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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



BROWNEDGE ROAD, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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The Property Ombudsman

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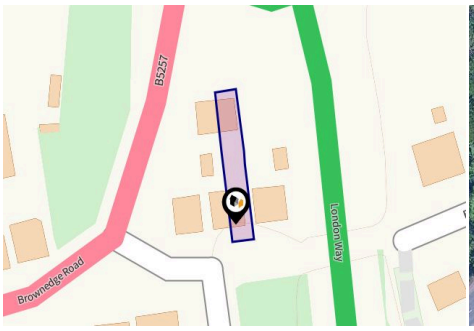
Introduction
Our Comments

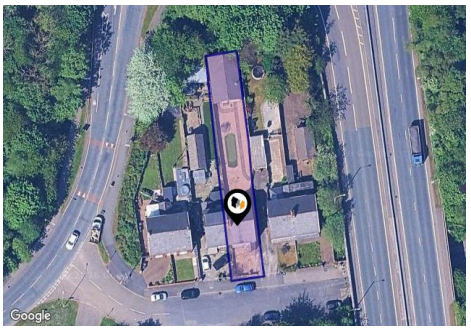
* Impressive Three-Bedroom Home * On a Generous Plot – High Standard Throughout
Occupying a generous plot, this beautifully presented three-bedroom home offers stylish, ready-to-move-into accommodation, complemented by a spacious, low-maintenance rear garden, a long driveway and a substantial detached garage/workshop, measuring approximately 750 sq ft, with a further 500 sq ft of storage space within the eaves.The building benefits from mains electricity, water, its own utilities, broadband and Sky connections. With the capacity to accommodate approximately nine small vehicles, a vehicle inspection pit and approval for business use, this is an exceptional facility offering considerable versatility for those requiring substantial workspace, vehicle storage or the opportunity to operate a business from home.Finished to a high standard throughout, the property combines modern living spaces with excellent outdoor space, making it an ideal choice for couples and families alike. The rear garden enjoys a good degree of privacy, with no properties directly overlooking it, and is a particular highlight, enjoying sunshine from mid-morning right through until dusk, creating a wonderful suntrap for relaxing and entertaining.To the front, a low-maintenance garden creates an attractive approach to the property, with a porch leading into the entrance hallway. A handy ground-floor WC is tucked away beneath the stairs, adding everyday practicality.The main living room is positioned to the front and features a bay window, allowing plenty of natural light to flow into the space. A stylish media wall creates an attractive focal point, while the room opens through to the separate dining area, providing a wonderful setting for both relaxing and entertaining. The dining room continues through to the kitchen, creating a sociable layout that works well for modern family life. Patio doors from the dining area open directly onto the rear garden, allowing the outside space to become a natural extension of the living accommodation during the warmer months.The fitted kitchen is finished with sleek white gloss cabinets and complementary worktops, creating a contemporary and practical space. Appliances and features include an electric oven, gas hob and wine cooler, with space and plumbing for a washing machine and room for a tall freestanding fridge freezer.To the first floor, there are three bedrooms, comprising two doubles and a single bedroom, offering flexibility for family living, guests or a home office. The accommodation is completed by a modern three-piece bathroom suite, featuring a P-shaped bath with an overhead shower.Externally, the property truly stands out thanks to its generous plot and excellent parking and storage facilities. A long driveway extends alongside the property towards the rear, providing ample off-road parking and leading to the substantial detached garage/workshop.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft^2 / 95 m^2		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA577530		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	41 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















