

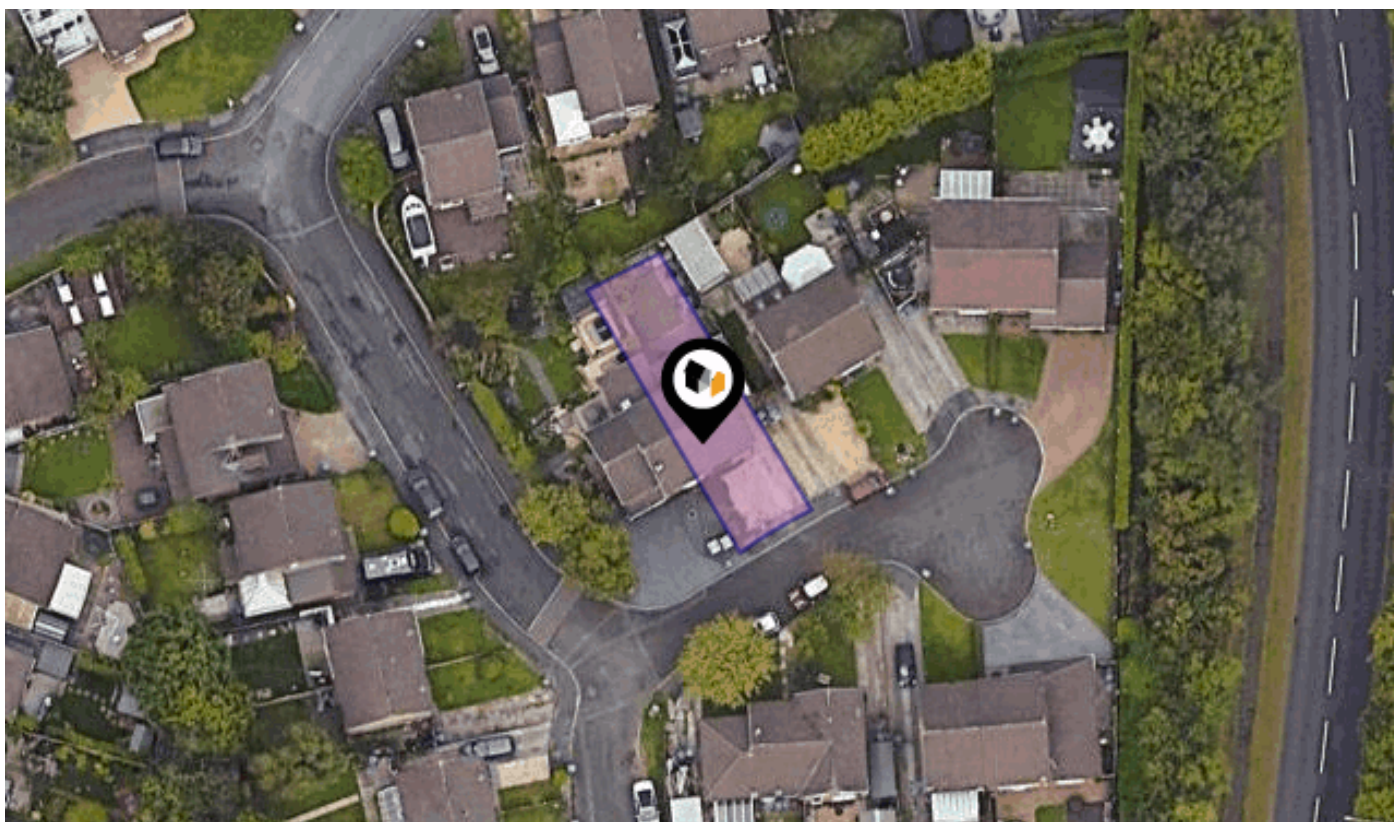


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th January 2026



ELMFIELD DRIVE, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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

