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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



LADY ACRE, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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The Property Ombudsman

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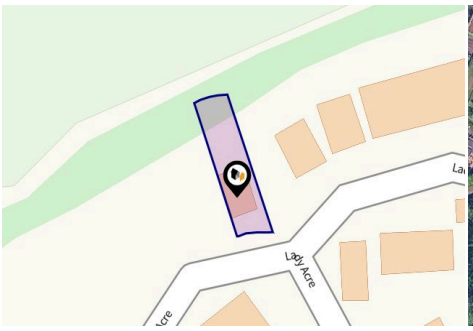
Introduction
Our Comments

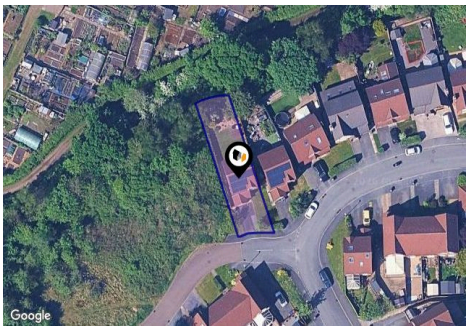
* Attractive Three-Bedroom Detached Home with Woodland Views * Peaceful Position of The Road * Driveway Parking for 2 Vehicles Plus a Garage
Situated in a pleasant and peaceful position along a quiet part of the road, this attractive detached home offers well-proportioned accommodation, a private rear garden backing onto woodland, and excellent transport links for convenient everyday living. The property benefits from a driveway providing off-road parking for two vehicles, a garage, an en-suite to the principal bedroom and a downstairs WC, making it an ideal choice for couples, growing families or anyone seeking a well-located home with a lovely outdoor setting.Upon entering, the hallway provides access to the ground floor accommodation. The front-facing living room offers a comfortable space to relax and unwind, while to the rear, the fitted kitchen diner provides a practical and sociable space for everyday family life. The kitchen is fitted with an electric oven and gas hob, with space for a tall fridge freezer and plumbing for a washing machine. There is also ample room for a dining table and chairs, with patio doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor.To the first floor, there are three bedrooms, comprising two double bedrooms and a generous single bedroom. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, providing a welcome touch of privacy and convenience. The second bedroom also features fitted wardrobes, while the third bedroom includes a useful storage cupboard. A family bathroom, fitted with a three-piece suite, serves the remaining bedrooms.Externally, the property enjoys a particularly appealing private rear garden, which backs directly onto woodland, offering a peaceful outlook with a good degree of privacy and no direct overlooking from the rear. A paved patio area provides an ideal spot for outdoor dining or relaxing, leading onto the mainly lawned garden, with a sloping planted border at the far end adding interest and greenery. To the front, the driveway provides off-road parking for two cars, alongside the added benefit of a garage.Combining detached living, practical family accommodation and a lovely woodland backdrop, this home offers a peaceful setting while remaining conveniently positioned for transport connections and everyday amenities.

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	828 ft^2 / 77 m^2		
Plot Area:	0.07 acres		
Year Built :	2001		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LA904737		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s

132 mb/s

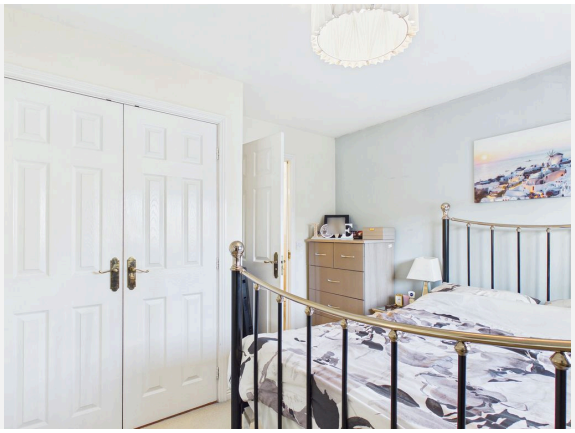
10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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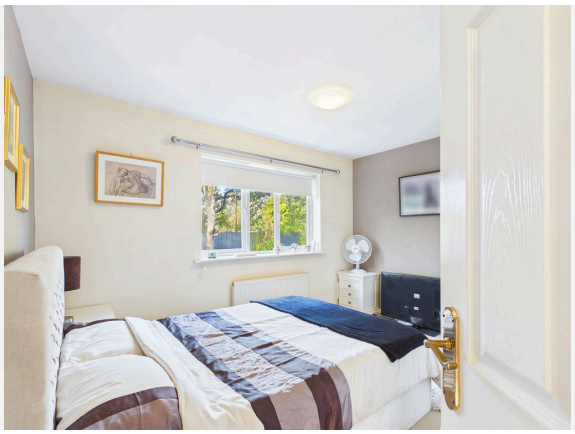
Gallery
Photos