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Gallery
Photos

















Gallery
Photos

















Gallery
Photos



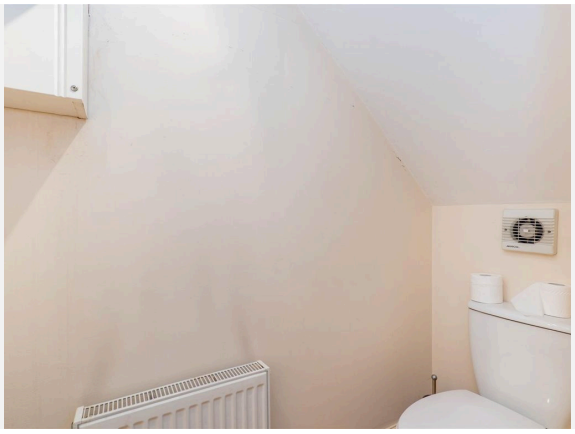


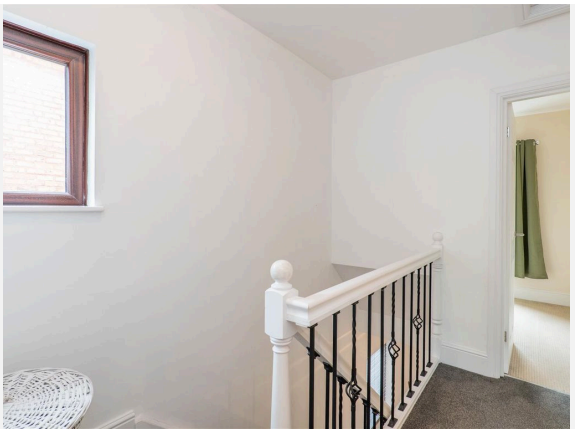






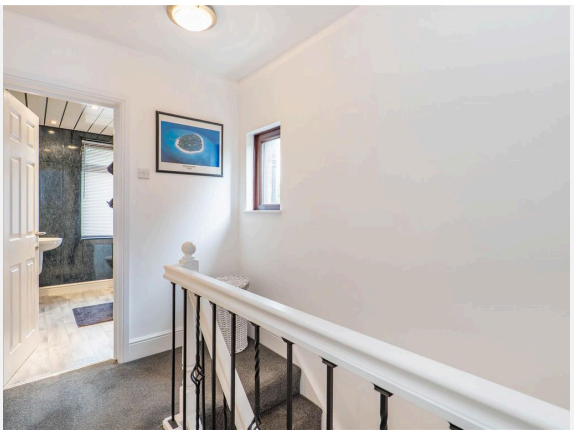






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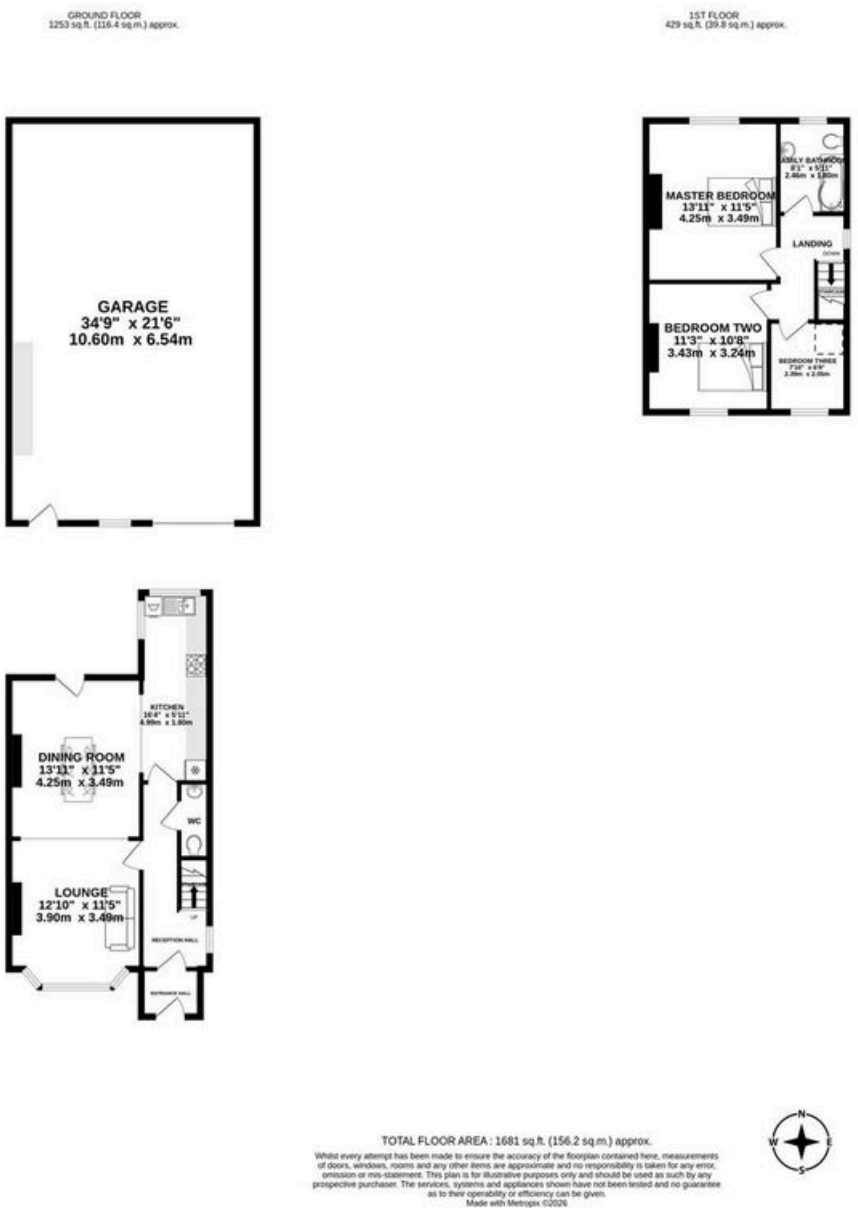
Gallery
Photos



