

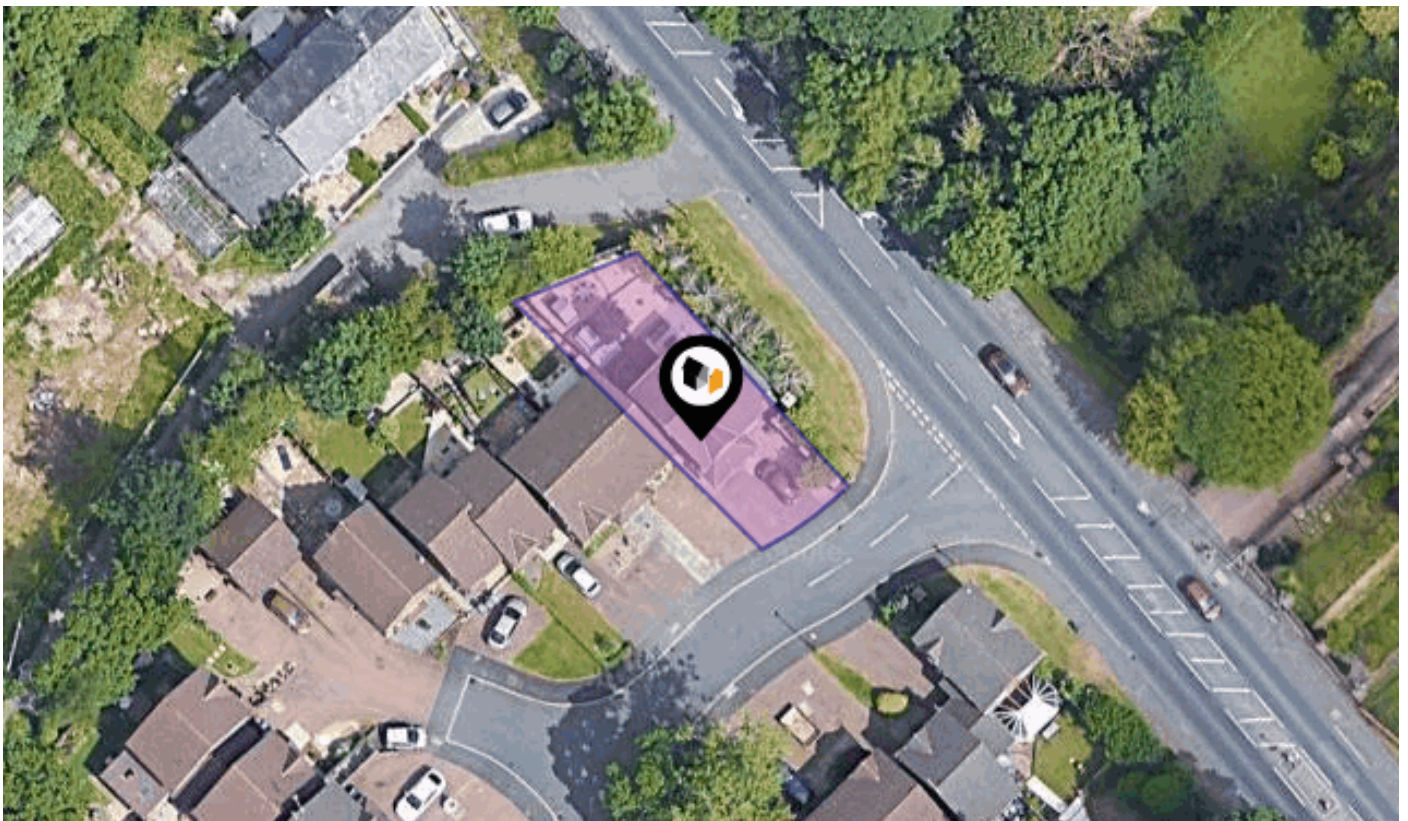


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 09<sup>th</sup> November 2023**



**MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5**

## **Roberts & Co**

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

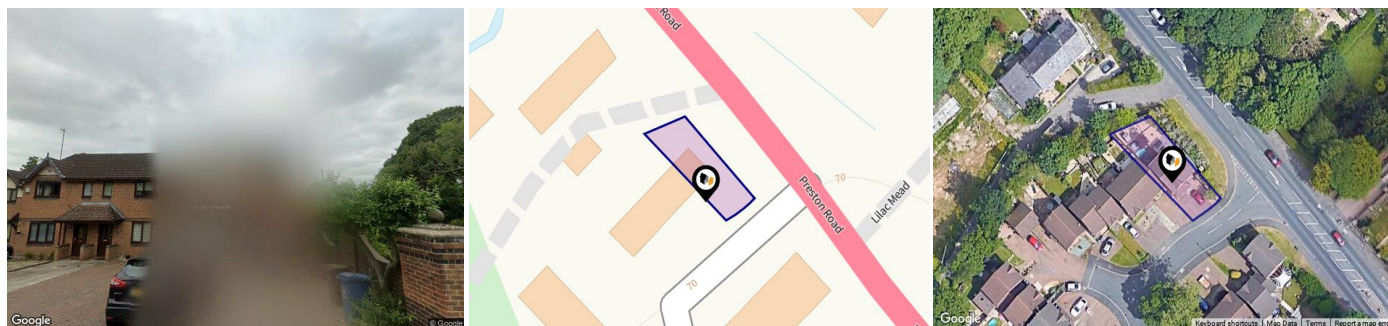
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Property Overview

This three-bedroom home offers a perfect blend of tranquillity and convenience, with easy access to lovely walks, town amenities, motorway links and highly regarded schools. As you enter, you'll be greeted by a thoughtfully designed interior that boasts a combination of open plan and intimate spaces, all flooded with natural light. The fitted kitchen to the rear of the home, features white cabinetry, offset by a black countertop. There's even a four ring gas hob, electric oven, and built-in pantry allowing the resident chef to cook and entertain with ease. The living and dining areas flow seamlessly together, creating an inviting atmosphere. The main lounge features an electric stove, perfect for cosy evenings snuggled inside in the cooler months. The dining room is ideal for entertaining family and guests, and has double sliding doors that frame stunning views and allows direct access to the patio, creating a seamless indoor-outdoor living experience. A carefully designed second reception room has been added, providing an ideal area for a family room or cinema space, complete with a projector and screen, ready for enjoyable family movie nights. Upstairs, you'll find three well-appointed bedrooms. The primary bedroom has an ensuite shower room, and in the family bathroom, you'll find a convenient three-piece suite, and it also features a built-in TV for added comfort and entertainment. Outside, the front garden offers a block-paved driveway with parking for up to two cars, while the private back garden provides a quiet retreat with a separate side access. The garden boasts a patio area, ideal for outdoor entertaining or simply enjoying the picturesque surroundings. In addition, a spacious shed has been outfitted with electric and lighting amenities, currently utilized by the current owners as a gym. This versatile setup presents various options for flexible usage.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£192
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1997		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	LA803985		
<b>UPRN:</b>	200004065656		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

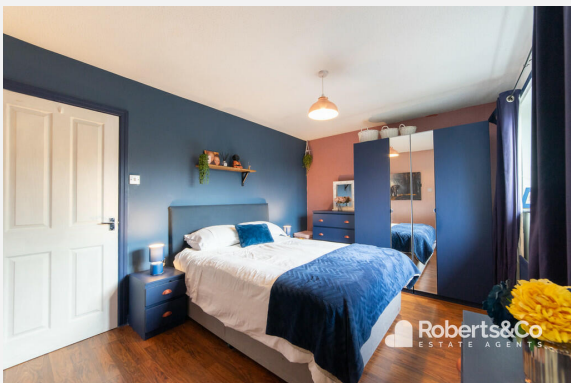
<b>5</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





