

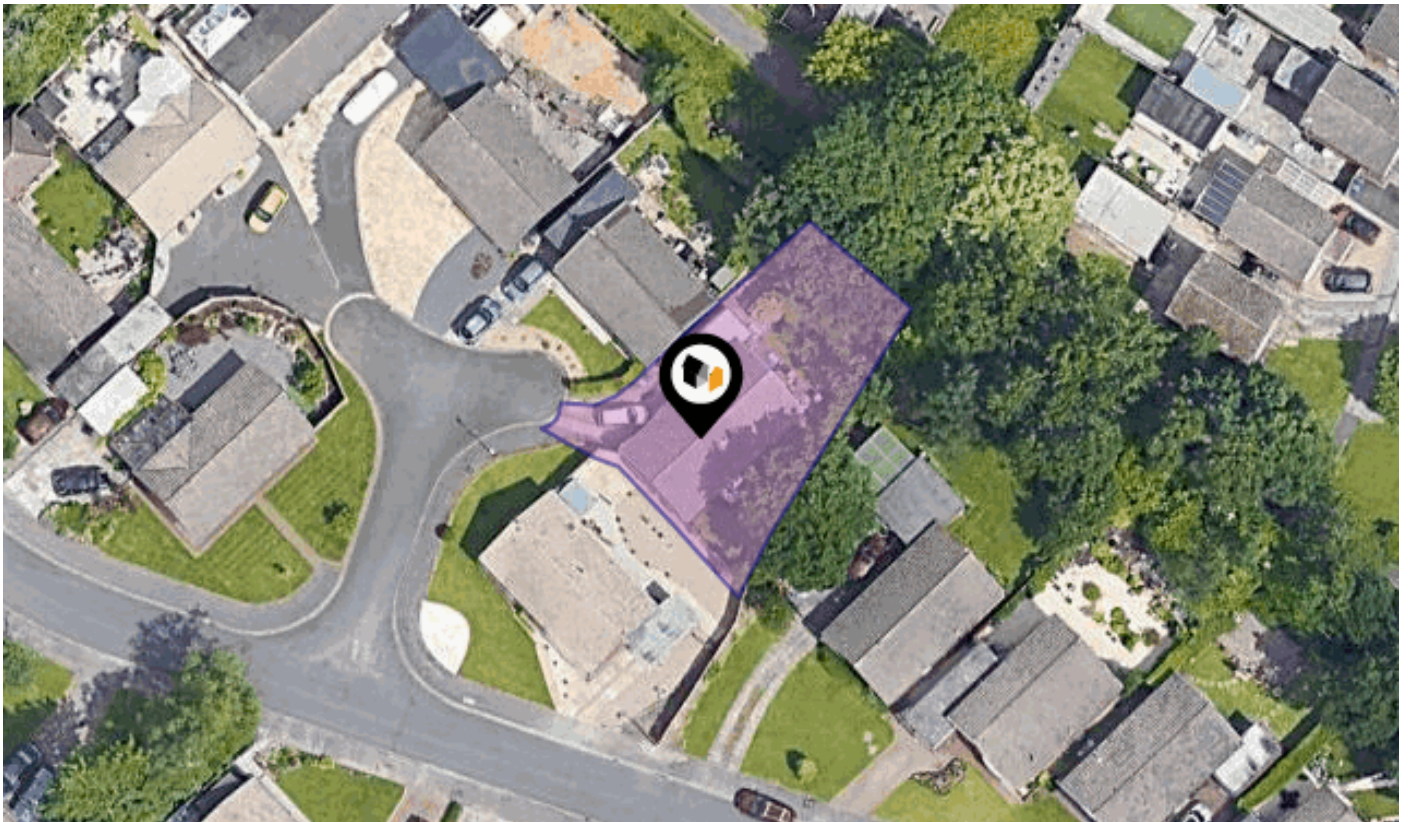


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th February 2024



WELL ORCHARD, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

This charming three-bedroom detached bungalow, fully renovated for modern comfort, offers convenient proximity to transport links, and local shopping. Tucked away in a tranquil cul-de-sac, this delightful single-level home boasts spacious and stylish living areas, complemented by an enclosed garden. What's more, it's available with no onward chain.

