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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



KINGSWAY, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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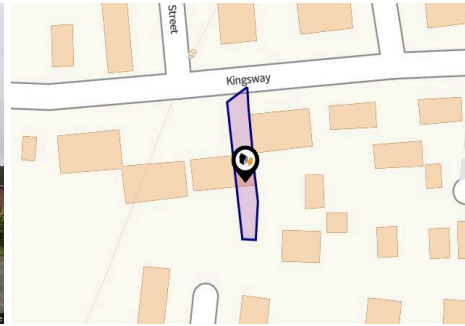
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* 3 Bedroom End-Terrace Home * In a Convenient Bamber Bridge Location

Situated in a convenient and well-connected position in the heart of Bamber Bridge, this spacious three-bedroom end-terrace home offers generously proportioned accommodation, gardens to both the front and rear, and the added benefit of a dedicated parking space to the front. Ideally located within easy reach of Bamber Bridge train station, Morrisons supermarket, local amenities and excellent transport links, the property is well suited to first-time buyers, couples and families alike. Upon entering, a welcoming porch leads into the entrance hallway, with a ground-floor wet room conveniently positioned just off the hall. The living room is located to the front of the property and features an attractive gas fire, creating a focal point to the room. Offering plenty of space for furnishings, the current owner also utilises this versatile reception room as a dining area. The fitted kitchen features contemporary white cabinets complemented by wood-effect worktops, creating a bright and practical space. Appliances include an electric double oven, gas hob, space and plumbing for a dishwasher and room for an American-style fridge freezer. There is also space for a small table and chairs, making it ideal for everyday dining. To the rear, a useful porch provides additional utility space, with plumbing and room for both a washing machine and tumble dryer, alongside a door giving access to the rear garden. To the first floor, there are three generously sized bedrooms, offering excellent flexibility for family living, guest accommodation or a home office. The main bedroom benefits from fitted wardrobes with sliding mirrored doors, providing useful built-in storage. Completing the first-floor accommodation is a three-piece family bathroom. Externally, the property enjoys a front garden with a pathway leading to the entrance, together with a dedicated parking space. The enclosed rear garden offers a pleasant outdoor space, featuring a patio area for seating and entertaining, a lawn with established shrub borders, and a garden shed positioned towards the bottom of the garden. Combining spacious bedrooms, a practical layout, useful utility facilities and outdoor space, this end-terrace home presents an excellent opportunity for buyers seeking a well-located property close to everyday amenities and transport connections. Early viewing is recommended to appreciate the space and convenience on offer.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LA622736

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



10000
mb/s



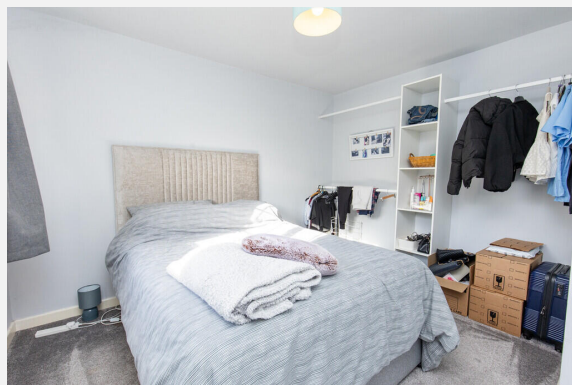
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

