

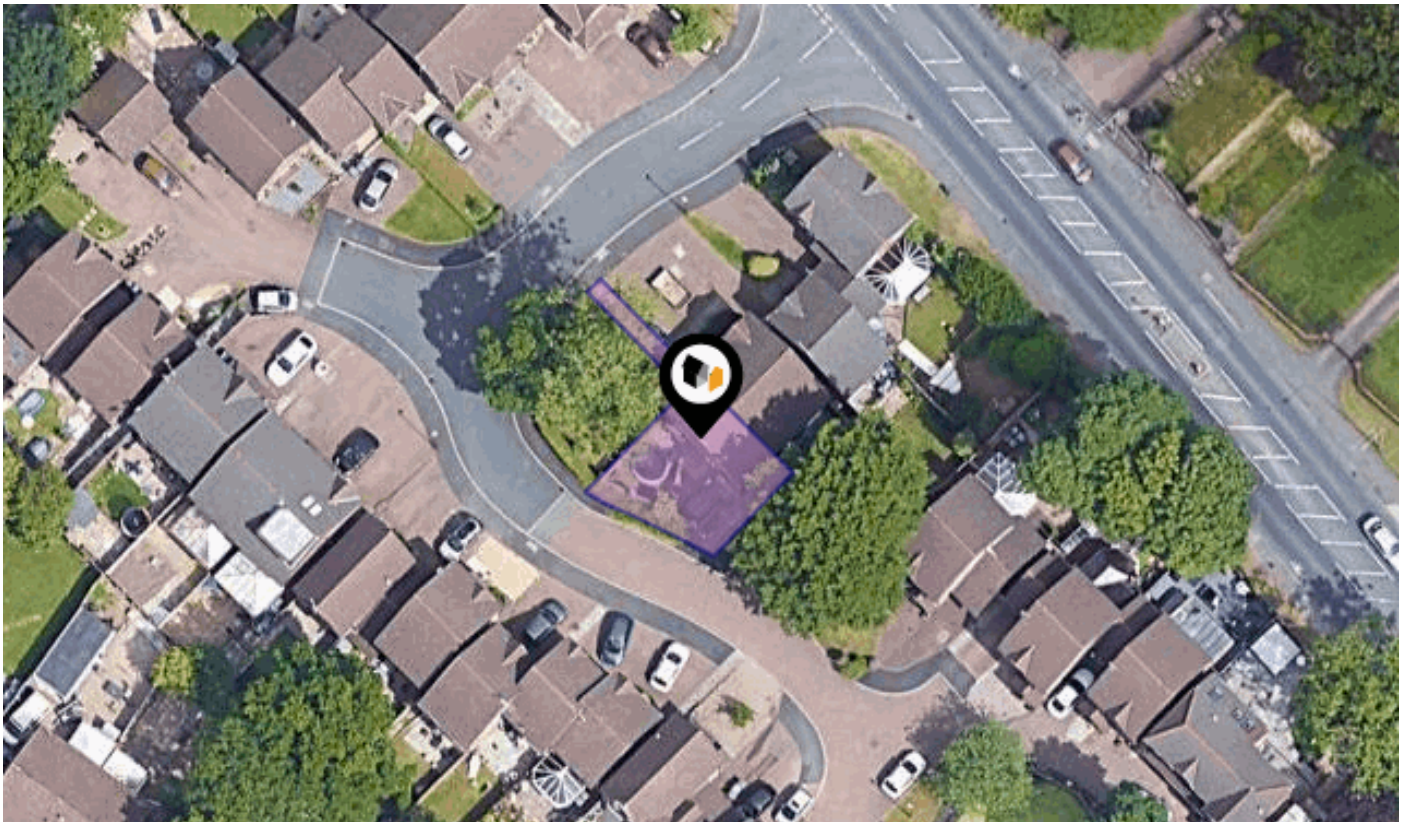


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th September 2023



MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

01772 977100

lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Nestled within the peaceful embrace of a quiet cul-de-sac in Bamber Bridge, this 3-bedroom semi-detached gem is your canvas for creating the ultimate family haven. A prime corner plot offers endless possibilities to infuse your personal touch and transform this residence into your dream home. Boasting the main bedroom with an ensuite and two additional bedrooms, there's space for everyone to thrive.