01772 746100

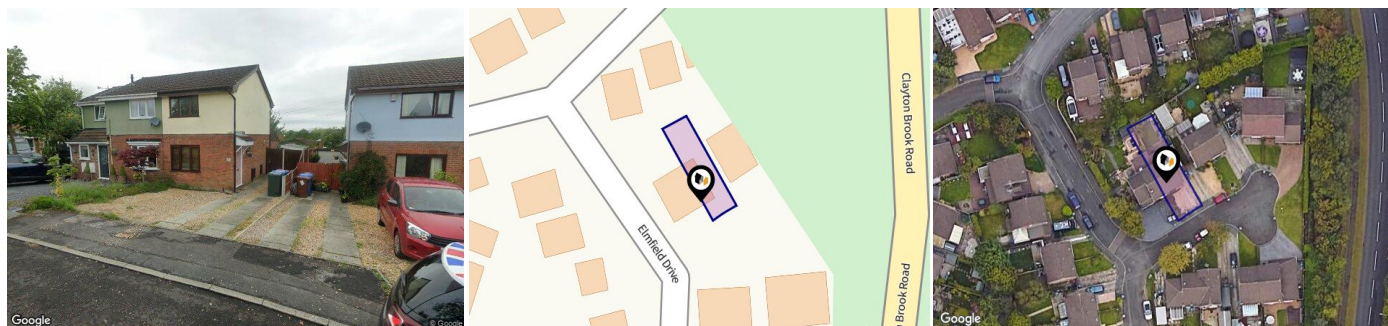
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Semi-Detached Home in a Quiet Cul-de-Sac * 2 Bedrooms * Offered With No Chain

This charming semi-detached home is tucked away in a peaceful cul-de-sac, offering a perfect blend of comfort and convenience. Inside, the living room features stairs to the first floor and flows naturally into the kitchen, creating a welcoming and practical layout for everyday living. The kitchen comes with a gas hob, electric oven, and ample space and plumbing for a washing machine and dryer, as well as room for a freestanding fridge freezer. An open breakfast bar connects the kitchen to the dining room, which has a door leading directly onto the rear garden - ideal for indoor-outdoor living and entertaining. Upstairs, there are two well-proportioned bedrooms and a newly fitted three-piece bathroom, offering a fresh and modern finish. Outside, the property boasts front and rear gardens, with the rear featuring a new artificial lawn for easy maintenance, and a driveway providing convenient off-road parking. This home is ready to move into and combines practical modern updates with a fantastic, family-friendly location.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	559 ft ² / 52 m ²
Plot Area:	0.04 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,562
Title Number:	LA497796

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)

6 mb/s	47 mb/s	1800 mb/s

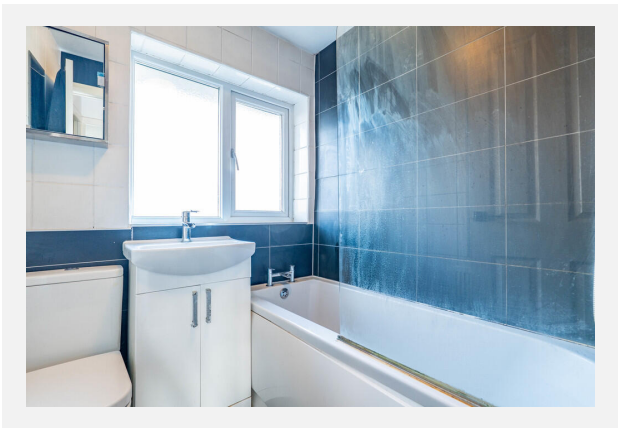
Mobile Coverage:
(based on calls indoors)



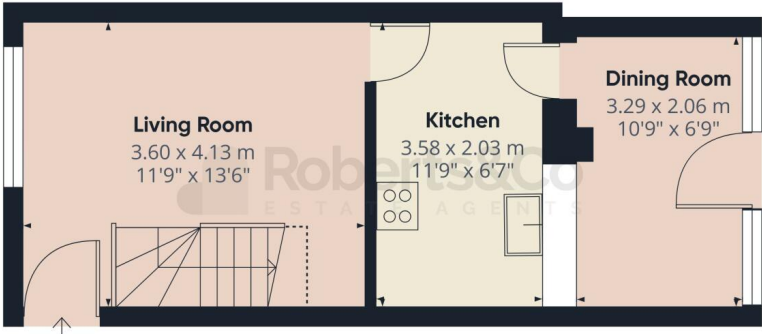
Satellite/Fibre TV Availability:



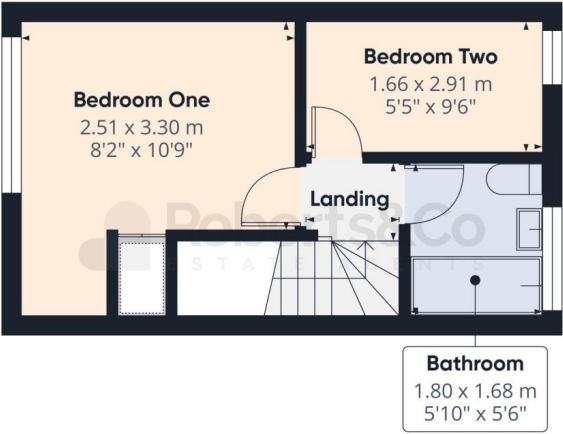




ELMFIELD DRIVE, BAMBER BRIDGE, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area⁽¹⁾
47.9 m²
517 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

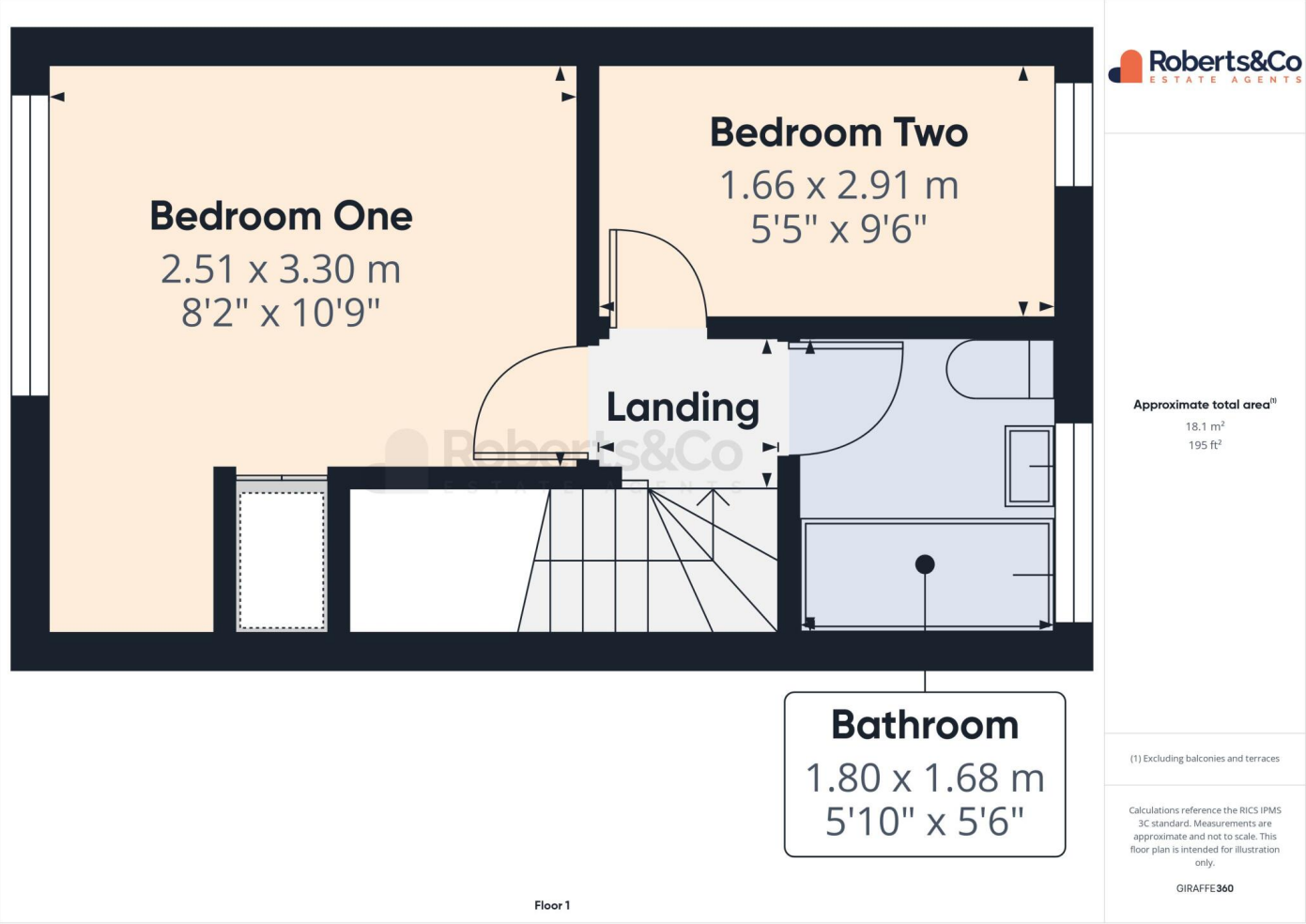
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