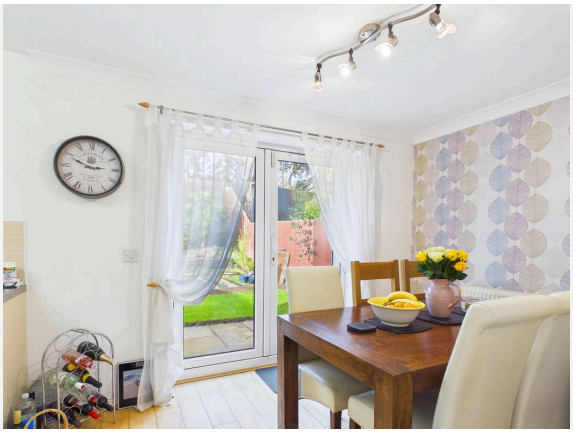






Gallery
Photos









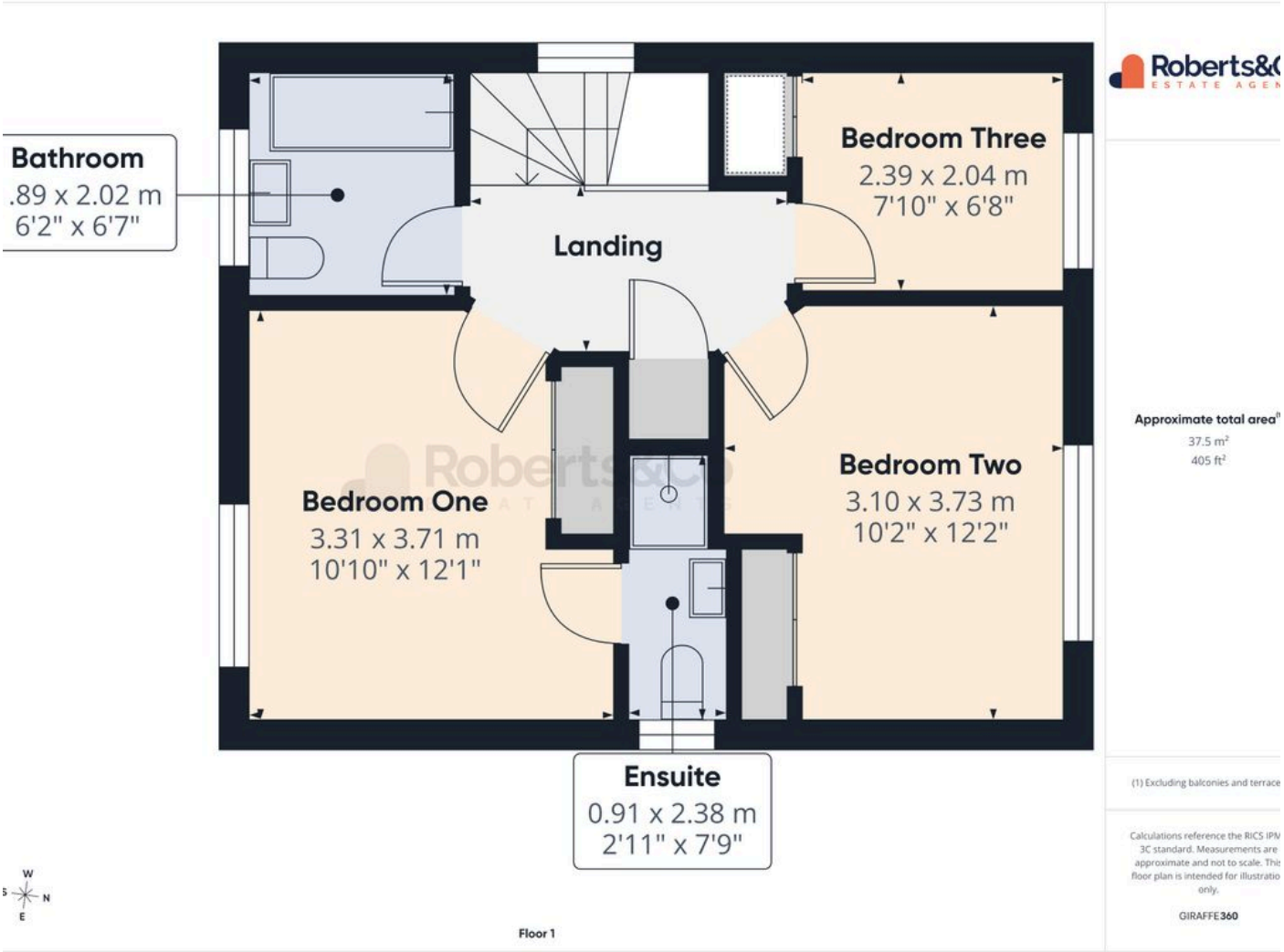




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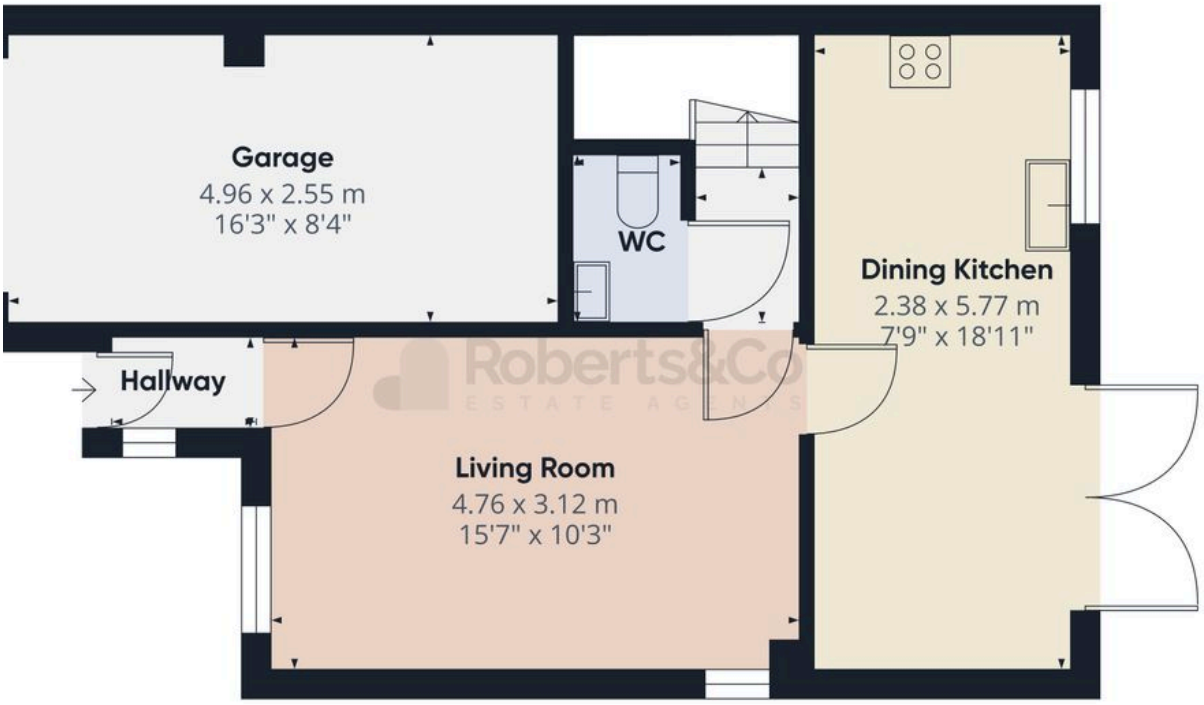
Gallery
Floorplan

LADY ACRE, BAMBER BRIDGE, PRESTON, PR5



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LADY ACRE, BAMBER BRIDGE, PRESTON, PR5



