

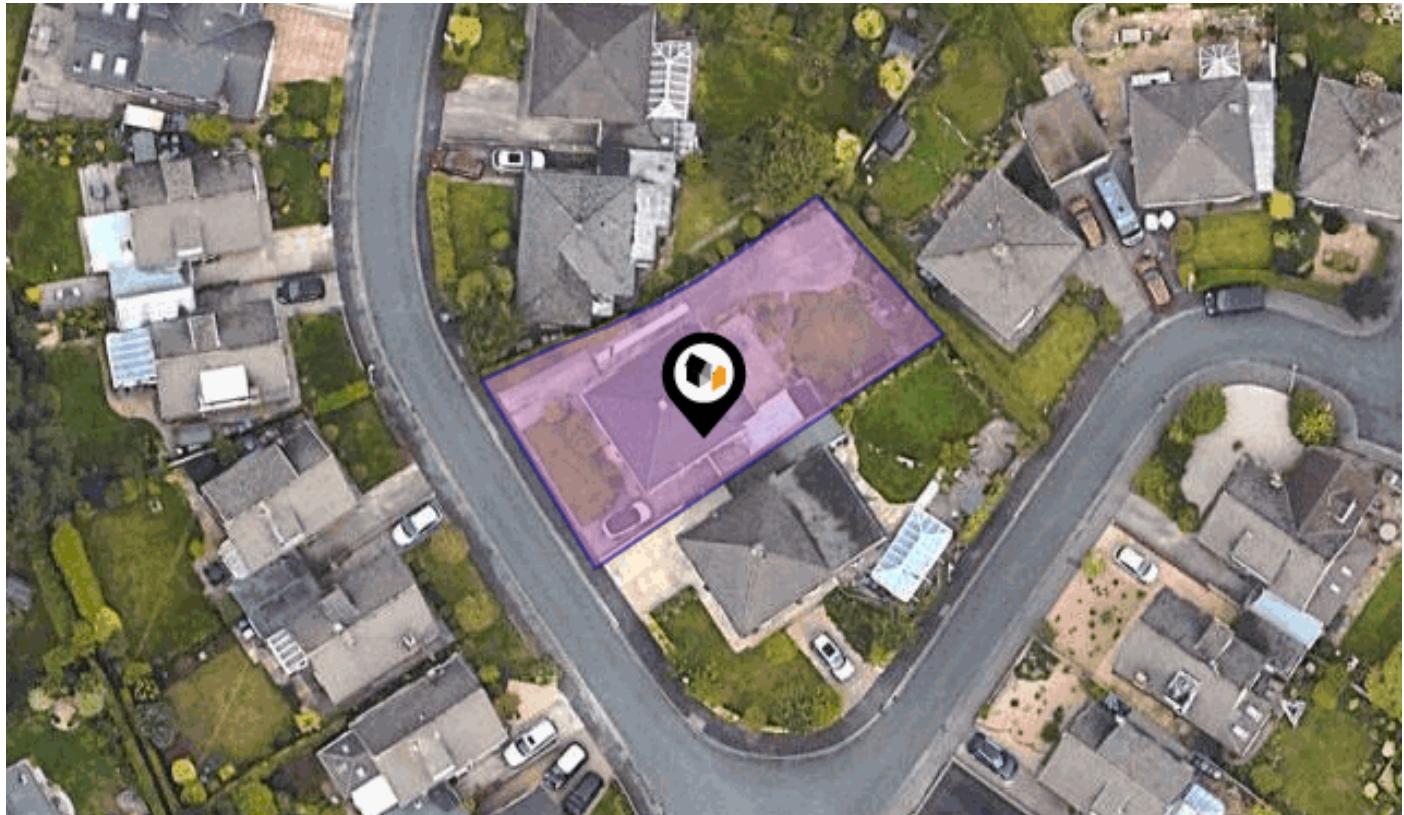


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 26<sup>th</sup> January 2026**