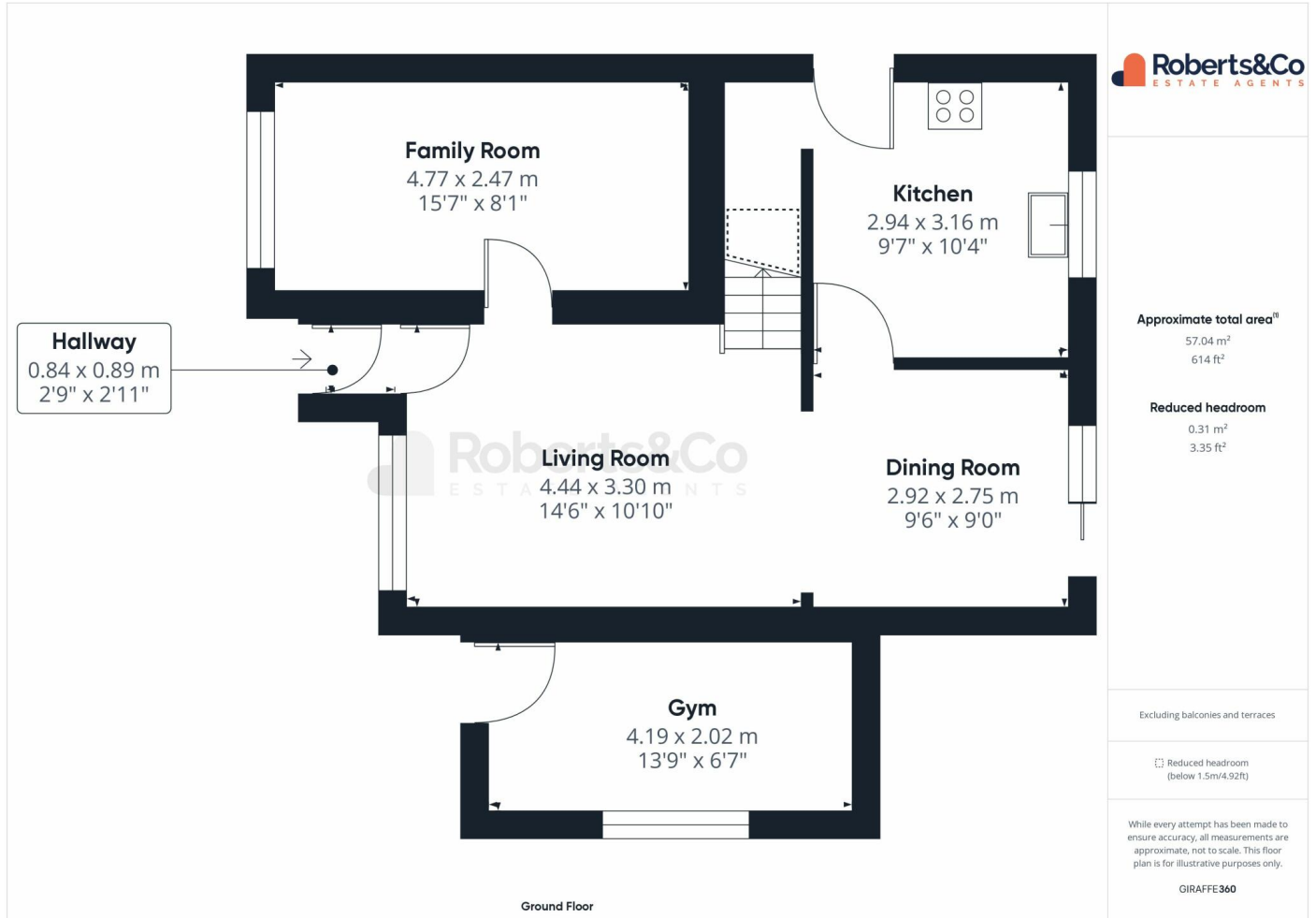




## MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5



MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5





## MALLARDS WALK, BAMBER BRIDGE, PRESTON, PR5



Energy rating

C

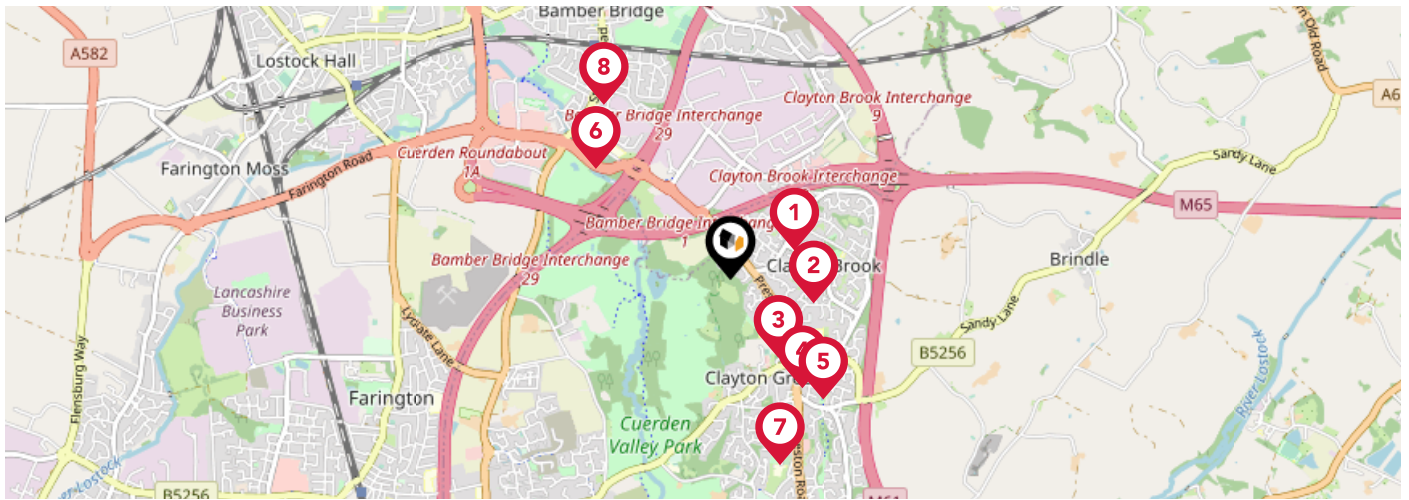
Valid until 26.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

