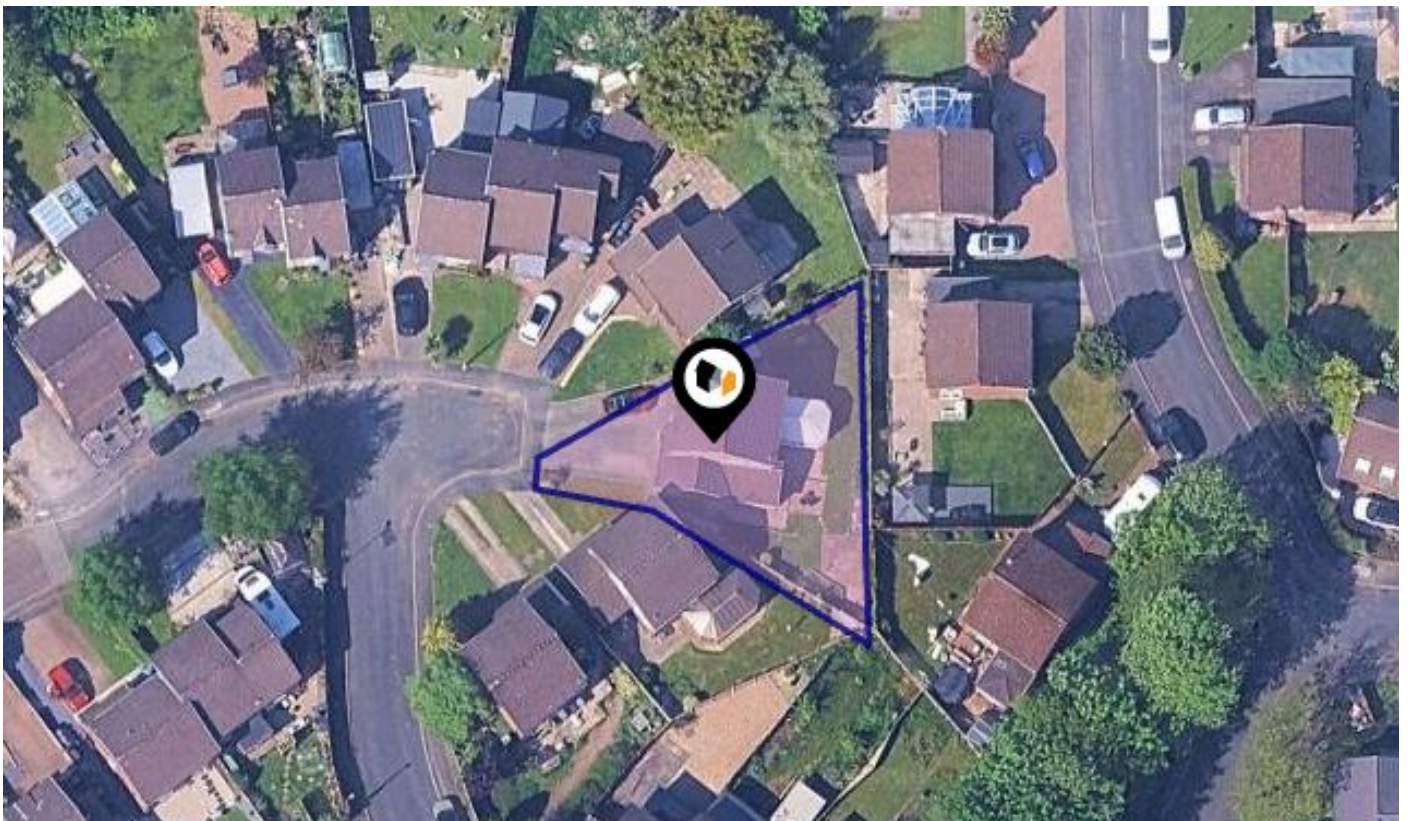




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 09th June 2026**



**CARR MEADOW, BAMBER BRIDGE, PRESTON, PR5**

## Roberts & Co

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

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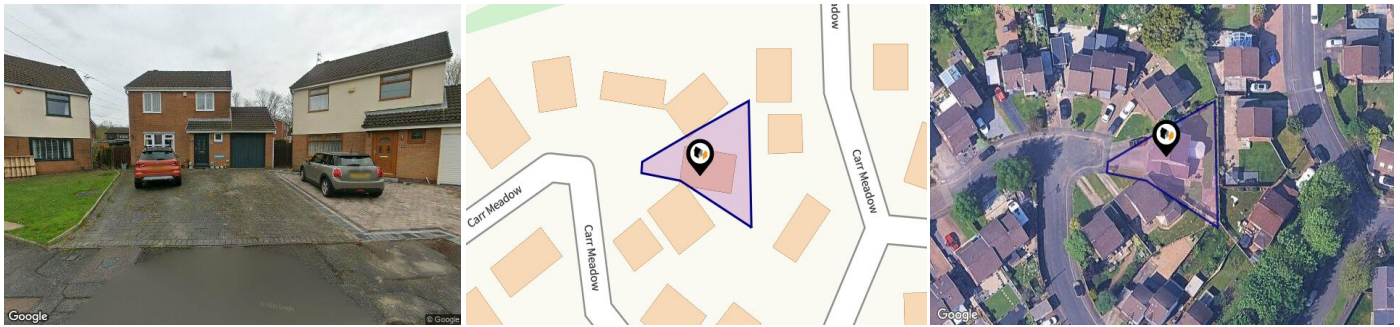


# Introduction

## Our Comments

\* 3 Bedroom Detached House \* Set on a Generous Plot \* Great Location

Situated in a quiet cul-de-sac, this spacious 3-bedroom detached house offers a perfect blend of comfort and convenience. Set on a generous plot with a great size rear garden, the property ensures privacy as it is not directly overlooked. Step inside to discover an immaculately presented interior featuring two reception rooms and a conservatory. The living room sits at the front and opens through to the dining room, a space for family gatherings and daily catch-ups. The inviting conservatory provides a relaxing spot for all seasons. The kitchen boasts grey cabinets and complementary