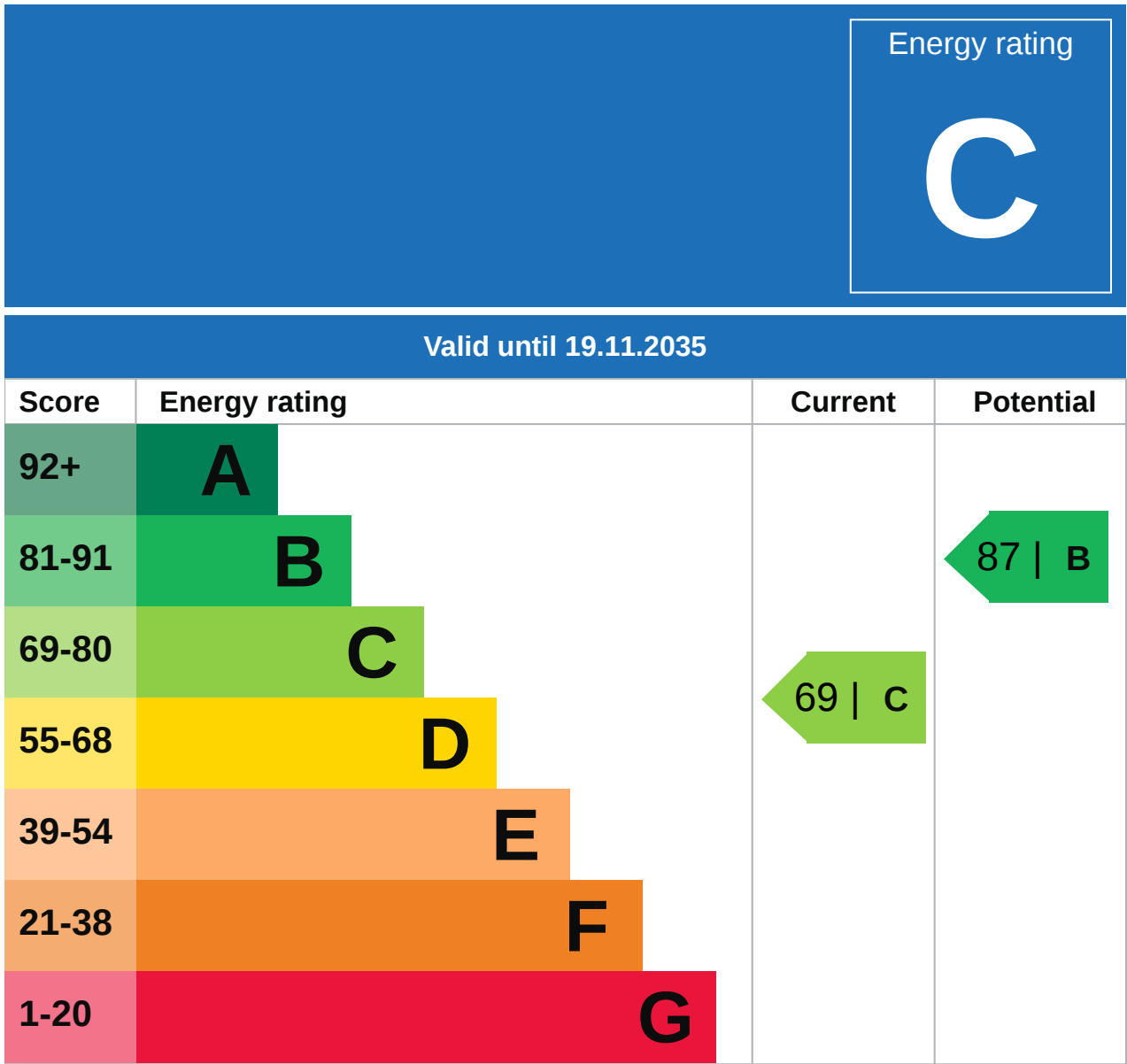
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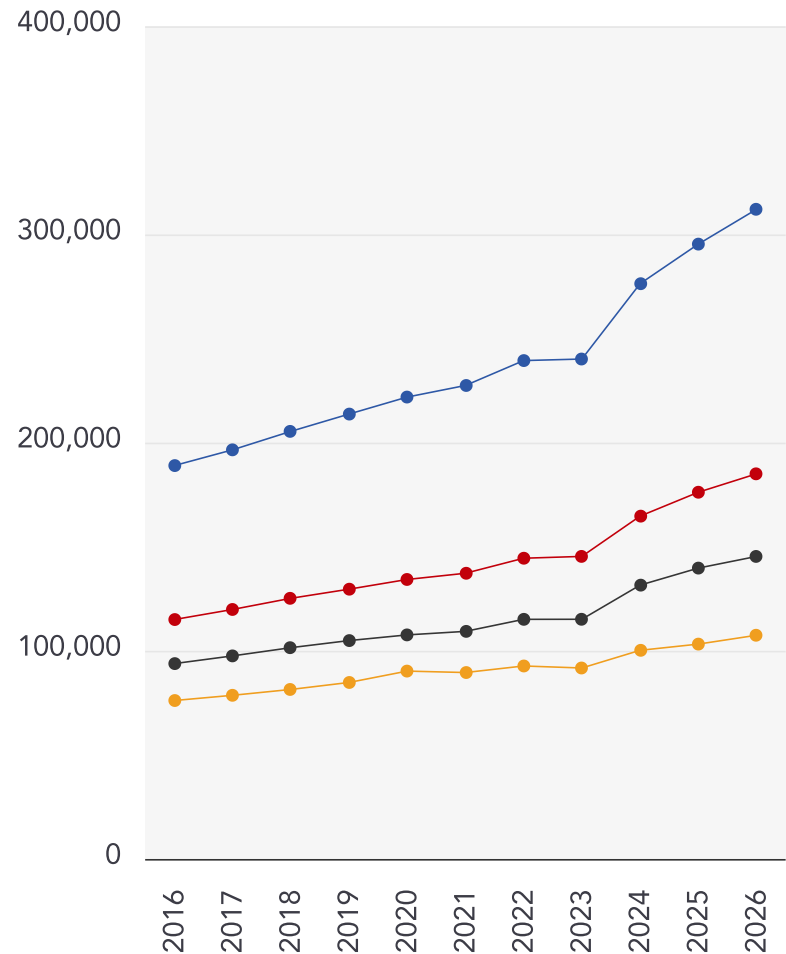
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Cavity wall, as built, partial insulation (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Market