Gallery
Floorplan

Roberts&Co ESTATE AGENTS

BROWNEDGE ROAD, BAMBER BRIDGE, PRESTON, PR5



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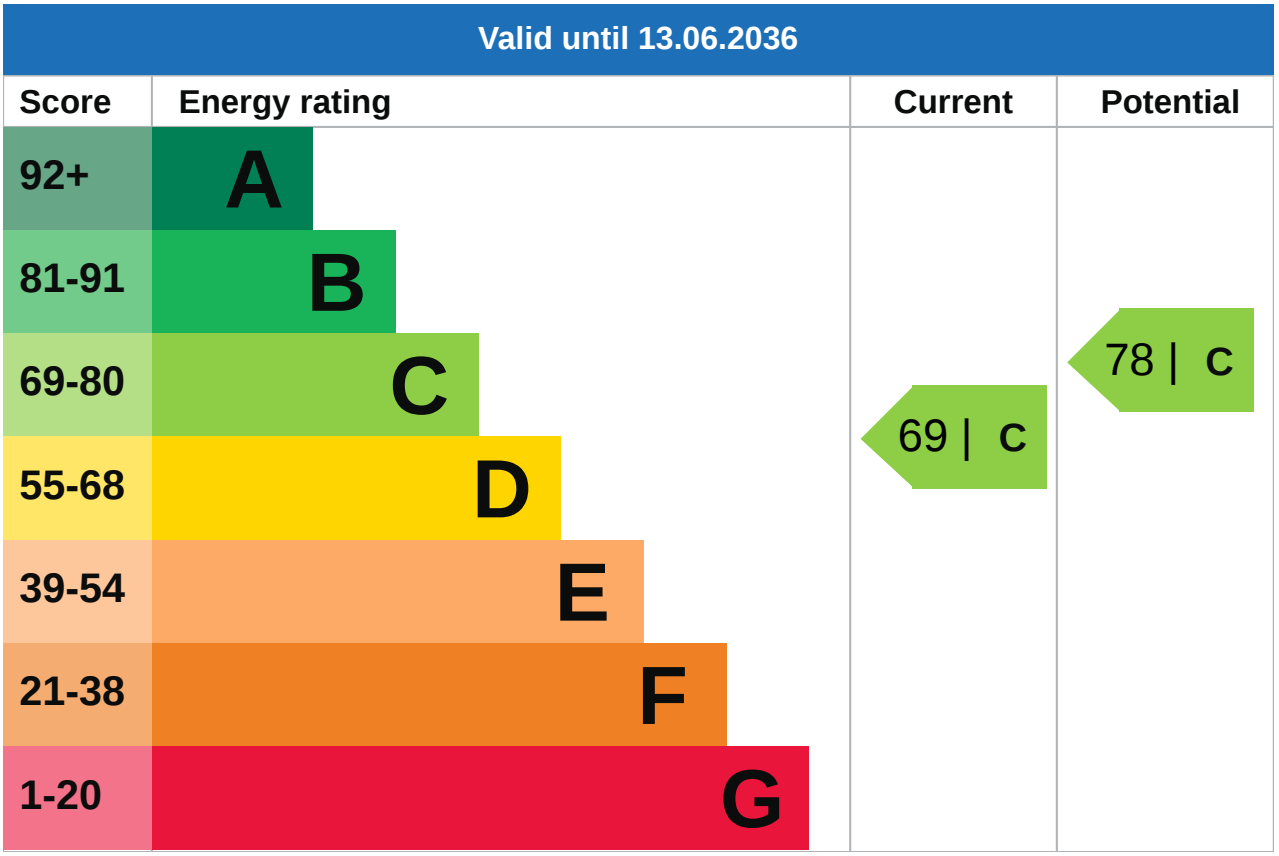
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Bamber Bridge, PR5