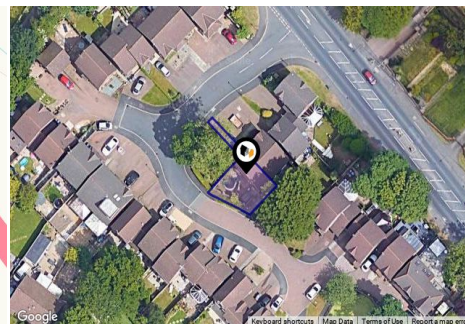
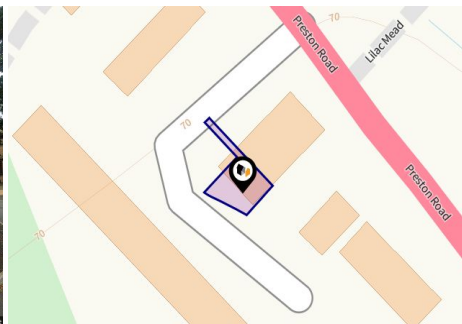
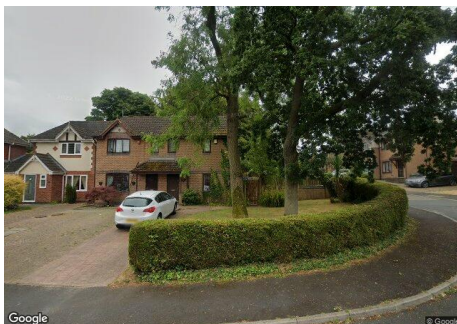
Step into the main living area where natural light dances through the windows, creating an inviting ambiance for gatherings and cherished moments. Imagine stepping into the innovative office space cleverly tucked under the stairs – a versatile oasis where productivity meets comfort. It's the embodiment of modern living at its finest. The second reception room offers versatility – whether it becomes a playroom for the little ones, or a formal dining area, the choice is yours.

The fitted kitchen is ready to accommodate your culinary adventures. Imagine preparing meals while staying connected to the activities in the living spaces – a seamless flow that enhances your daily life.

There is also the family bathroom to the first floor.

A rare gem in itself, this property boasts not one, but two driveways – a rarity that ensures ample parking for every occasion. And the icing on the cake? There's no chain delay, ensuring a seamless transition as you embark on your next adventure.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.03 acres
Year Built :	1996
Council Tax :	Band C
Annual Estimate:	£1,821
Title Number:	LA782428
UPRN:	200004065632

Last Sold £/ft²:	£106
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)