House Price Statistics

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



Detached

+65.15%

Semi-Detached

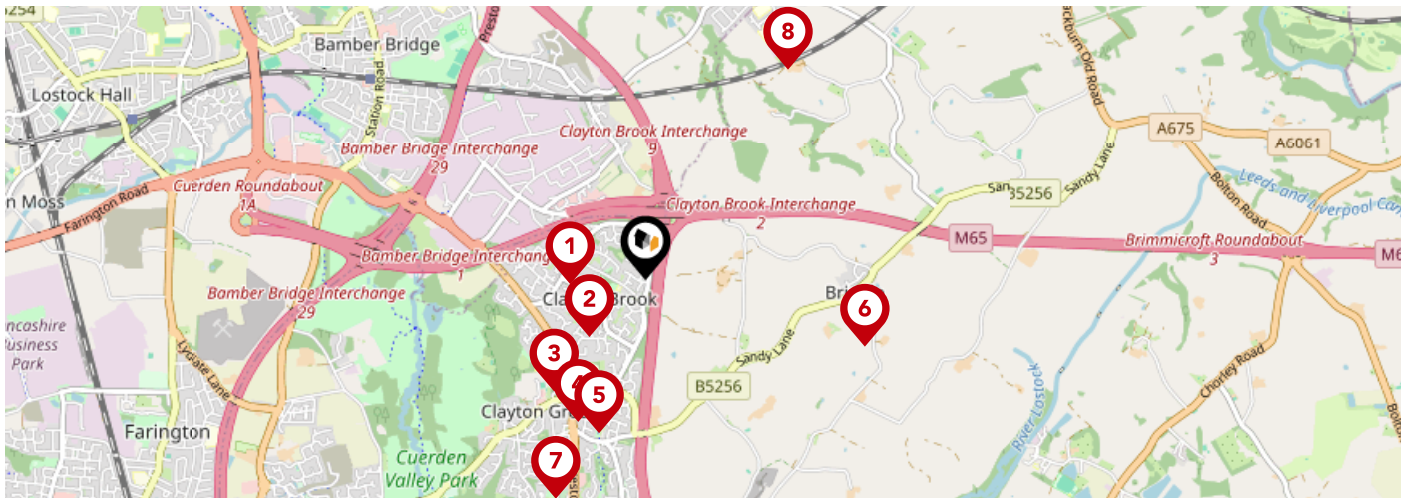
+60.86%

Terraced

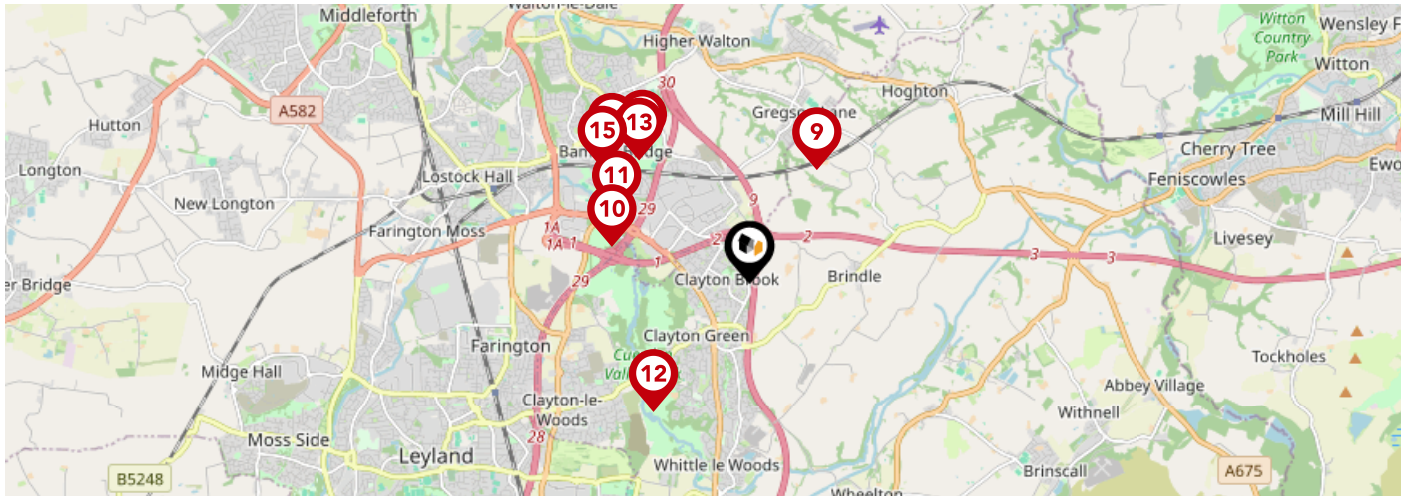
+54.85%


Flat

+41.19%



		Nursery	Primary	Secondary	College	Private
1	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Clayton Brook Primary School Ofsted Rating: Good Pupils: 168 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cambian Red Rose School Ofsted Rating: Good Pupils: 22 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westwood Primary School Ofsted Rating: Good Pupils: 170 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brindle St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 68 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clayton-le-Woods Manor Road Primary School Ofsted Rating: Good Pupils: 252 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 90 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Brindle Gregson Lane Primary School Ofsted Rating: Good Pupils: 186 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clayton-le-Woods Church of England Primary School Ofsted Rating: Good Pupils: 221 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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 & 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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