Energy rating

C

Valid until 13.06.2036



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EPC - Additional Data

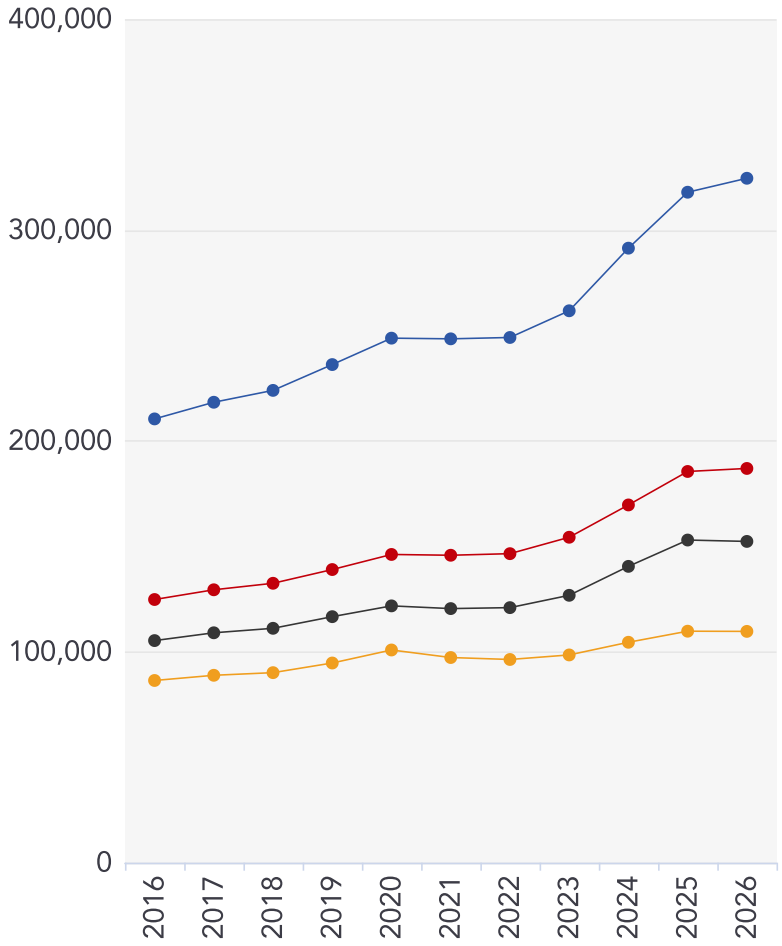
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very Good
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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 m^2

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Market
House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