Upon entry, a welcoming hallway guides you to the newly renovated dining kitchen, overlooking the rear garden. Adorned with sleek grey shaker-style cabinets, it provides ample storage space, an integrated fridge freezer, double oven and hob, and space for laundry facilities.

At the front of the home, the living room features large windows, flooding the space with natural light.

Three generously sized bedrooms offer comfortable accommodation, alongside a bathroom with shower over bath and a separate WC.

Outside, the property offers ample driveway parking, a small front garden, and access to the garage. The enclosed rear garden boasts a patio area, perfect for entertaining, and lawn with mature trees.



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.09 acres
Council Tax : Band C
Annual Estimate: £1,821
Title Number: LA412620
UPRN: 100010395681

Tenure: Freehold

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very Low
- Surface Water: Medium

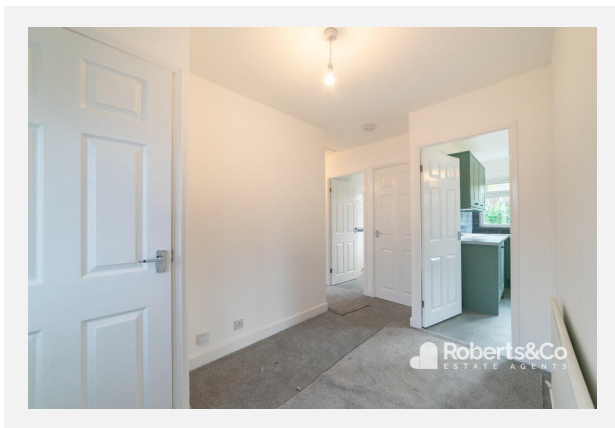
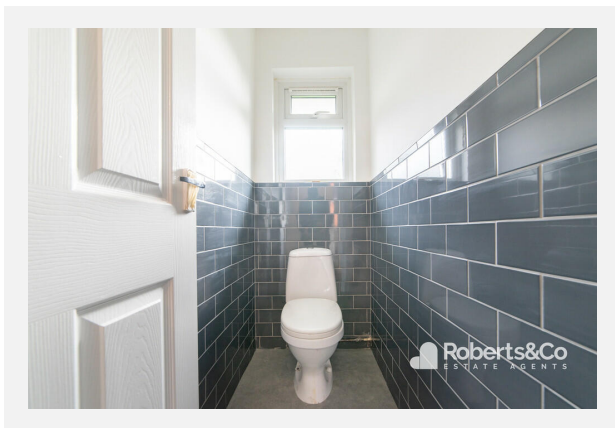
Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 mb/s	50 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