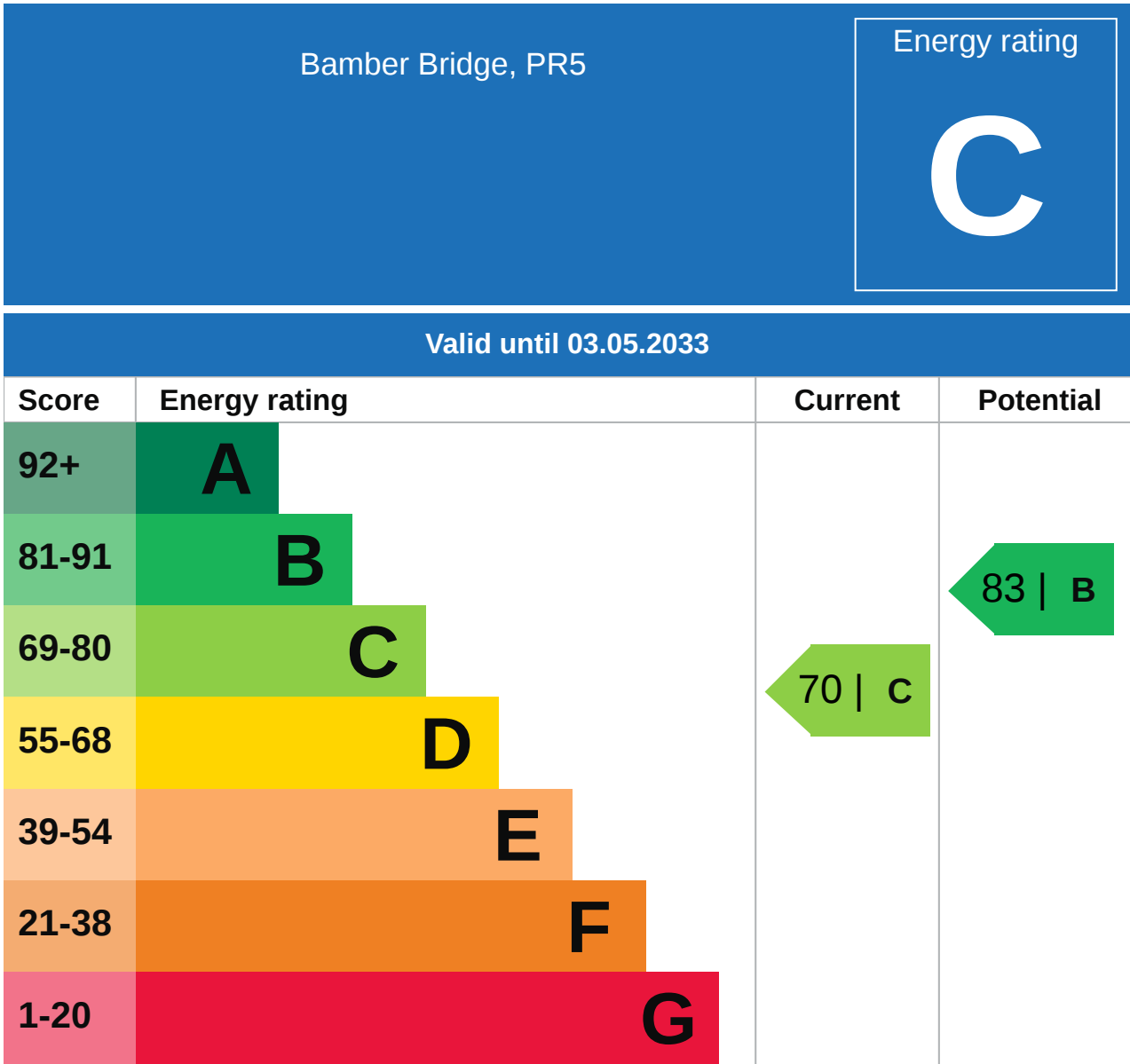






KINGSWAY, BAMBER BRIDGE, PRESTON, PR5





Additional EPC Data

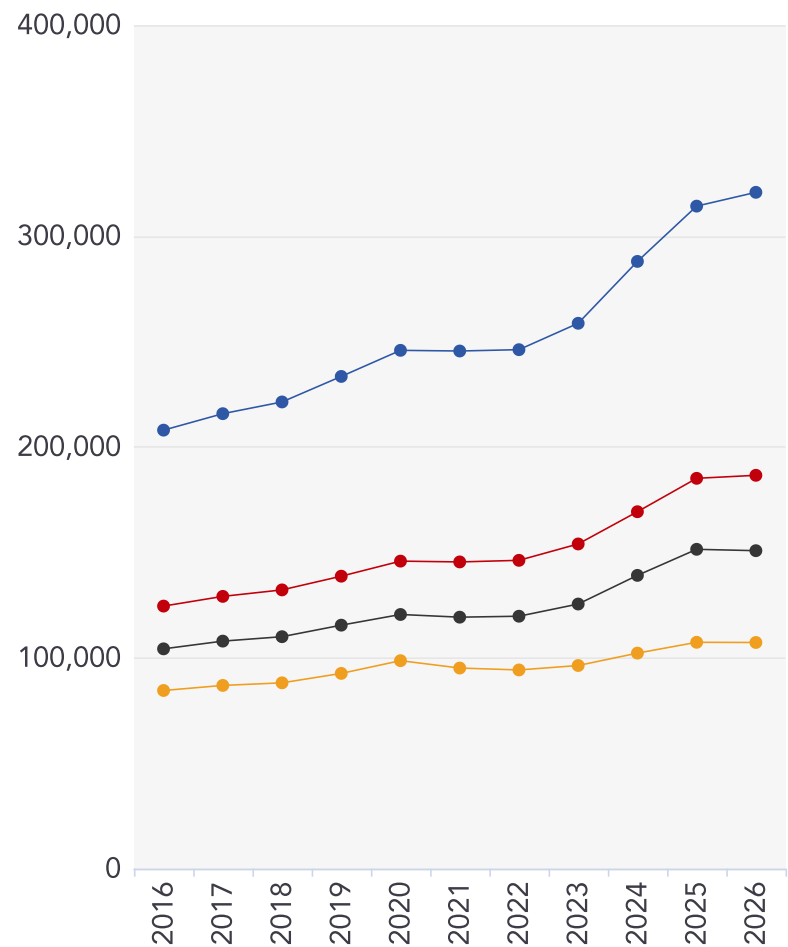
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