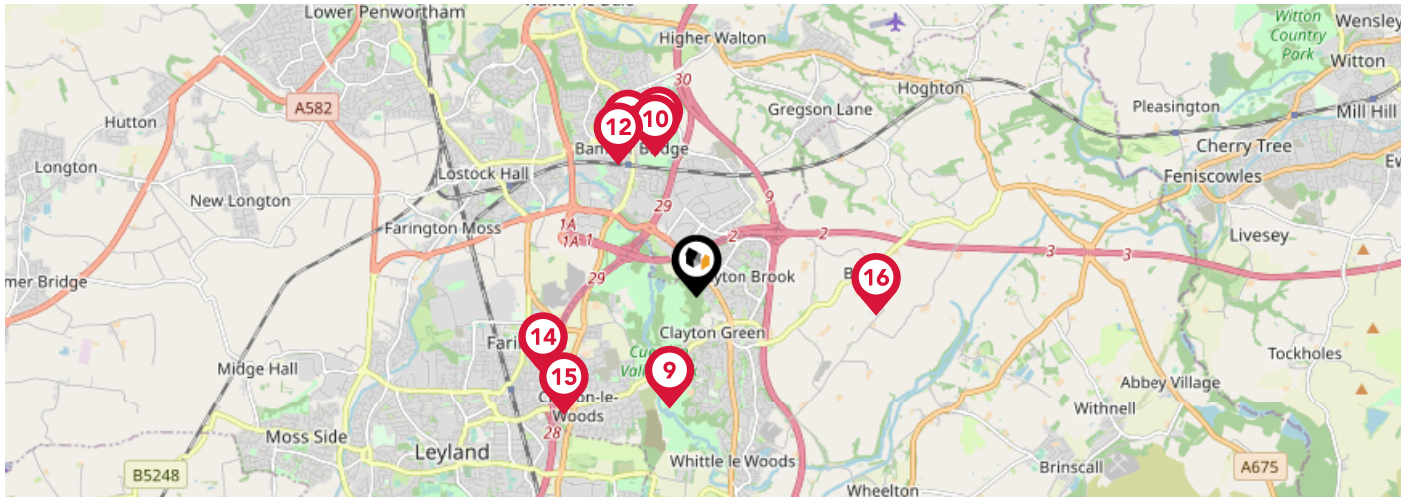
<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid limited insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Progress School</b> 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"/>
<b>2</b>	<b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 27   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