countertops, offering ample space for any aspiring chef and accommodating all necessary appliances. The ground floor also includes a convenient downstairs WC. Upstairs, you will find three double bedrooms, all providing peaceful havens for rest and relaxation. The upper level is completed by a four-piece bathroom suite with a bath, and separate shower enclosure, offering a sanctuary for relaxation. Outside, the driveway leads to a single garage with parking for two cars, while the garden offers a tranquil retreat for outdoor activities and al fresco dining. This well-appointed home is ideally located within easy reach of motorway links, ensuring effortless connectivity to nearby amenities and beyond.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,302 ft <sup>2</sup> / 121 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,160		
<b>Title Number:</b>	LA514154		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

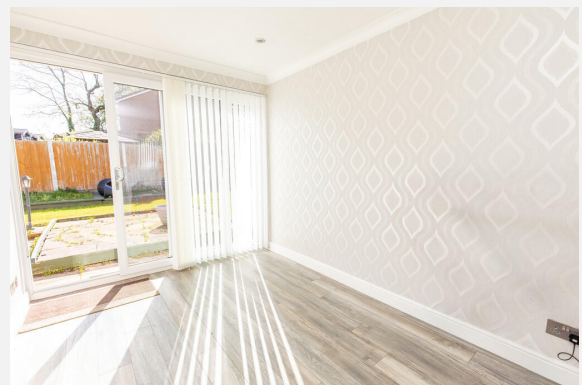
<b>7</b> mb/s	<b>40</b> mb/s	<b>1800</b> mb/s