## **SMITHY CLOSE, BRINDLE, CHORLEY, PR6**

### **Roberts & Co**

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# Introduction

## Our Comments

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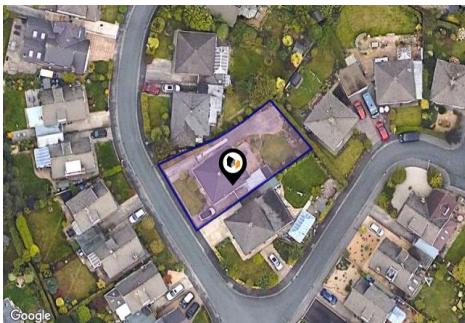
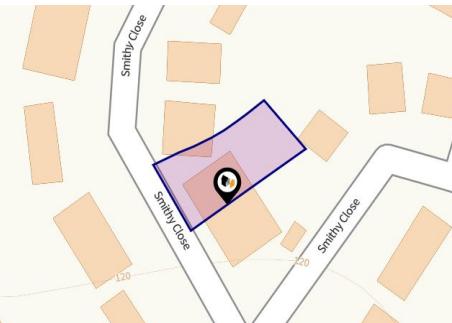
- Beautifully Presented Link-Detached Bungalow in the Highly Desirable Village of Brindle • Two Driveways with Parking for Several Vehicles and an Attached Garage • Recently Improved Throughout, Including a New Roof (5 Years Ago), Upgraded Bathroom, and Stylish Décor

This attractively presented link-detached bungalow is situated in a sought-after area of Brindle and offers well-proportioned, single-level accommodation that has been thoughtfully upgraded by the current owners. The property is approached via two driveways providing off-road parking for several vehicles, with one driveway leading directly to the attached garage. A neat front garden enhances the kerb appeal and sets the tone for the well-maintained accommodation within. Entry is via a porch into a central hallway, providing access to all principal rooms. The living room, positioned at the front of the property, is a bright and welcoming space featuring a focal fireplace and double doors that open into the dining room, creating an excellent flow for both everyday living and entertaining. A fitted kitchen is equipped with cream shaker-style cabinetry, complementary work surfaces, an integrated electric oven and hob, and space and plumbing for a dishwasher. The layout is both practical and visually appealing. To the rear, a conservatory provides additional living space and enjoys views over the garden, with direct access outside. This room also offers space and plumbing for a washing machine and tumble dryer, making it a versatile and useful addition to the home. The bungalow offers two well-proportioned double bedrooms, both tastefully decorated, along with a modern three-piece bathroom suite, which has been recently replaced and finished to a high standard. Externally, the property boasts an enclosed rear garden, thoughtfully refined by the current owners and featuring a summer house-ideal for relaxation, hobbies, or home working. The garden is private, well maintained, and perfect for enjoying the outdoor space. The current owners have undertaken a number of significant improvements, including:

Replacement of the roof 5 years ago  
Installation of a new bathroom  
Upgraded décor throughout  
Addition of a summer house  
Refinement and landscaping of the gardens

Overall, this is a turn-key bungalow in a prime location, ideally suited to buyers seeking a well-maintained home with ample parking and a link garage, in a peaceful and desirable village setting.

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Plot Area:	0.12 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,343
Title Number:	LAN84862

Tenure: Freehold

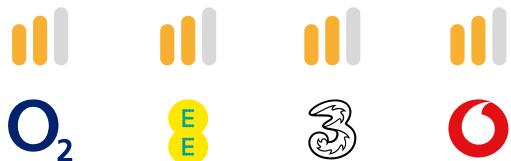
## Local Area

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

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

4 mb/s	80 mb/s	- mb/s
		

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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: ***Smithy Close, Brindle, Chorley, PR6***

Reference - 21/00574/FULHH	
Decision:	Granted
Date:	06th May 2021
Description:	Single storey rear extension