Approximate total area(1)
48.5 m²
522 ft²

(1) Excluding balconies and terrace

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

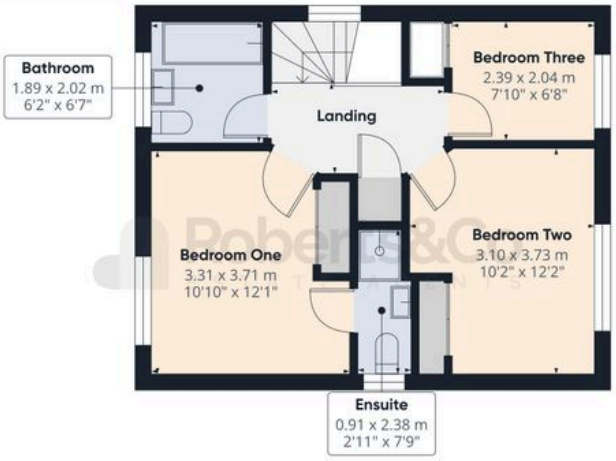
GIRAFFE360

Gallery
Floorplan

LADY ACRE, BAMBER BRIDGE, PRESTON, PR5



Ground Floor



Floor 1

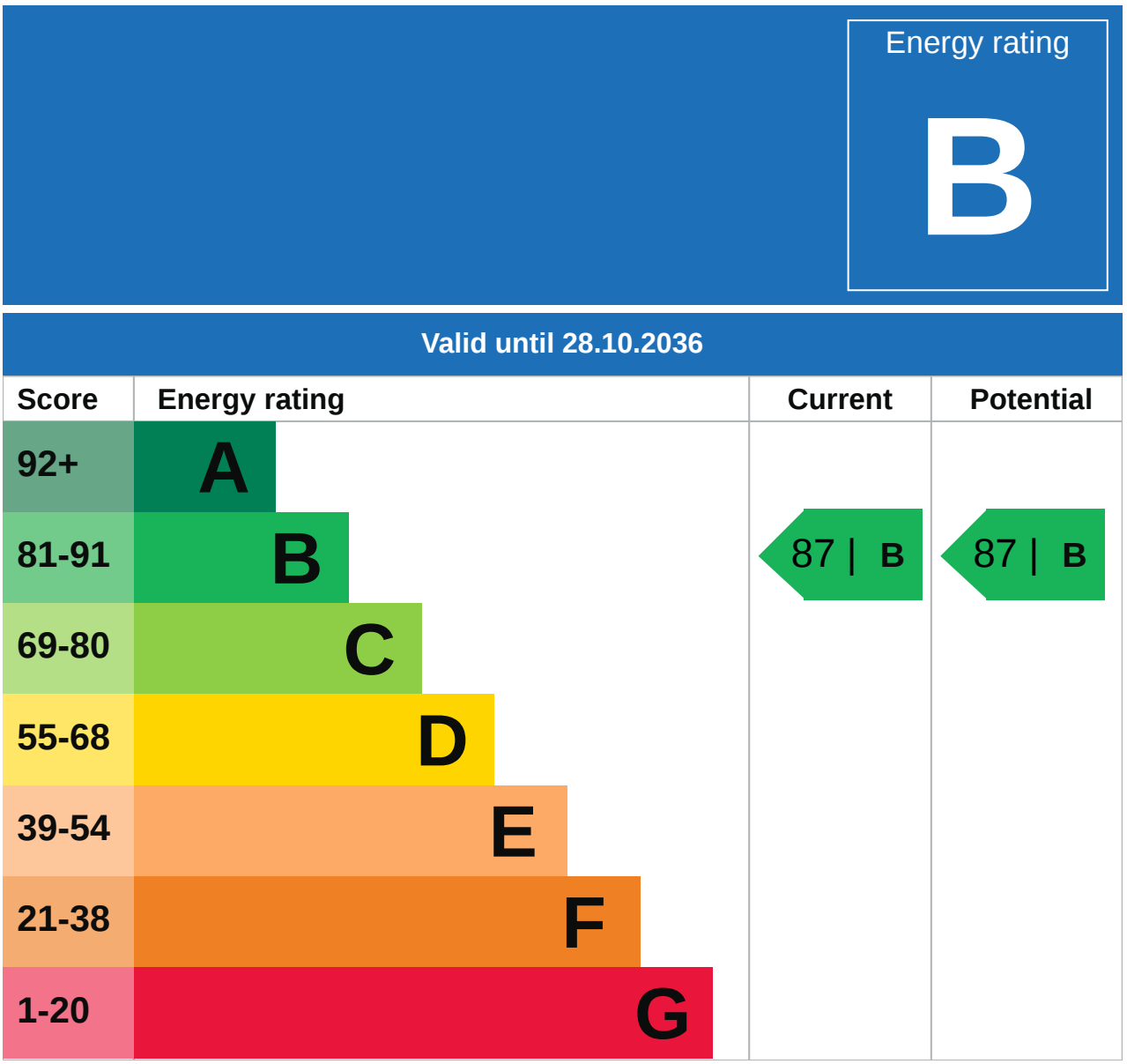
Approximate total area[1]
86 m²
927 ft²

(1) Excluding balconies and terrace

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