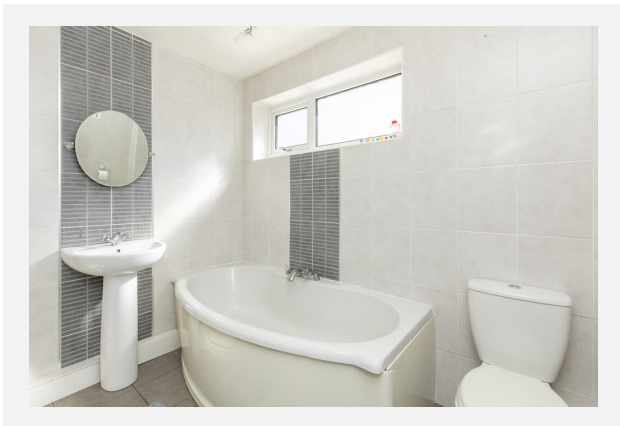
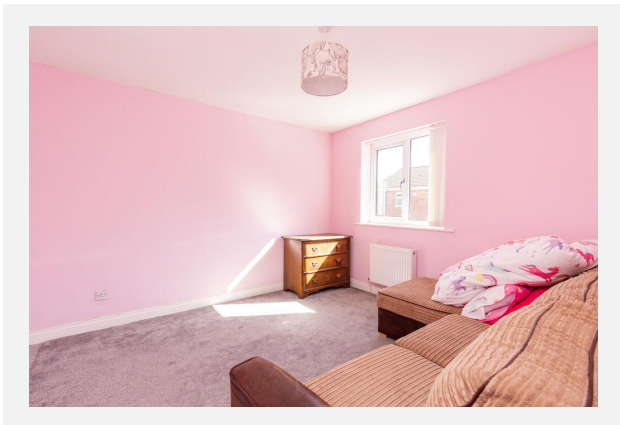
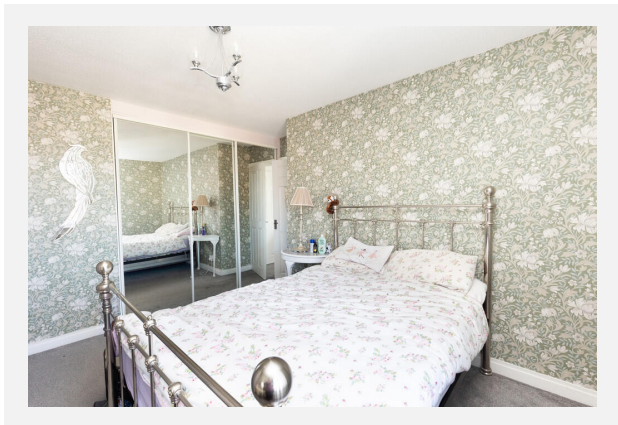
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







Bamber Bridge, PRESTON, PR5

Energy rating

**C**

Valid until 05.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

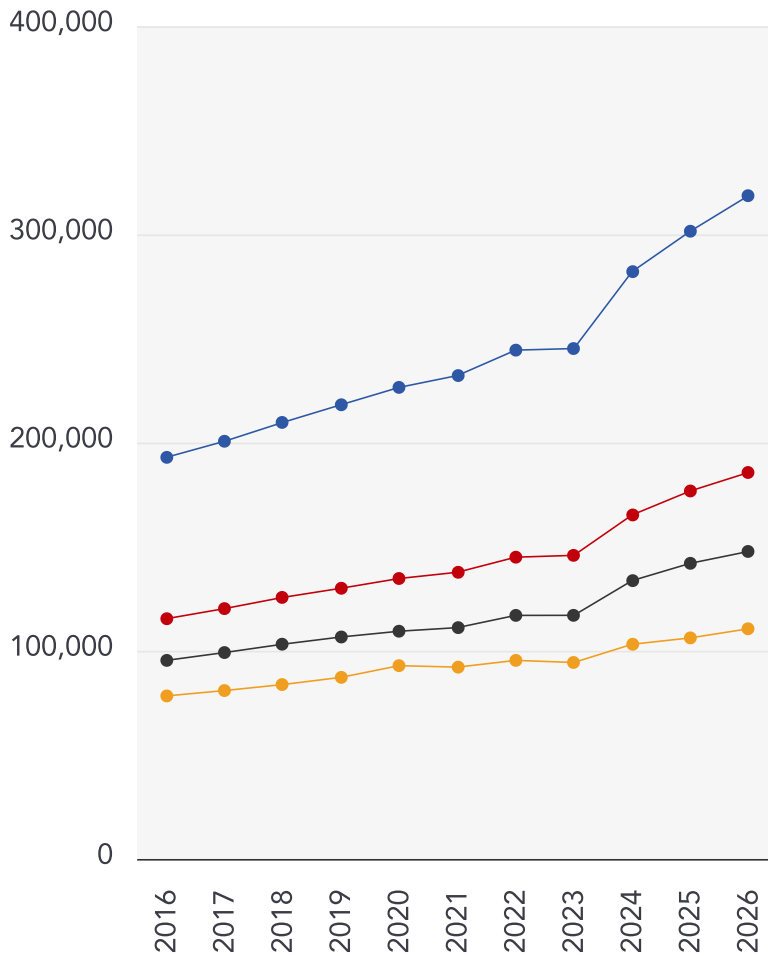
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	97 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+65.15%**