Market

House Price Statistics



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



Detached

+54.23%

Semi-Detached

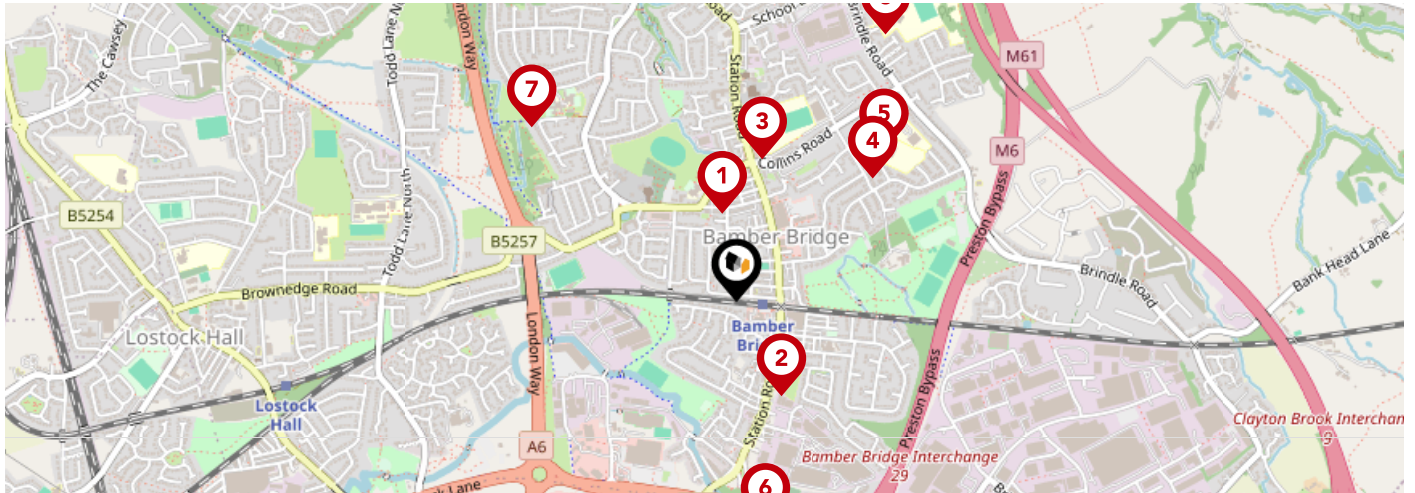
+49.8%

Terraced

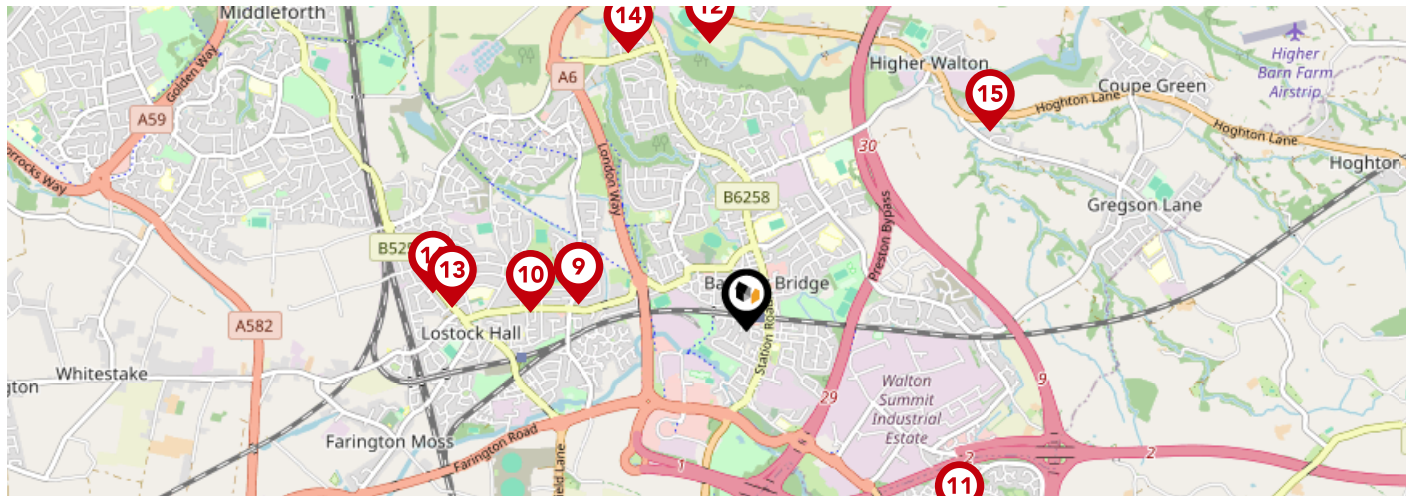
+44.66%

Flat

+26.94%



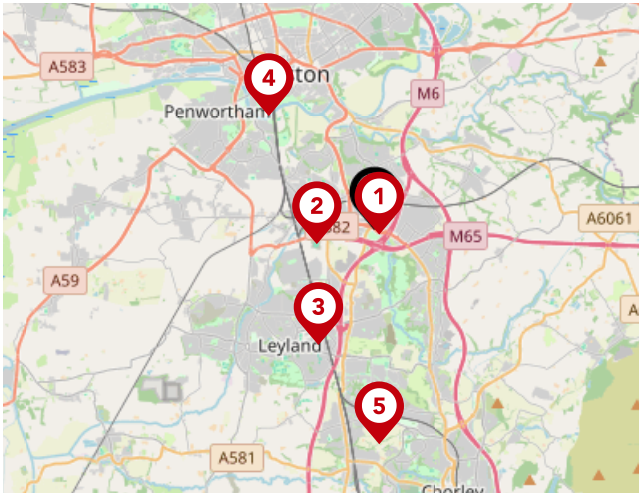
		Nursery	Primary	Secondary	College	Private
1	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.2	☐	☒	☐	☐	☐
2	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.23	☐	☒	☐	☐	☐
3	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.32	☐	☐	☒	☐	☐
4	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.4	☐	☒	☐	☐	☐
5	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.46	☐	☐	☒	☐	☐
6	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.49	☐	☐	☒	☐	☐