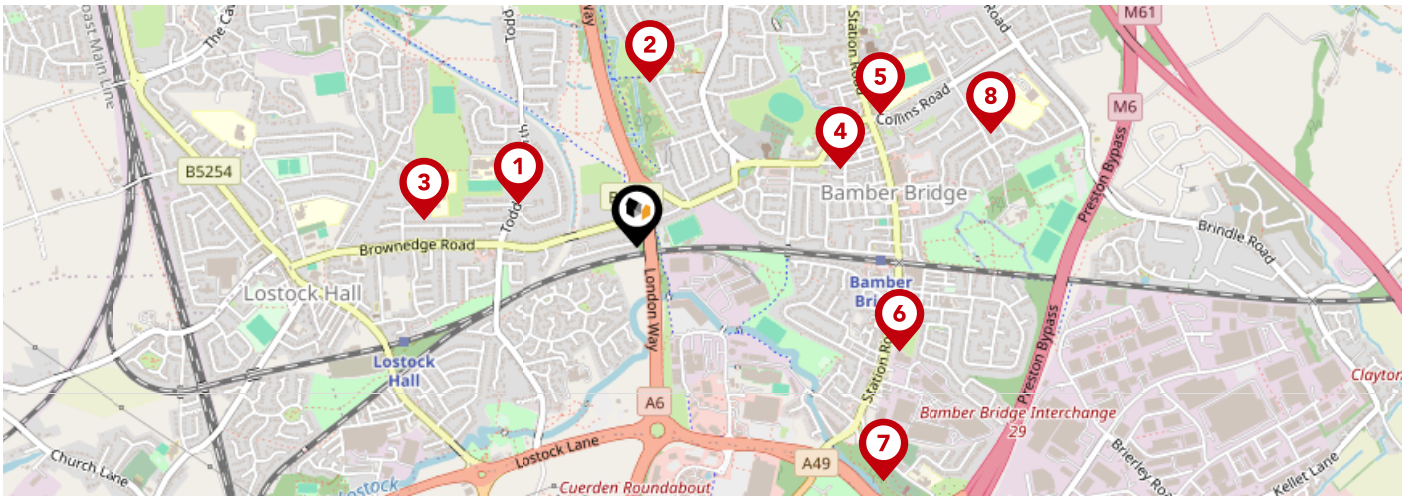
+44.66%

Flat

+26.94%

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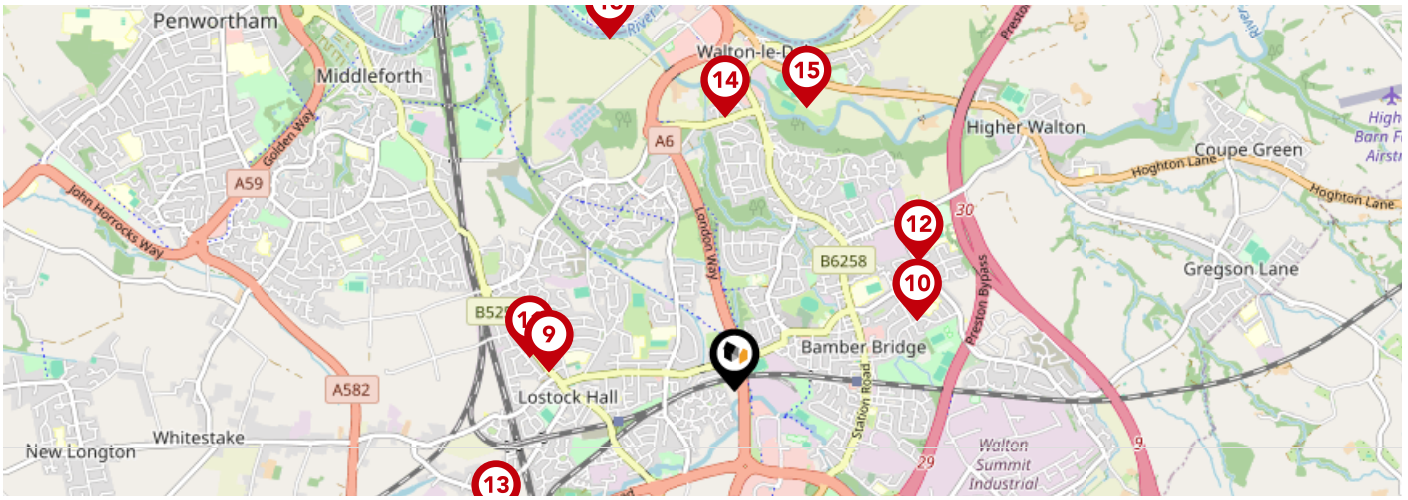
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:0.28	☐	☐	☑	☐	☐
2 Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.37	☐	☑	☐	☐	☐
3 Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.47	☐	☑	☐	☐	☐
4 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:0.48	☐	☑	☐	☐	☐
5 Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:0.61	☐	☐	☑	☐	☐
6 Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:0.62	☐	☑	☐	☐	☐
7 Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:0.74	☐	☐	☑	☐	☐
8 Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 116 | Distance:0.81	☐	☑	☐	☐	☐