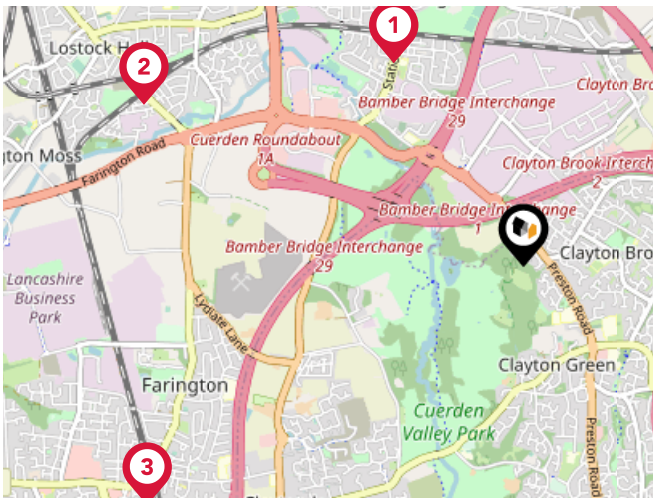
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Clayton-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 64   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roselyn House School</b> Ofsted Rating: Good   Pupils: 45   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brindle St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

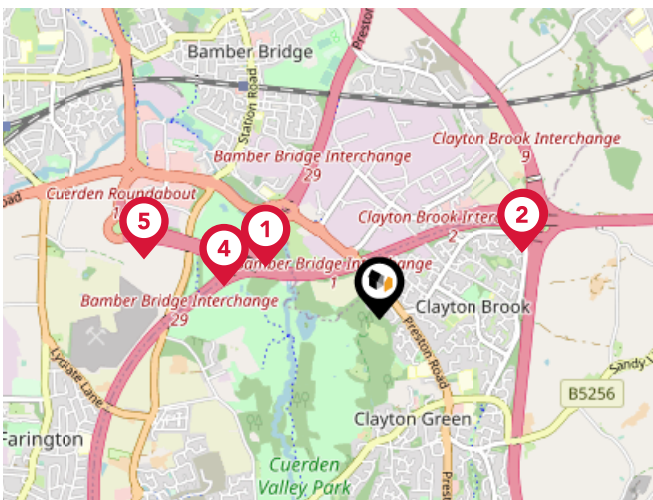
# Area

## Transport (National)



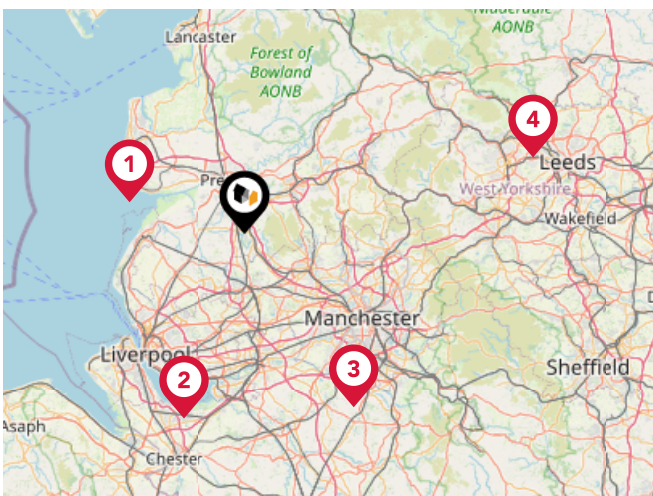
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.06 miles
2	Lostock Hall Rail Station	1.81 miles
3	Leyland Rail Station	1.95 miles



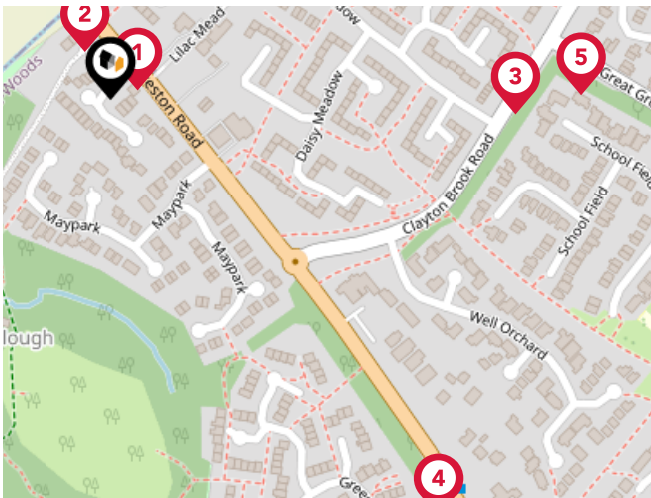
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J29	0.55 miles
2	M61 J9	0.69 miles
3	M65 J2	0.7 miles
4	M65 J1	0.7 miles
5	M65 J1A	1.07 miles