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Energy rating
B
Valid until 28.10.2036
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
87 | B
87 | B

EPC - Additional Data

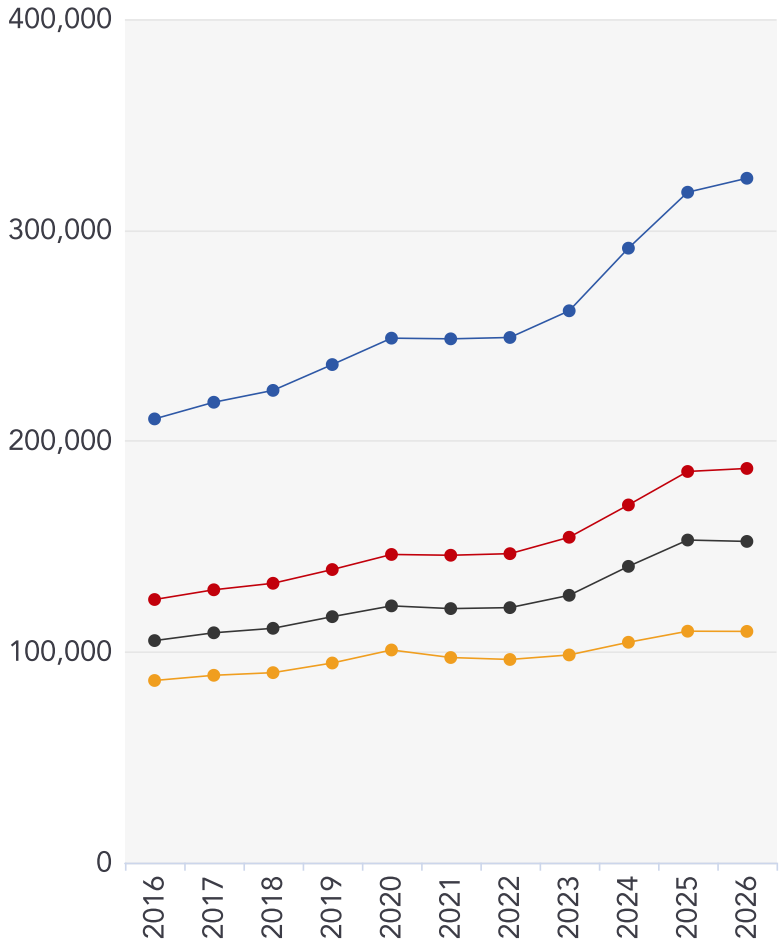
Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 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:	Good lighting efficiency
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	77 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