7	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.59	☐	☒	☐	☐	☐
8	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.67	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.75	☐	☐	☒	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.95	☐	☒	☐	☐	☐
	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.26	☐	☐	☒	☐	☐
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.27	☐	☒	☐	☐	☐
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.29	☐	☒	☐	☐	☐
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.33	☐	☒	☐	☐	☐
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.38	☐	☒	☐	☐	☐
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.39	☐	☐	☒	☐	☐

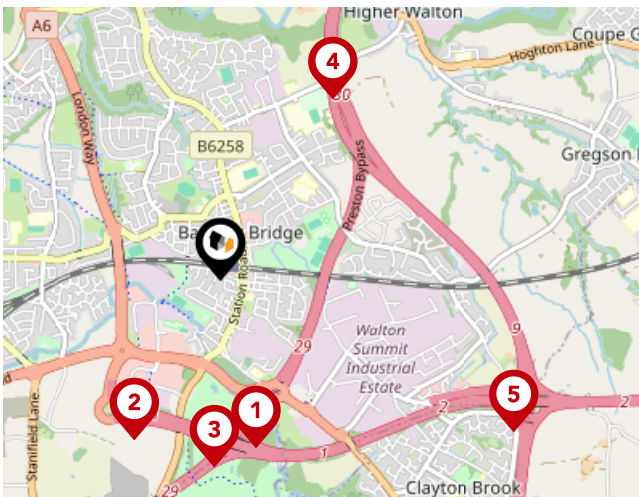
Area

Transport (National)