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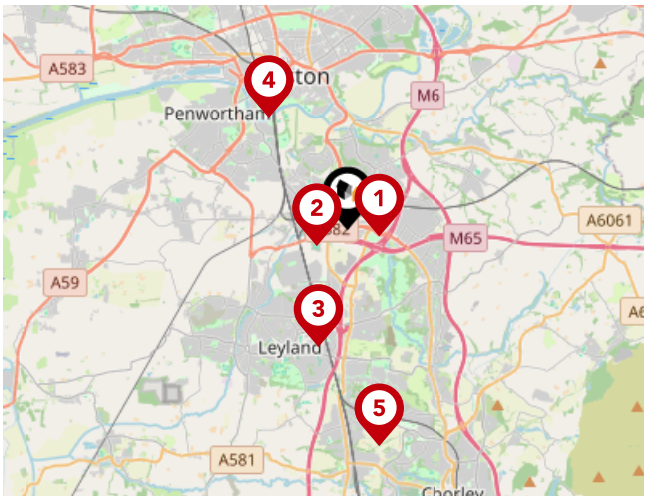
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.82	☐	☑	☐	☐	☐
10	The Coppice School Ofsted Rating: Good | Pupils: 66 | Distance:0.86	☐	☐	☑	☐	☐
11	Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.91	☐	☐	☑	☐	☐
12	Walton-Le-Dale High School Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.98	☐	☐	☑	☐	☐
13	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:1.2	☐	☑	☐	☐	☐
14	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good | Pupils: 258 | Distance:1.2	☐	☑	☐	☐	☐
15	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good | Pupils: 177 | Distance:1.28	☐	☑	☐	☐	☐
16	Christ The King Catholic High School Ofsted Rating: Not Rated | Pupils: 395 | Distance:1.64	☐	☐	☑	☐	☐

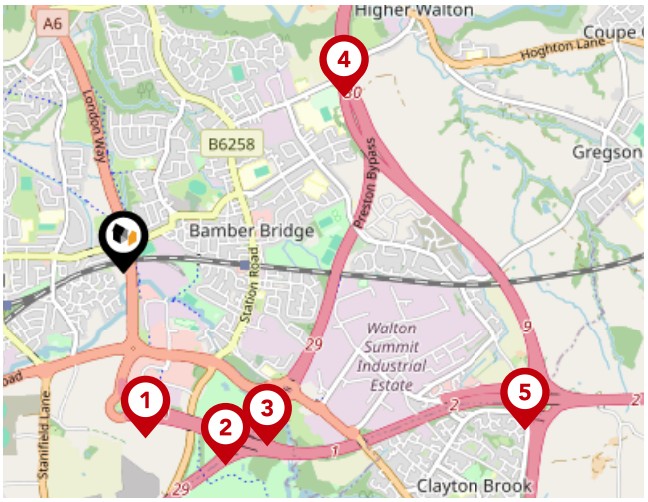
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Area
Transport (National)



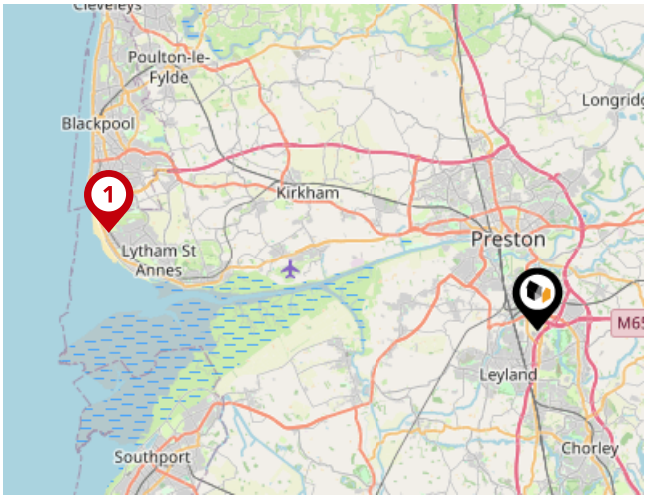
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.56 miles
2	Lostock Hall Rail Station	0.6 miles
3	Leyland Rail Station	2.1 miles
4	Preston Rail Station	2.4 miles
5	Buckshaw Parkway Rail Station	3.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.72 miles
2	M65 J1	0.95 miles
3	M6 J29	0.99 miles
4	M6 J30	1.23 miles
5	M65 J2	1.88 miles