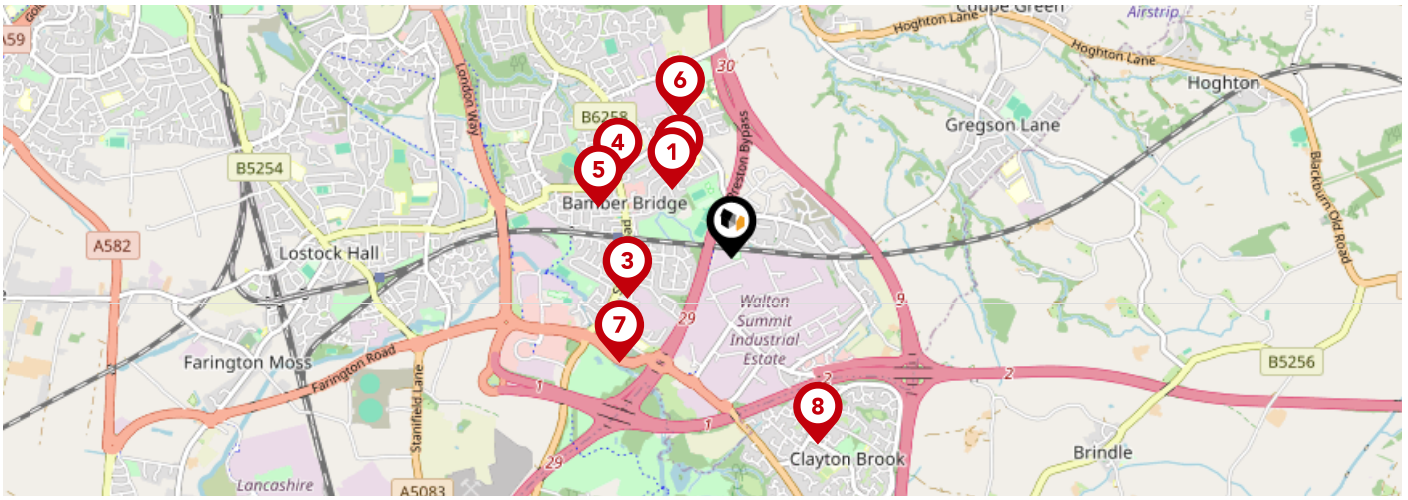
+44.66%

Flat

+26.94%

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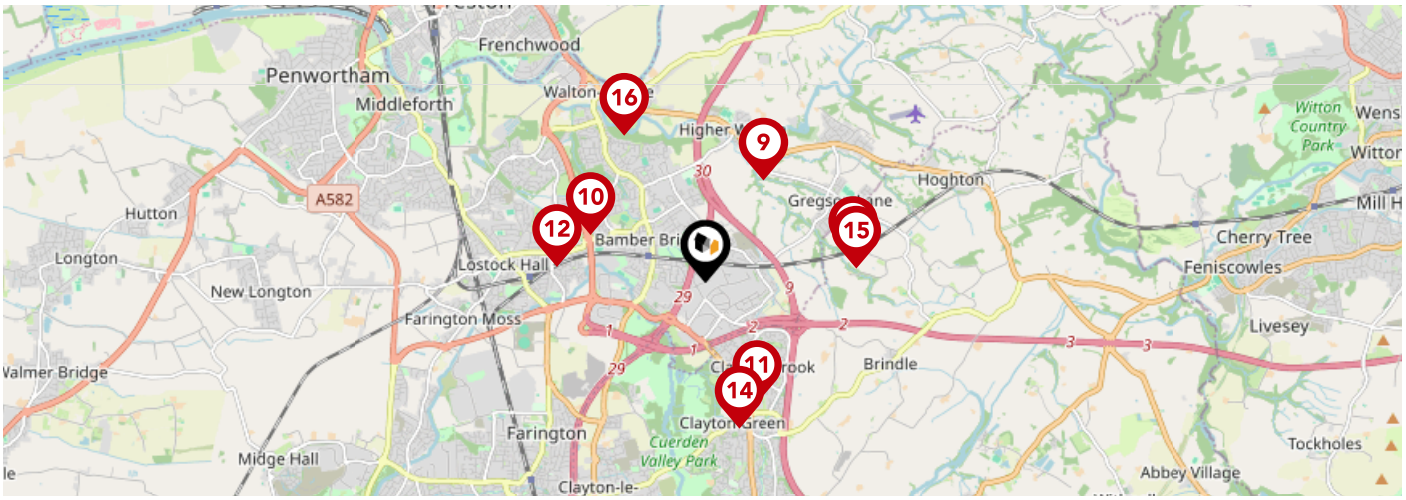
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 116 | Distance:0.4	☐	☑	☐	☐	☐
2	The Coppice School Ofsted Rating: Good | Pupils: 66 | Distance:0.43	☐	☐	☑	☐	☐
3	Cuerden Church School, Bamber Bridge Ofsted Rating: Good | Pupils: 199 | Distance:0.49	☐	☑	☐	☐	☐
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good | Pupils: 742 | Distance:0.61	☐	☐	☑	☐	☐
5	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 276 | Distance:0.63	☐	☑	☐	☐	☐
6	Walton-Le-Dale High School Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.66	☐	☐	☑	☐	☐
7	Bridgeway School Ofsted Rating: Good | Pupils: 56 | Distance:0.68	☐	☐	☑	☐	☐
8	Progress School Ofsted Rating: Outstanding | Pupils: 14 | Distance:0.9	☐	☐	☑	☐	☐