Semi-Detached

**+60.86%**

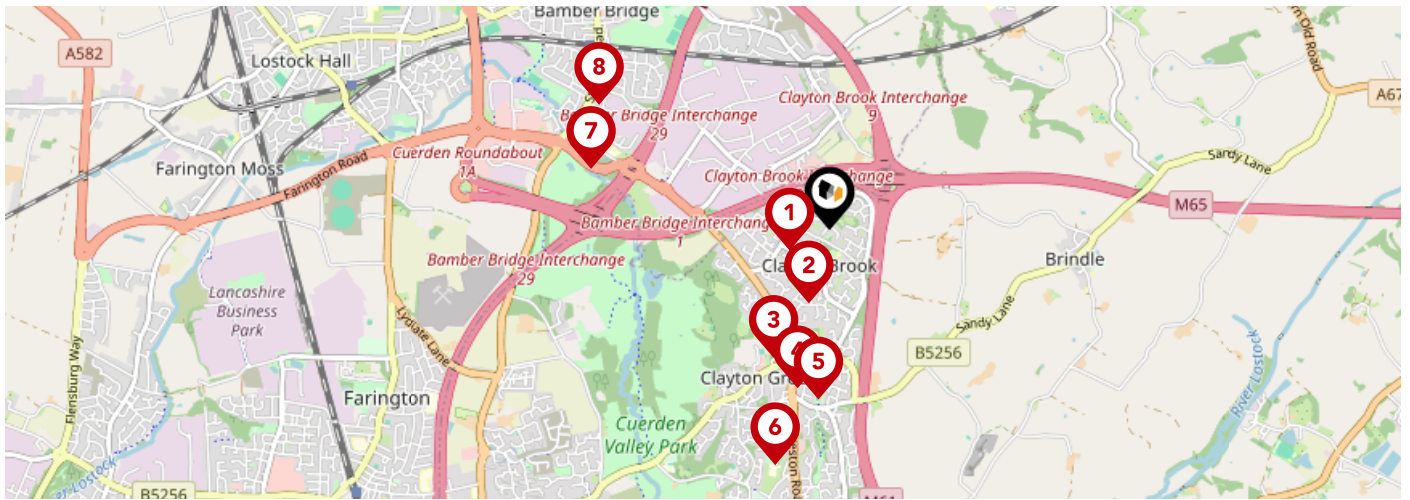
Terraced

**+54.85%**

Flat

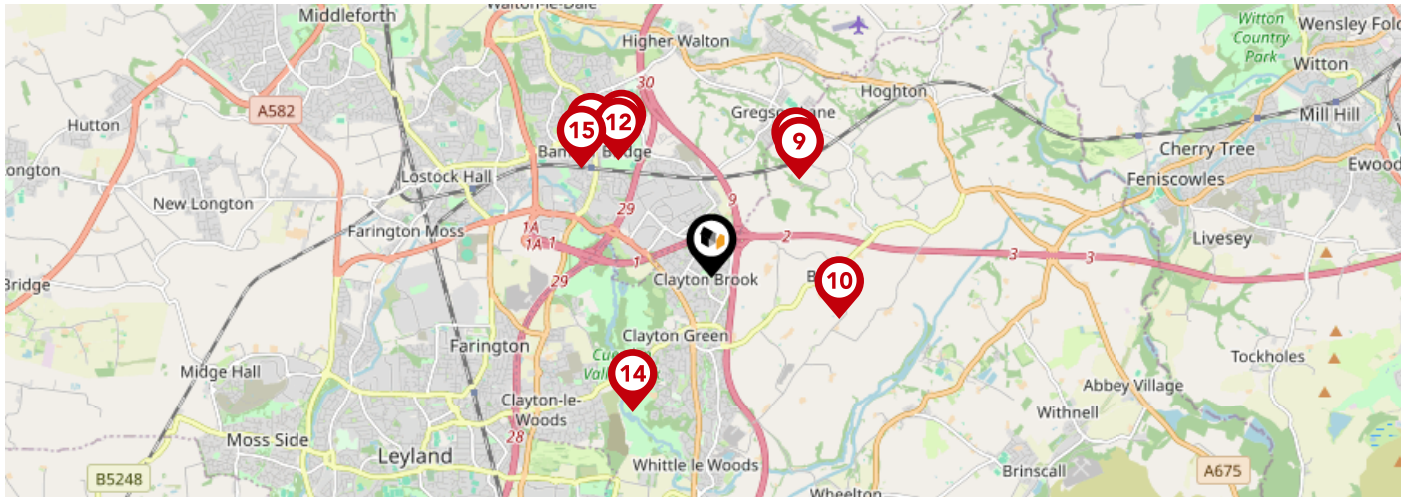
**+41.19%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 14   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 22   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 252   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

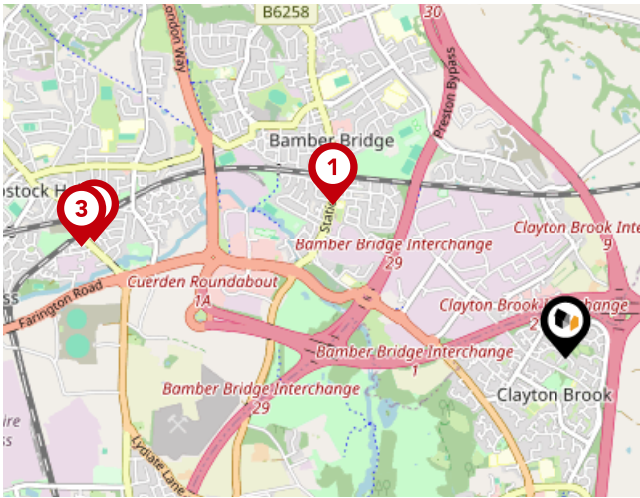
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>St Joseph's Catholic Primary School, Brindle</b> Ofsted Rating: Good   Pupils: 90   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brindle St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brindle Gregson Lane Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Coppice School</b> Ofsted Rating: Good   Pupils: 66   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Clayton-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