5 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



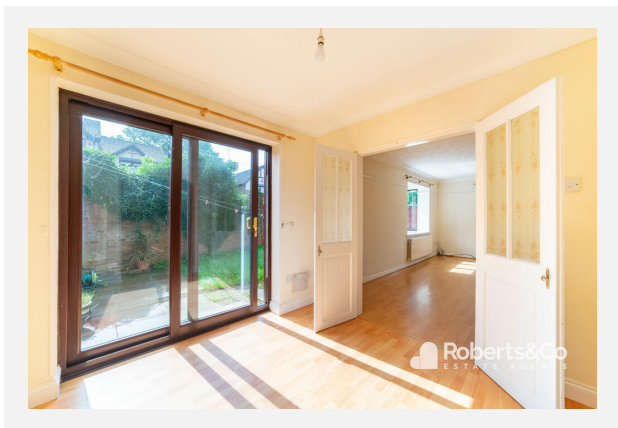
Planning History

This Address

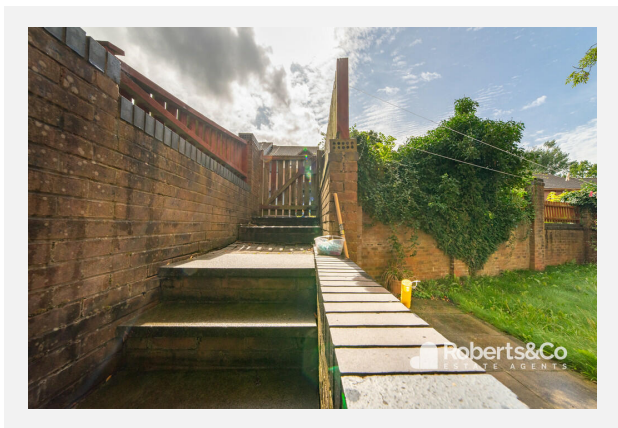
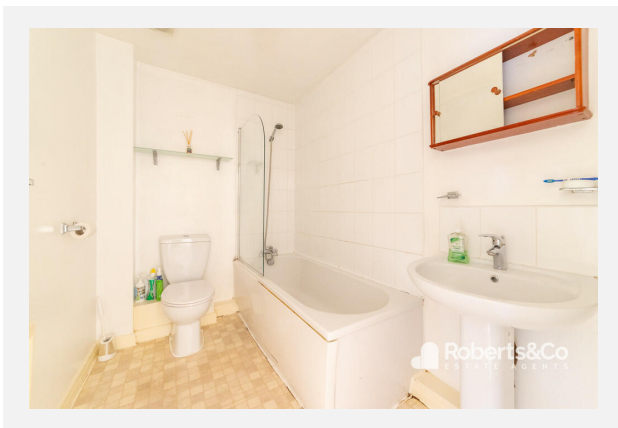
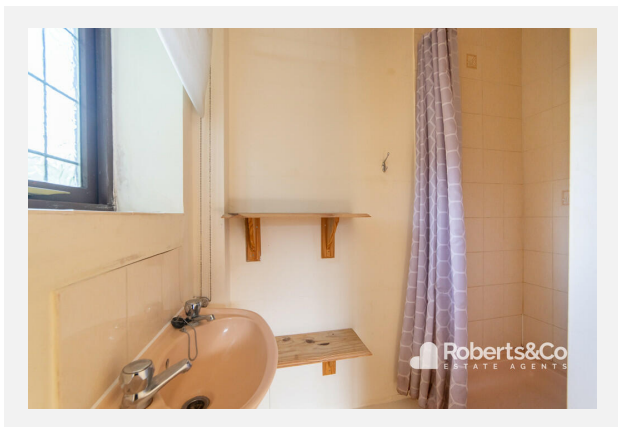
Planning records for: *4, Mallards Walk, Bamber Bridge, Preston, PR5 6AY*

Reference - Chorley/06/01025/TPO	
Decision:	Decided
Date:	01st September 2006
Description:	Felling of one oak tree and crown reduction of one ash tree covered by TPO 2 (Clayton Le Woods) 1994,