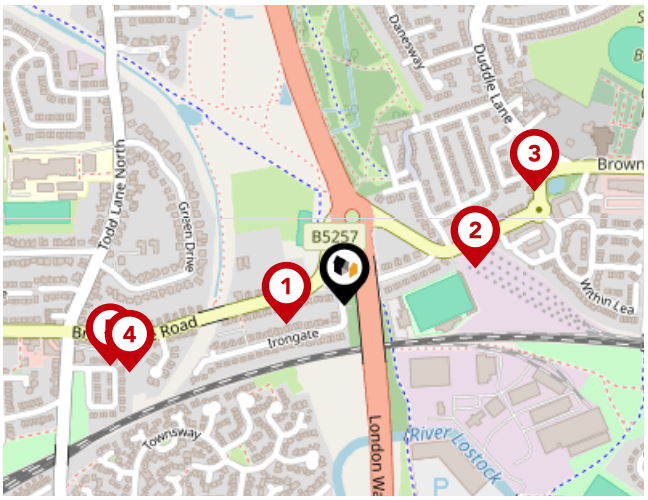


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.39 miles

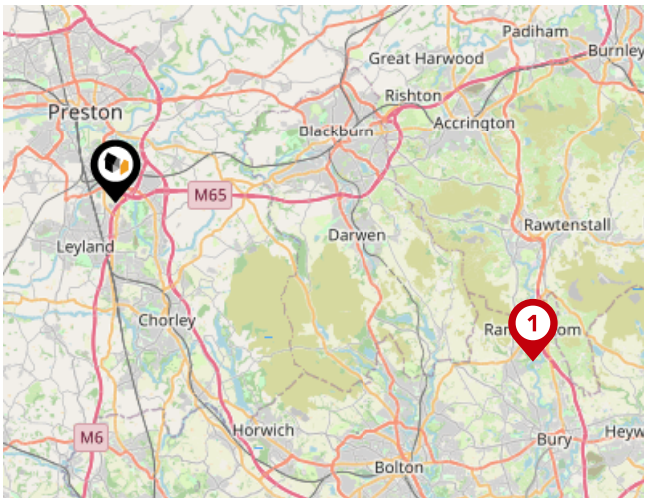
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Area
Transport (Local)



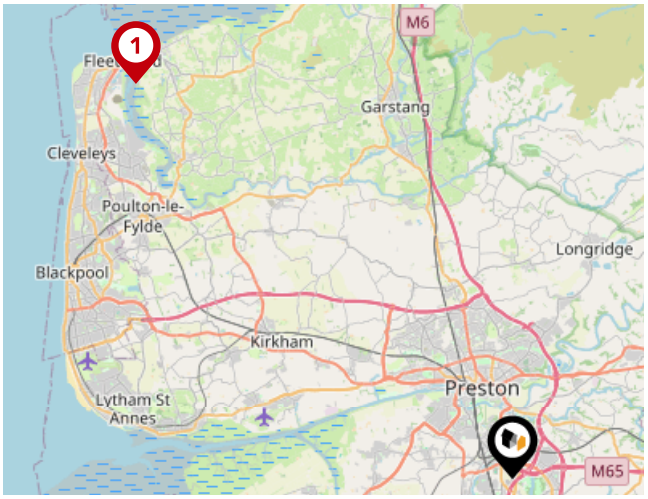
Bus Stops/Stations

Pin	Name	Distance
1	Irongate	0.06 miles
2	Brownedge Close	0.14 miles
3	St Mary's Memorial	0.24 miles
4	Brownedge Road	0.24 miles
5	Four Lane Ends	0.26 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	15.73 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.08 miles

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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

/roberts_and_co_sales_lettings/

Roberts & Co
Data Quality

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Environment Agency

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