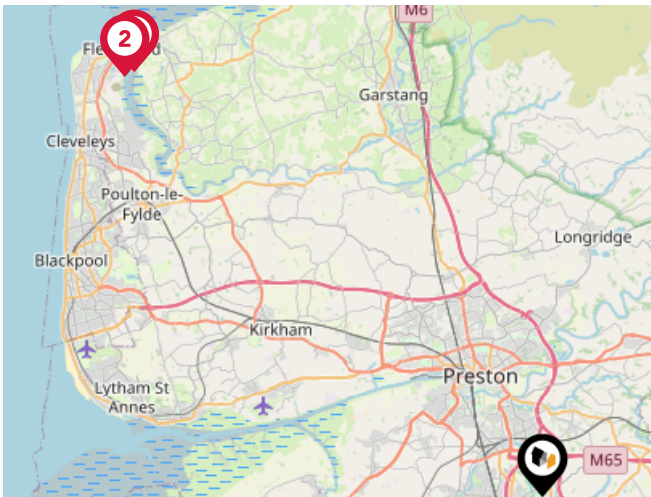
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.75 miles
2	Liverpool John Lennon Airport	27.39 miles
3	Manchester Airport	28.85 miles
4	Leeds Bradford International Airport	41.72 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Mallards Walk	0.02 miles
2	Mallards Walk	0.03 miles
3	Daisy Meadow	0.22 miles
4	Meadow Lane	0.29 miles
5	Masonfield	0.26 miles



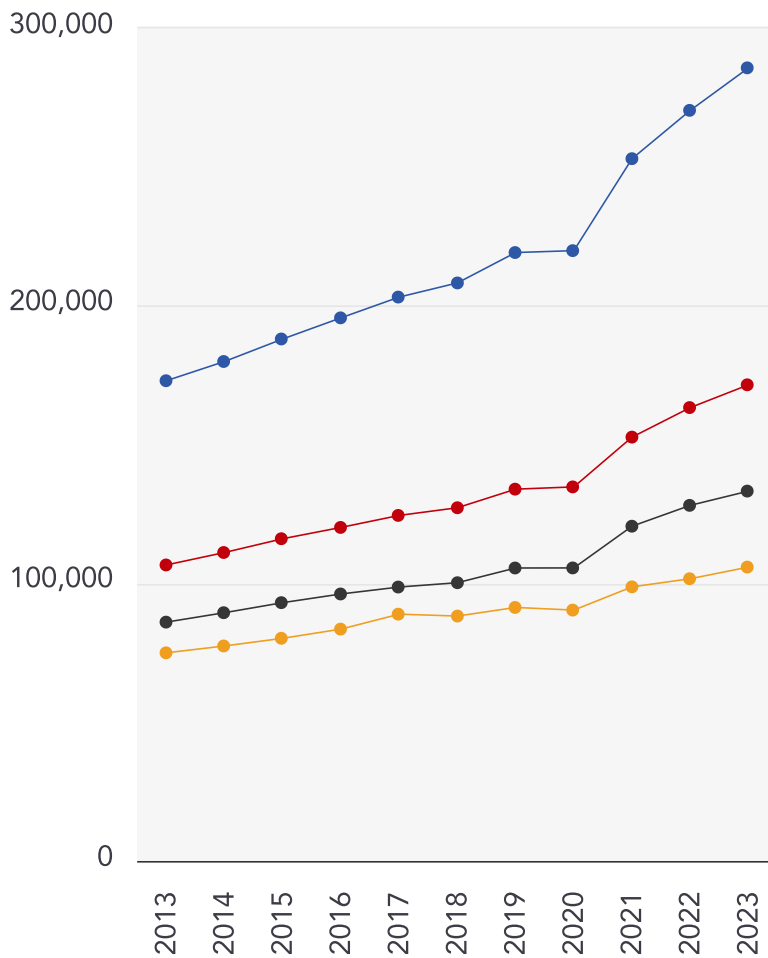
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.6 miles
2	Fleetwood for Ireland Ferry Terminal	20.69 miles

# 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%**





### 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.

Our Team

Robert

### 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.



### 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

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