Gallery Photos



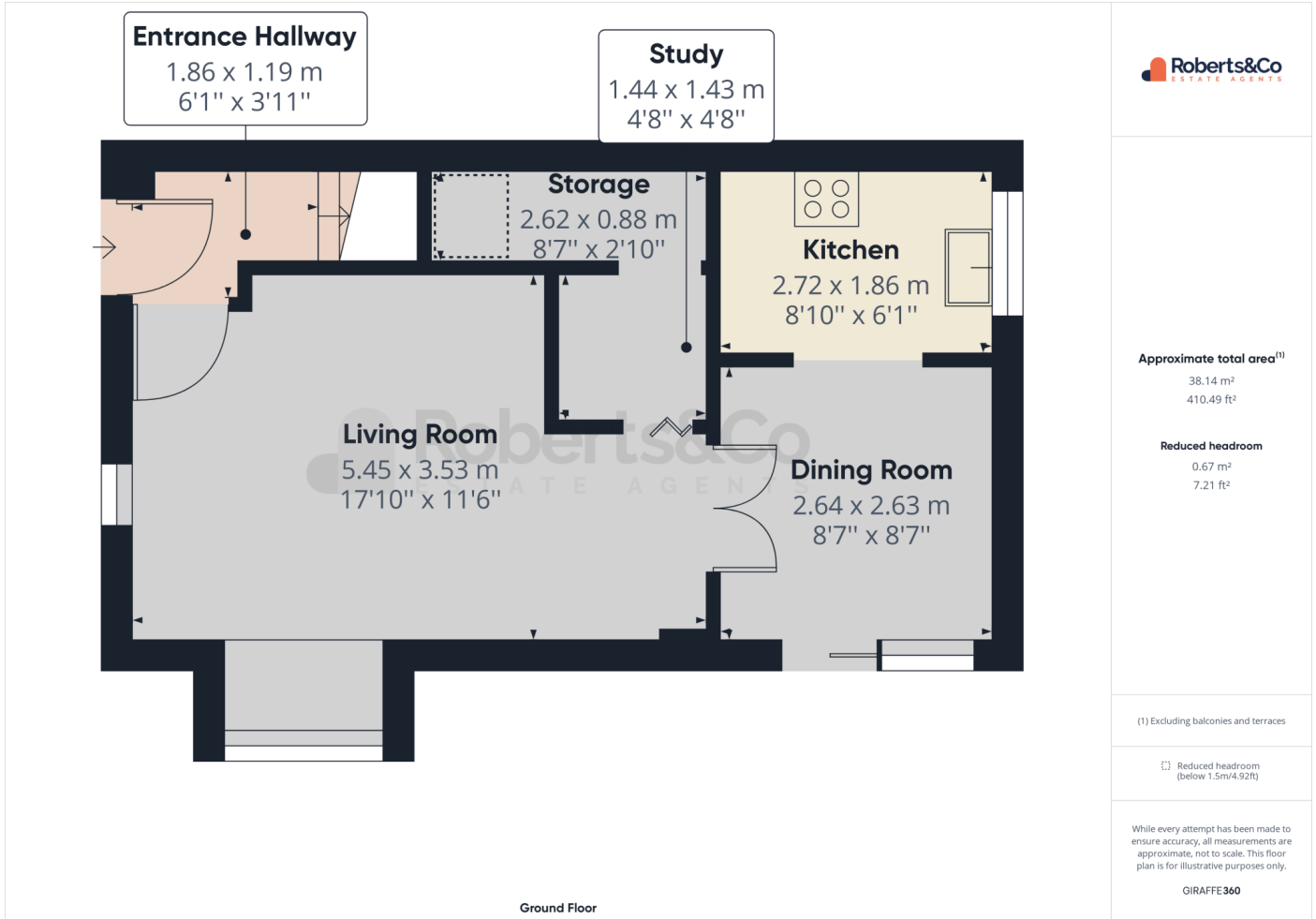
Gallery Photos