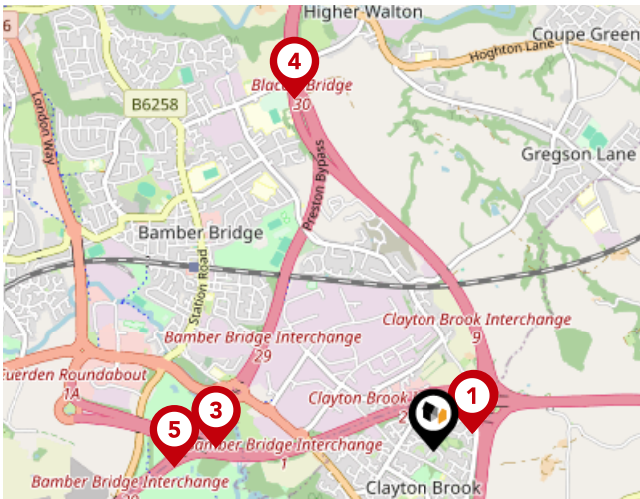
# Area

## Transport (National)



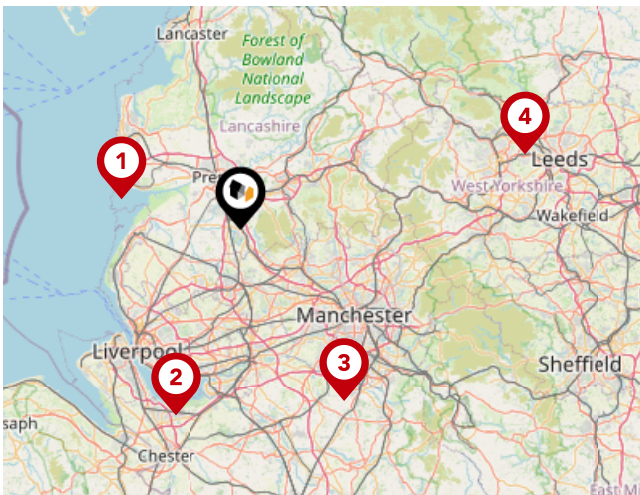
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.22 miles
2	Lostock Hall Rail Station	2.13 miles
3	Lostock Hall Rail Station	2.18 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J9	0.19 miles
2	M65 J2	0.19 miles
3	M6 J29	0.95 miles
4	M6 J30	1.66 miles
5	M65 J1	1.14 miles

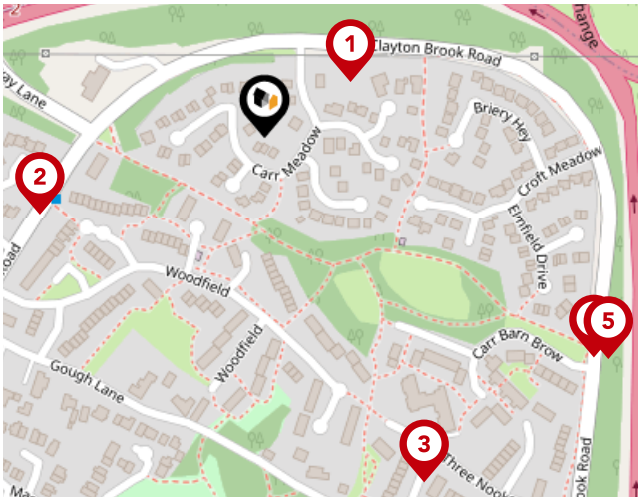


### Airports/Helipads

Pin	Name	Distance
1	Highfield	17.13 miles
2	Speke	27.75 miles
3	Manchester Airport	28.26 miles
4	Leeds Bradford Airport	41.22 miles

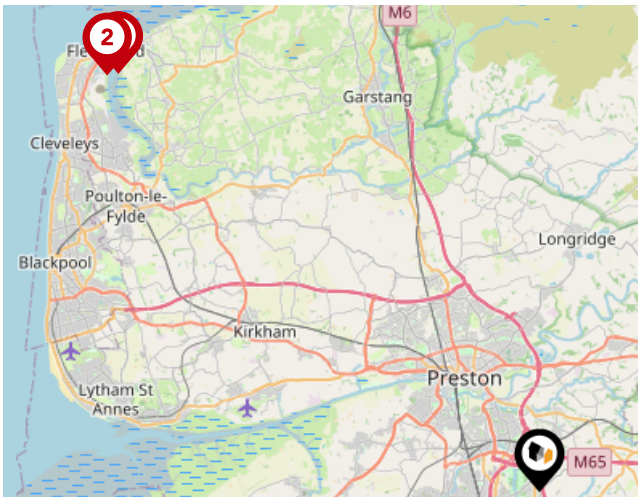
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Carr Meadow	0.06 miles
2	Brow Hey	0.13 miles
3	Three Nooks	0.21 miles
4	Carr Barn Brow	0.22 miles
5	Carr Barn Brow	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.77 miles
2	Fleetwood for Knott End Ferry Landing	20.99 miles



### Roberts & Co

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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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