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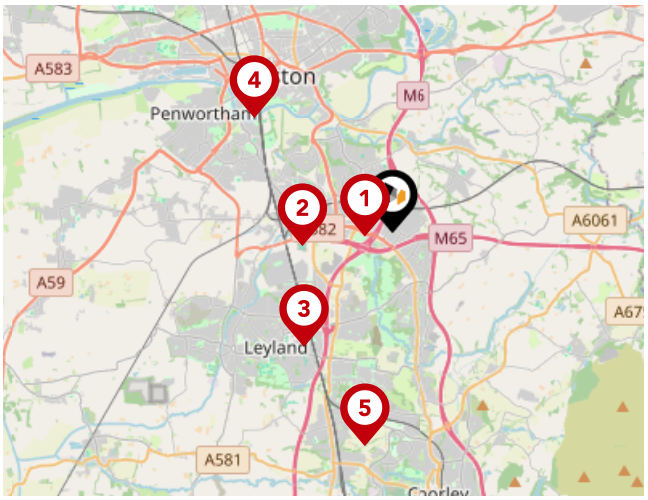
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Higher Walton Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 103 | Distance:1.04		✓			
10 Walton-le-Dale Community Primary School Ofsted Rating: Good | Pupils: 431 | Distance:1.09		✓			
11 Clayton Brook Primary School Ofsted Rating: Good | Pupils: 168 | Distance:1.15		✓			
12 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:1.31			✓		
13 Brindle Gregson Lane Primary School Ofsted Rating: Good | Pupils: 186 | Distance:1.31		✓			
14 Cambian Red Rose School Ofsted Rating: Good | Pupils: 22 | Distance:1.32			✓		
15 St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good | Pupils: 90 | Distance:1.33		✓			
16 St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good | Pupils: 177 | Distance:1.48		✓			

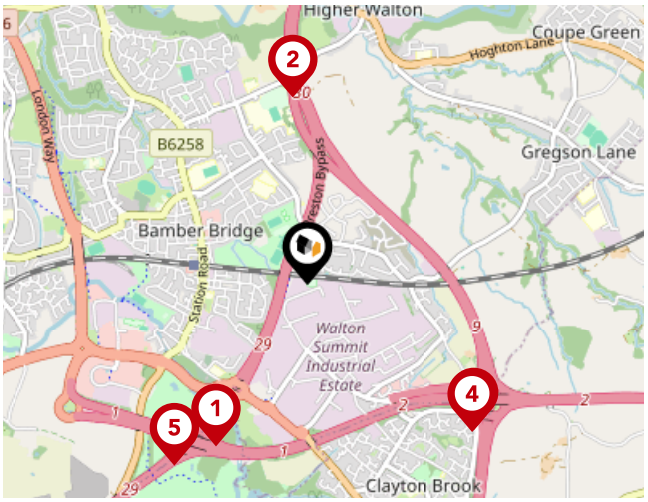
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Area
Transport (National)



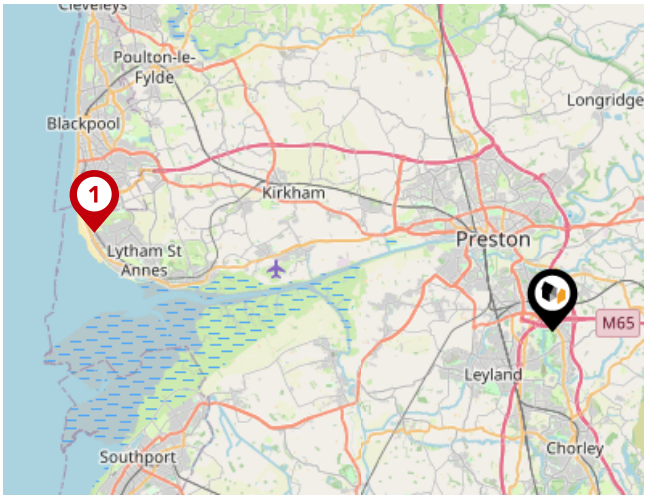
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.47 miles
2	Lostock Hall Rail Station	1.58 miles
3	Leyland Rail Station	2.52 miles
4	Preston Rail Station	3.14 miles
5	Buckshaw Parkway Rail Station	3.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J29	0.81 miles
2	M6 J30	0.82 miles
3	M65 J2	0.96 miles
4	M61 J9	0.96 miles
5	M65 J1	0.98 miles