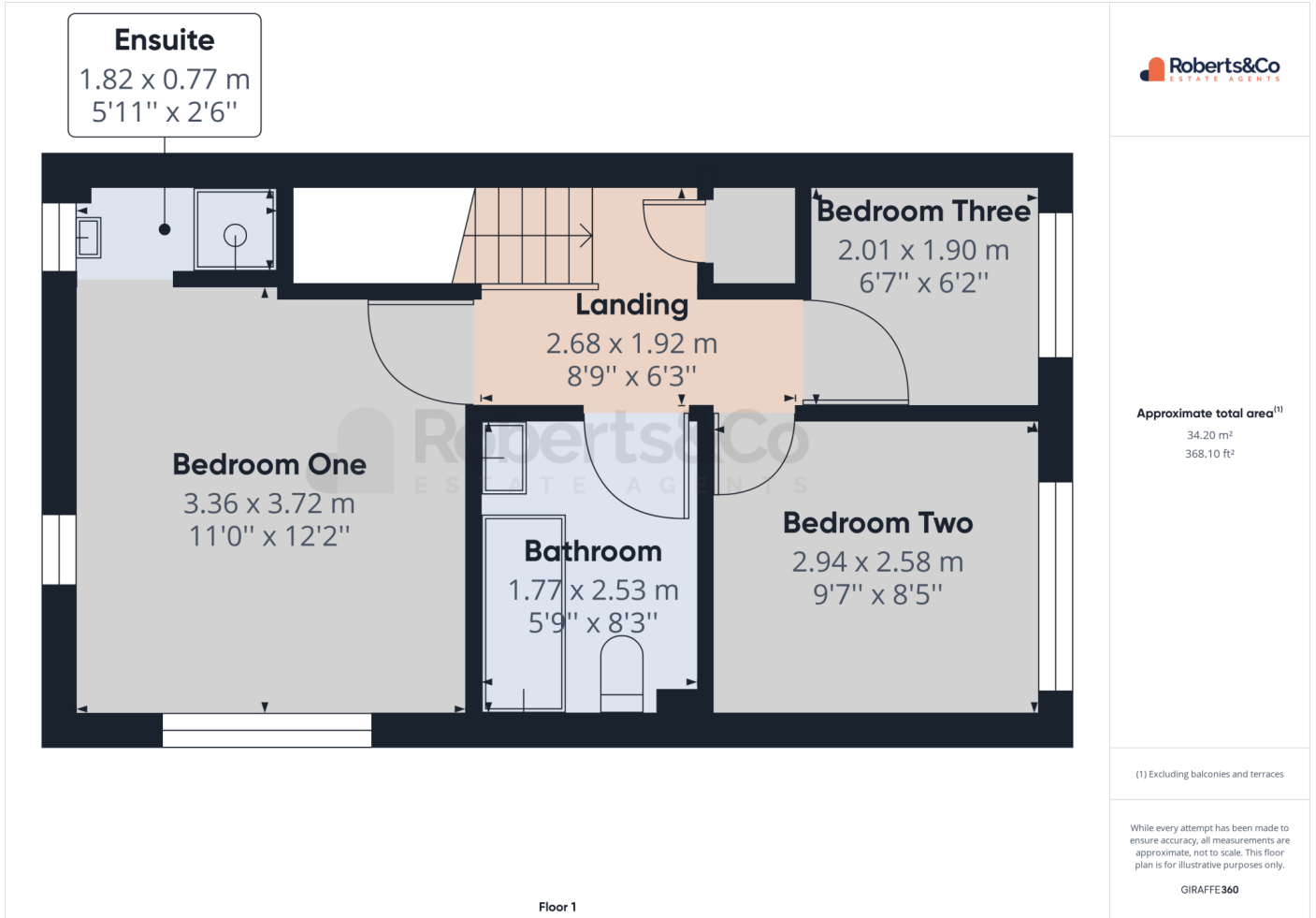
MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5



MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5



MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5



Property

EPC - Certificate

Bamber Bridge, PR5

Energy rating

C

Valid until 11.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

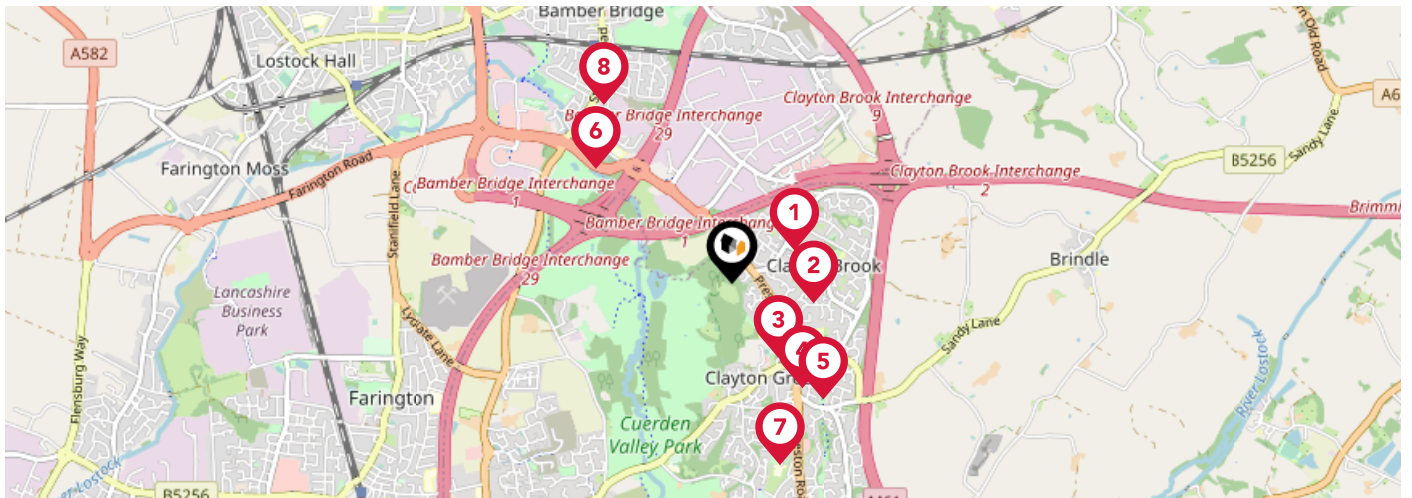
Property

EPC - Additional Data

Additional EPC Data

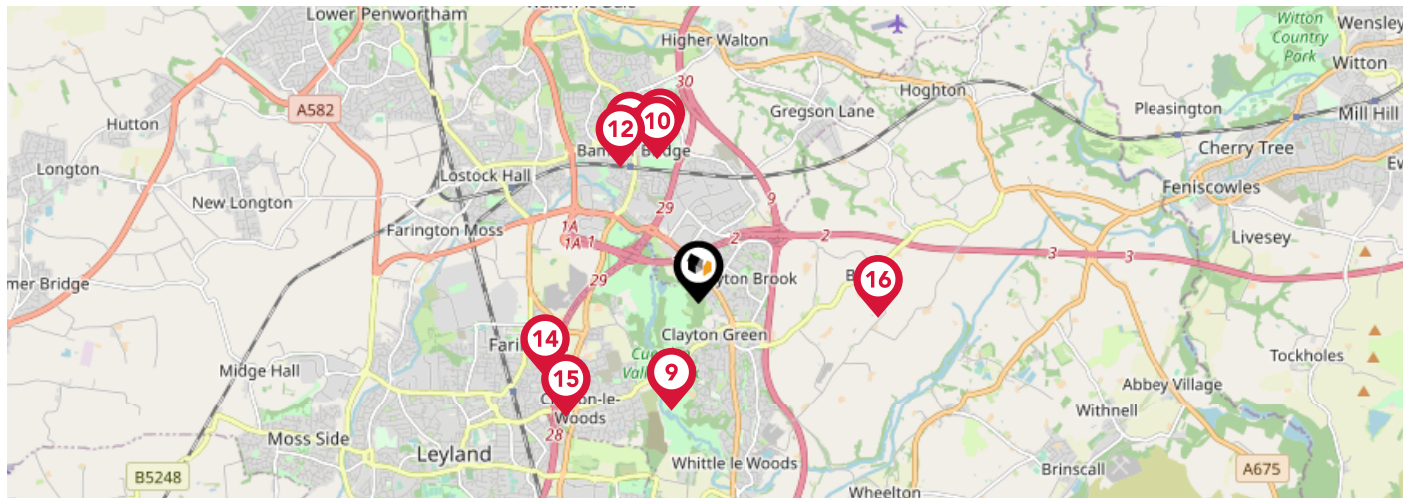
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Clayton Brook Primary School Ofsted Rating: Good Pupils: 175 Distance:0.37	<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: 27 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westwood Primary School Ofsted Rating: Good Pupils: 187 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clayton-le-Woods Manor Road Primary School Ofsted Rating: Good Pupils: 249 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

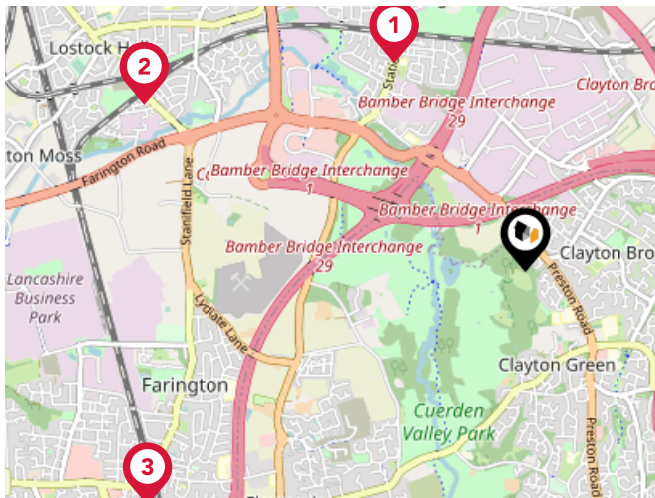
Area Schools



	Nursery	Primary	Secondary	College	Private
 Clayton-le-Woods Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.97	<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: Good Pupils: 131 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Coppice School Ofsted Rating: Good Pupils: 64 Distance:1.37	<input type="checkbox"/>	<input checked="" 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: Good Pupils: 299 Distance:1.37	<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: 732 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lever House Primary School Ofsted Rating: Good Pupils: 301 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roselyn House School Ofsted Rating: Good Pupils: 45 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brindle St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 68 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