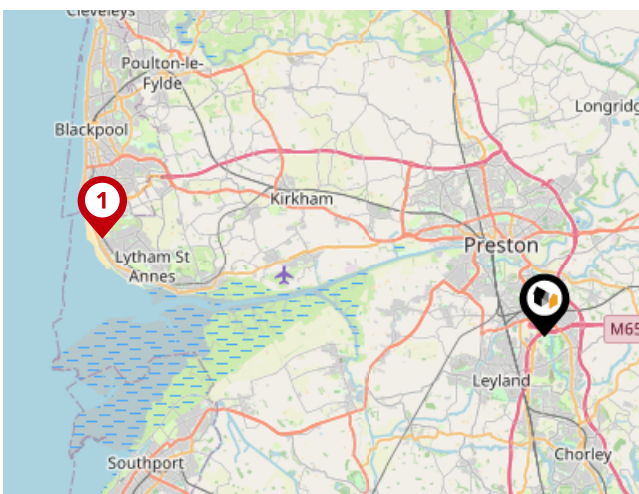
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.11 miles
2	Lostock Hall Rail Station	1.04 miles
3	Leyland Rail Station	2.24 miles
4	Preston Rail Station	2.71 miles
5	Buckshaw Parkway Rail Station	3.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J29	0.75 miles
2	M65 J1A	0.79 miles
3	M65 J1	0.82 miles
4	M6 J30	0.93 miles
5	M65 J2	1.44 miles

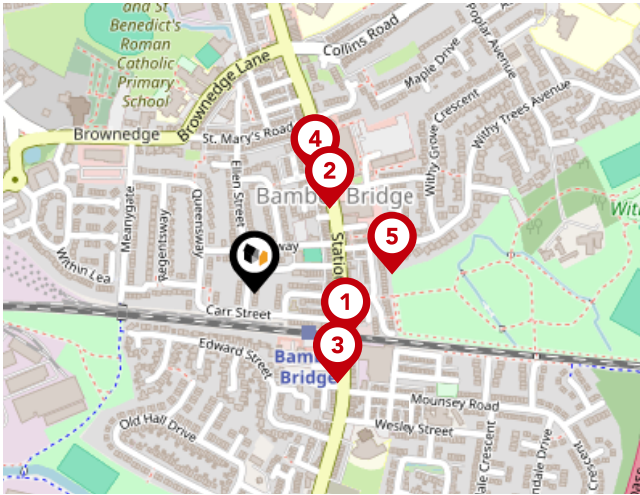


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.85 miles

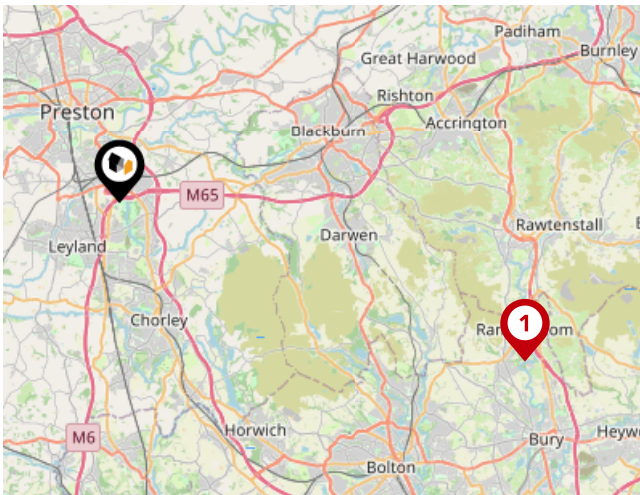
Area

Transport (Local)



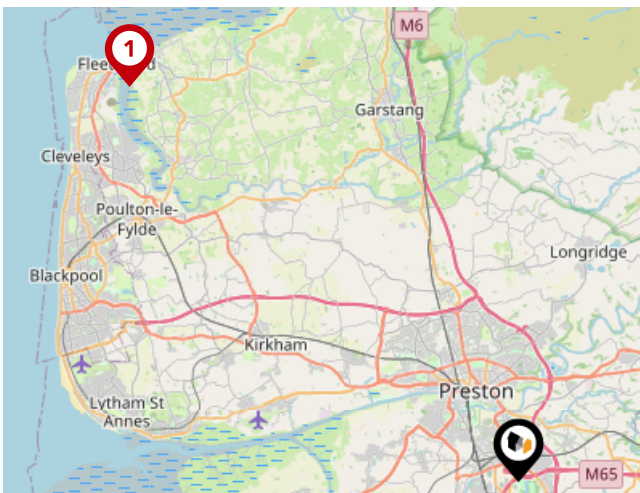
Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.11 miles
2	Morrisons	0.12 miles
3	Railway Station	0.13 miles
4	Trades Hall	0.14 miles
5	Smith Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	15.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.42 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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