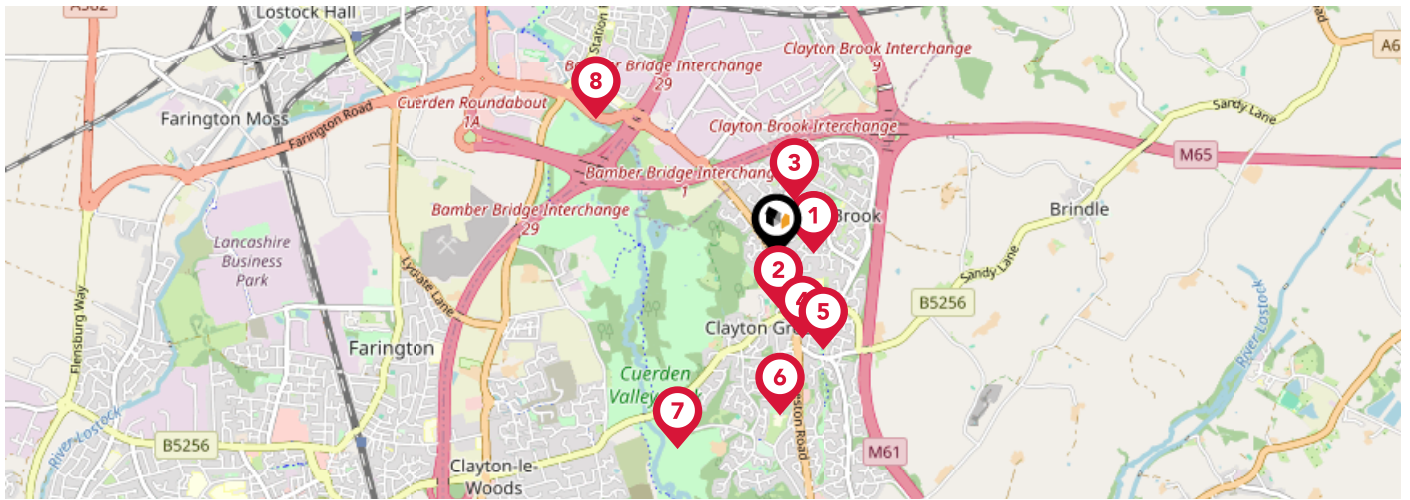




WELL ORCHARD, BAMBER BRIDGE, PRESTON, PR5

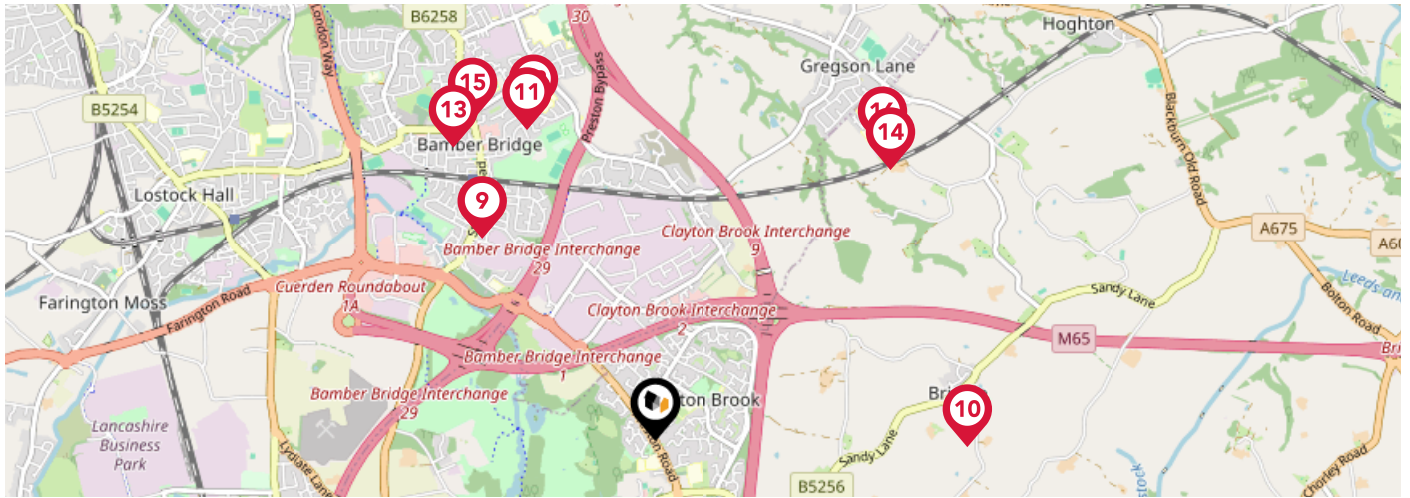


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Clayton Brook Primary School Ofsted Rating: Good Pupils: 175 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cambian Red Rose School Ofsted Rating: Good Pupils: 27 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:0.25	<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: 207 Distance:0.38	<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:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Clayton-le-Woods Manor Road Primary School Ofsted Rating: Good Pupils: 249 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clayton-le-Woods Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