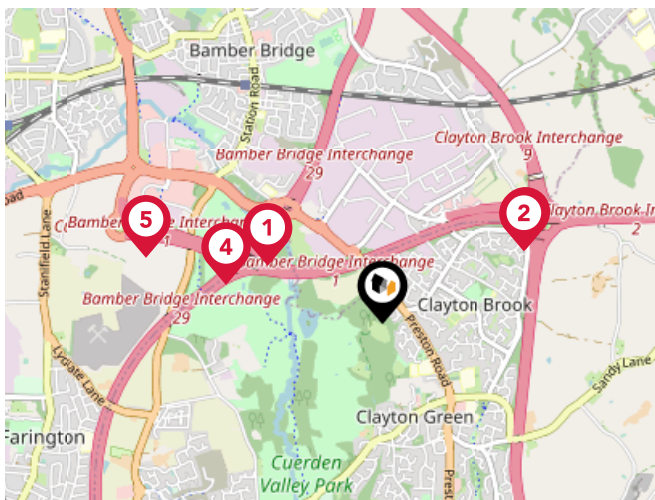
Area

Transport (National)



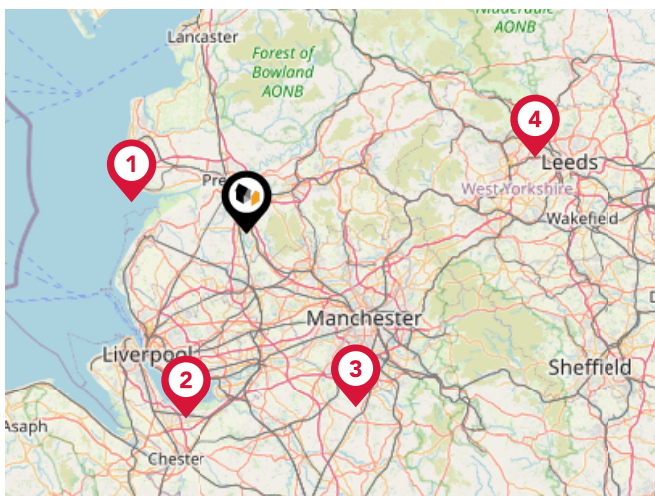
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.08 miles
2	Lostock Hall Rail Station	1.82 miles
3	Leyland Rail Station	1.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J29	0.56 miles
2	M61 J9	0.7 miles
3	M65 J2	0.7 miles
4	M65 J1	0.71 miles
5	M65 J1A	1.08 miles

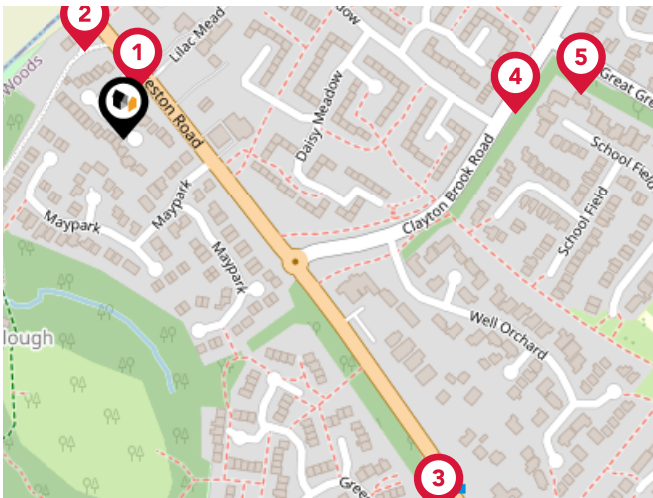


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.76 miles
2	Liverpool John Lennon Airport	27.38 miles
3	Manchester Airport	28.83 miles
4	Leeds Bradford International Airport	41.72 miles