# Gallery Photos



# Gallery Photos



# Property EPC - Certificate

BRINDLE, PR6

Energy rating

D

Valid until 10.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

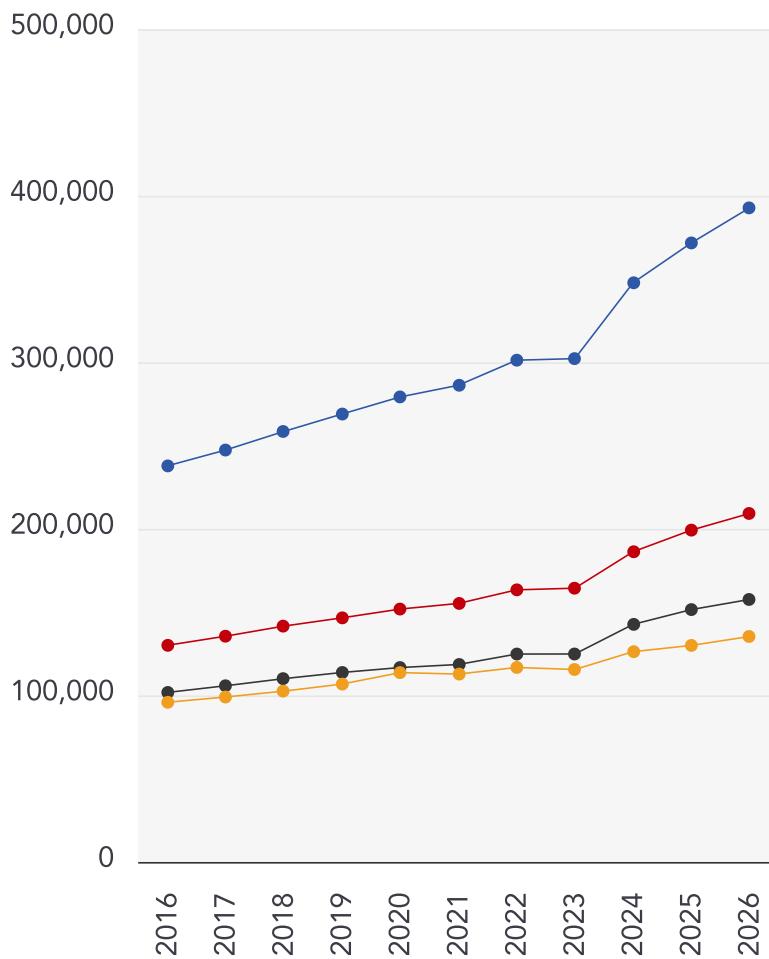
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 10 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in PR6



Detached

**+65.15%**

Semi-Detached

**+60.86%**

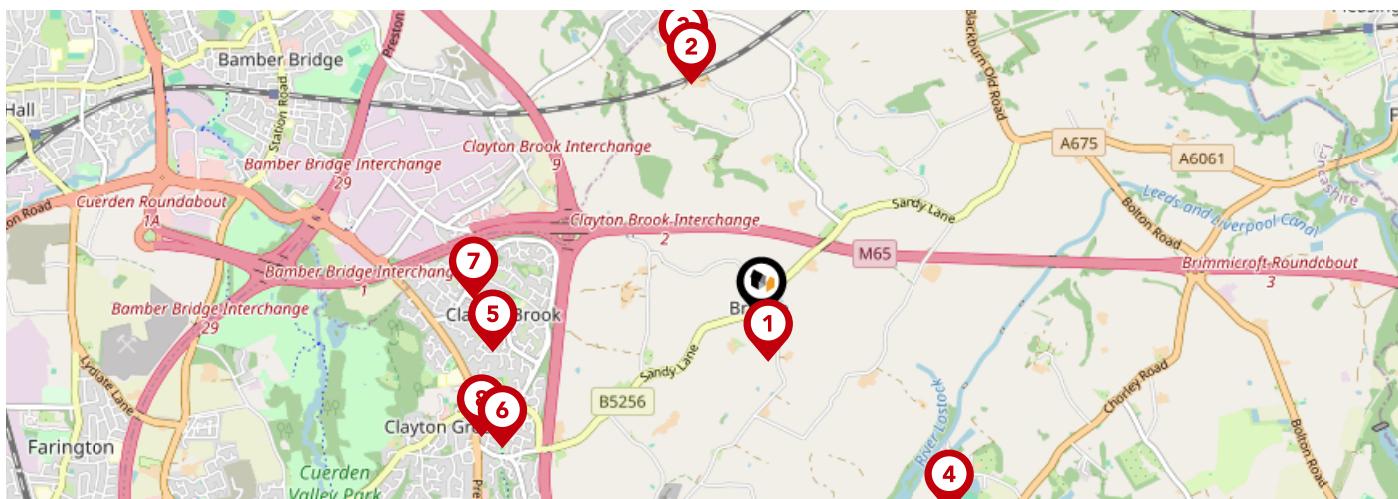
Terraced

**+54.85%**

Flat

**+41.19%**

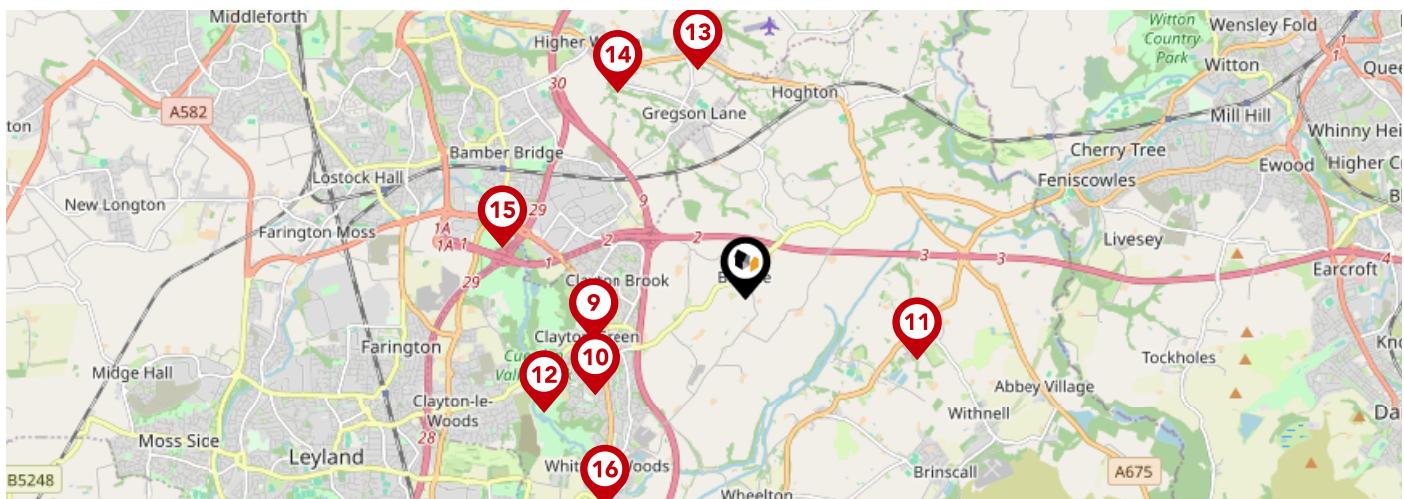
# Area Schools



Nursery Primary Secondary College Private

	Brindle St James' Church of England Voluntary Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	St Joseph's Catholic Primary School, Brindle	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brindle Gregson Lane Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Withnell Fold Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Clayton Brook Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westwood Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Progress School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Bede's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

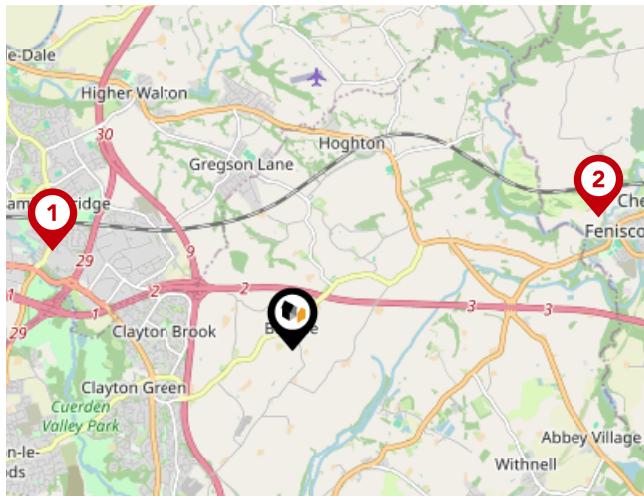
# Area Schools



Nursery Primary Secondary College Private

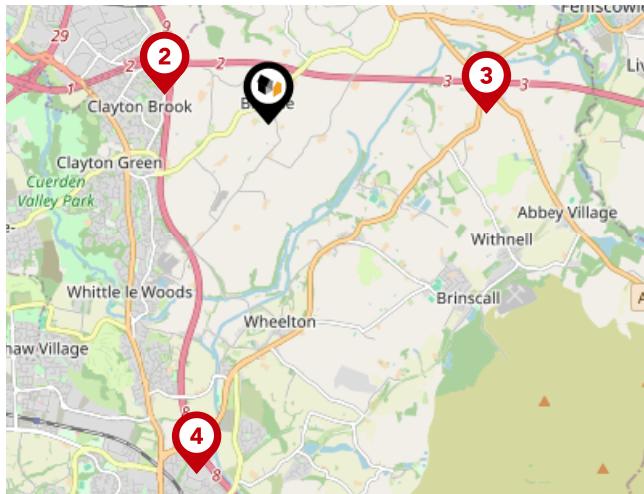
 <b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 22   Distance: 1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 252   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Meadow View Learning Centre</b> Ofsted Rating: Outstanding   Pupils: 8   Distance: 1.6	<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: 2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coupe Green Primary School</b> Ofsted Rating: Good   Pupils: 150   Distance: 2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Higher Walton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 103   Distance: 2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance: 2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whittle-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance: 2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