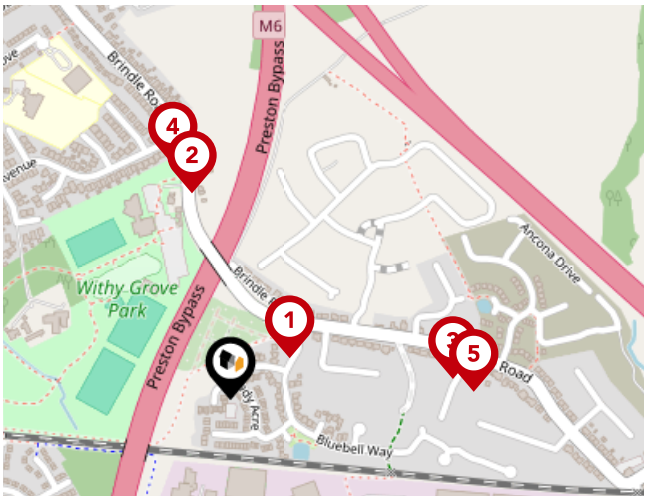


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.4 miles

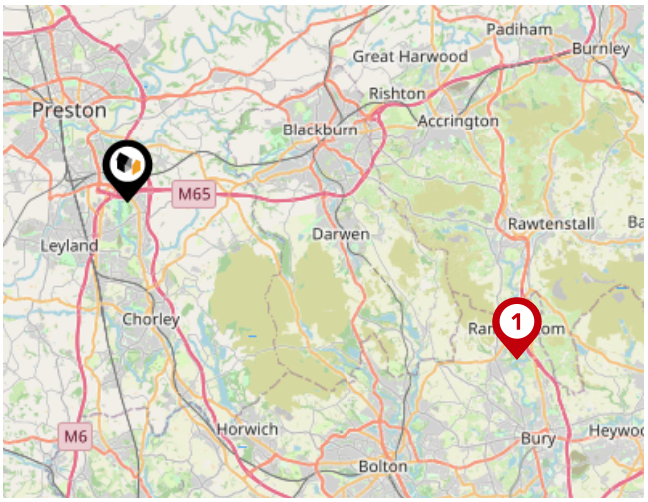
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Area
Transport (Local)



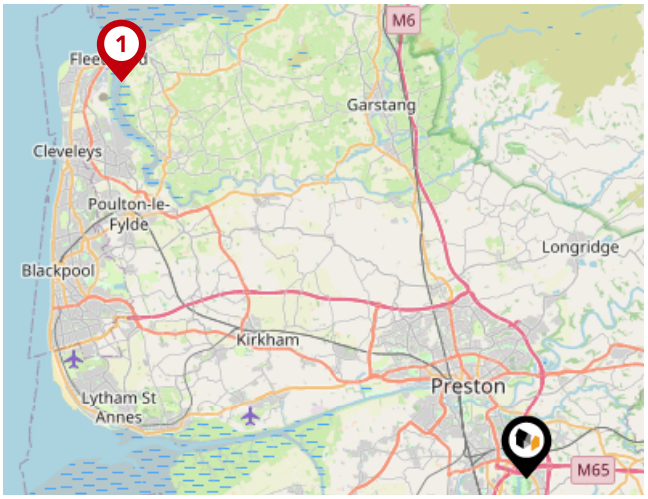
Bus Stops/Stations

Pin	Name	Distance
1	Bluebell Way	0.08 miles
2	Leisure Centre	0.23 miles
3	Briindle Close	0.24 miles
4	Leisure Centre	0.26 miles
5	Brindle Close	0.26 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	14.75 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.84 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

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Roberts & Co
Data Quality

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Ordnance Survey

Land Registry

Environment Agency

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