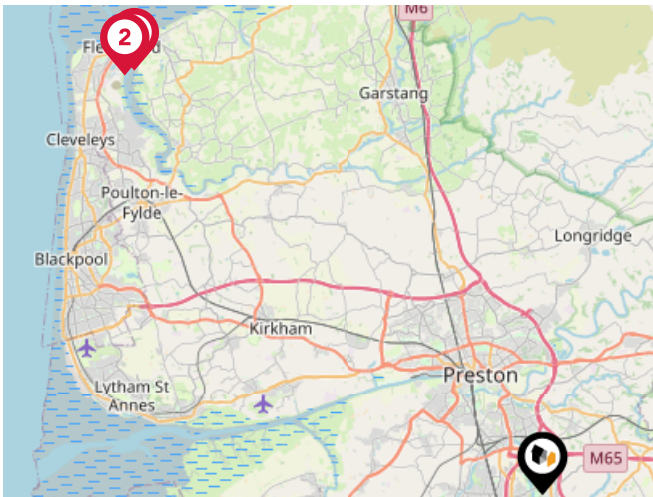
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mallards Walk	0.03 miles
2	Mallards Walk	0.05 miles
3	Meadow Lane	0.27 miles
4	Daisy Meadow	0.22 miles
5	Masonfield	0.25 miles



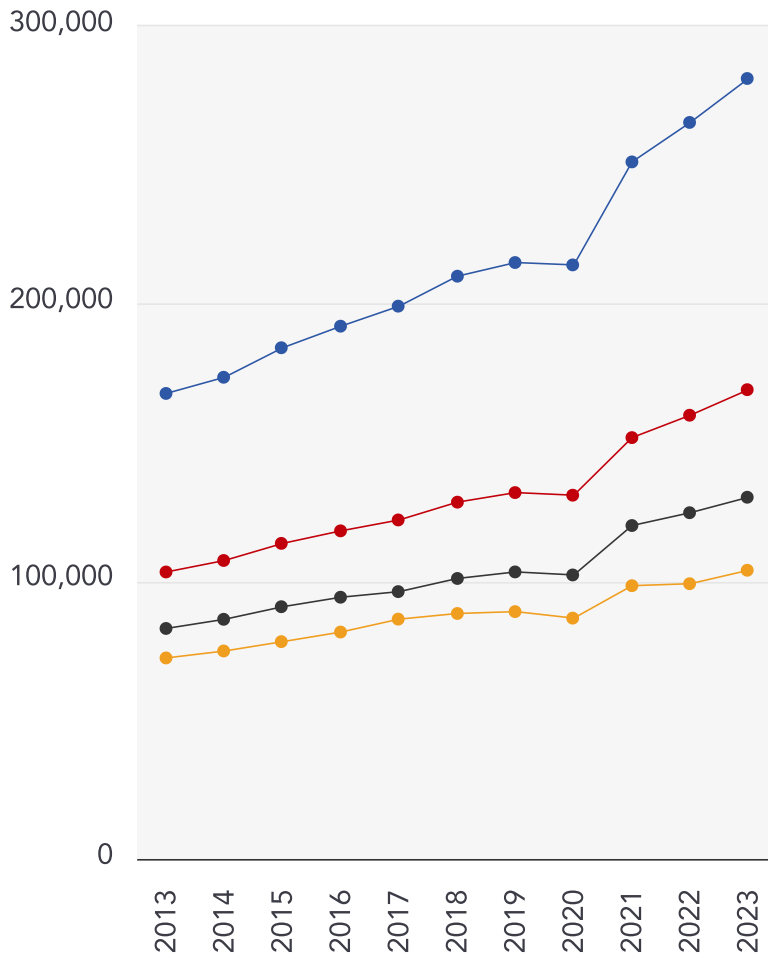
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.62 miles
2	Fleetwood for Ireland Ferry Terminal	20.71 miles

Market

House Price Statistics

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



Detached

+67.65%

Semi-Detached

+63.52%

Terraced

+56.91%

Flat

+43.61%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

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_Cov



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5

5RD

01772 977100

lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk