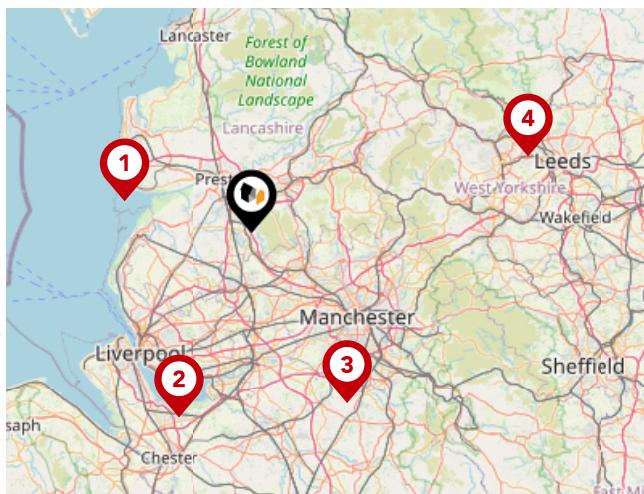
## National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	2.27 miles
2	Pleasington Rail Station	2.93 miles
3	Lostock Hall Rail Station	3.23 miles



## Trunk Roads/Motorways

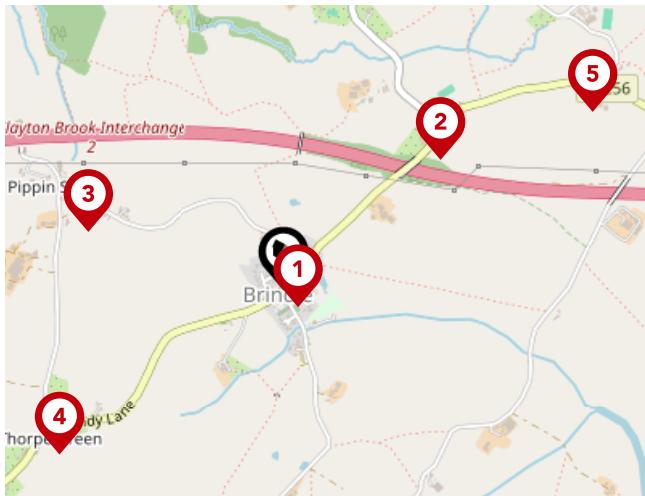
Pin	Name	Distance
1	M65 J2	0.95 miles
2	M61 J9	0.95 miles
3	M65 J3	1.92 miles
4	M61 J8	3.14 miles
5	M6 J30	2.43 miles



## Airports/Helpads

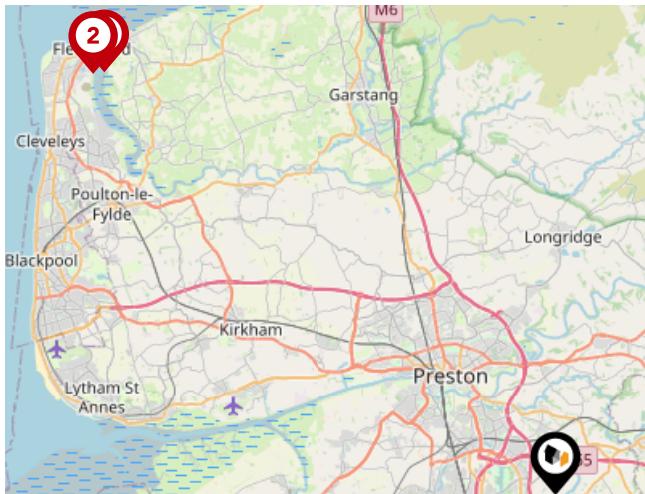
Pin	Name	Distance
1	Highfield	18.23 miles
2	Speke	27.95 miles
3	Manchester Airport	27.55 miles
4	Leeds Bradford Airport	40.22 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	St James church	0.05 miles
2	Hill House Lane	0.45 miles
3	Pippen Street	0.45 miles
4	Thorpe Cross	0.61 miles
5	Windmill Lane	0.78 miles



## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.68 miles
2	Fleetwood for Knott End Ferry Landing	21.91 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.

# Roberts & Co

## Testimonials



### 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\_sales\_lettings/



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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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