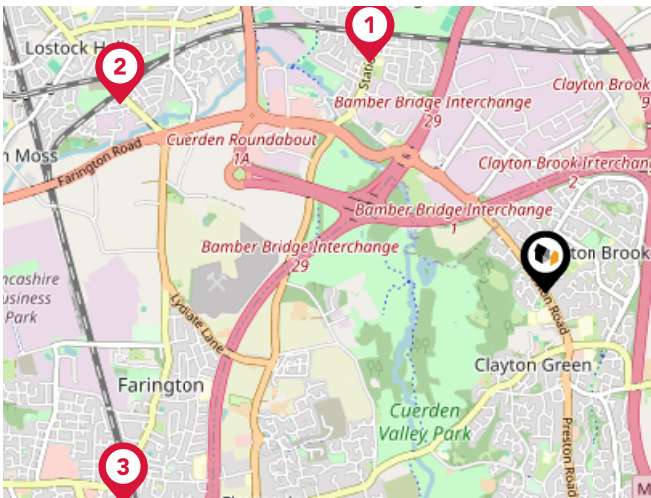
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brindle St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 68 Distance:1.37	<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:1.47	<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:1.52	<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: Good Pupils: 299 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 101 Distance:1.57	<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:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brindle Gregson Lane Primary School Ofsted Rating: Requires Improvement Pupils: 194 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

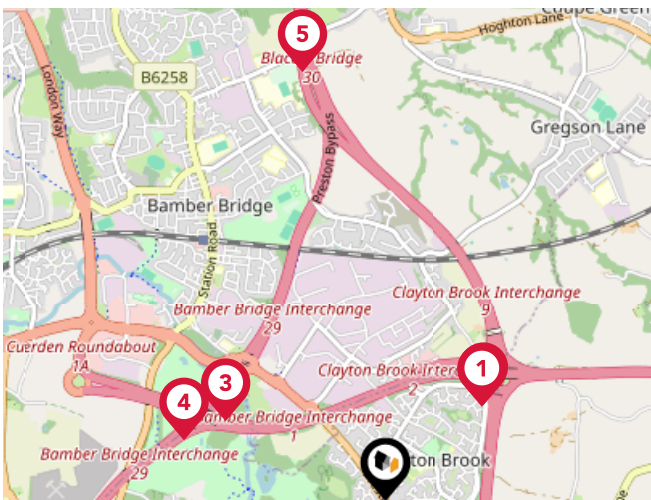
Area

Transport (National)



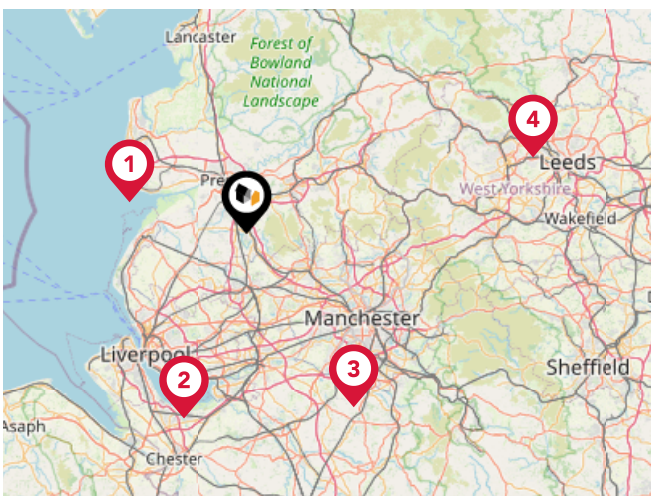
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.27 miles
2	Lostock Hall Rail Station	2.04 miles
3	Leyland Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J9	0.59 miles
2	M65 J2	0.6 miles
3	M6 J29	0.78 miles
4	M65 J1	0.92 miles
5	M6 J30	1.91 miles

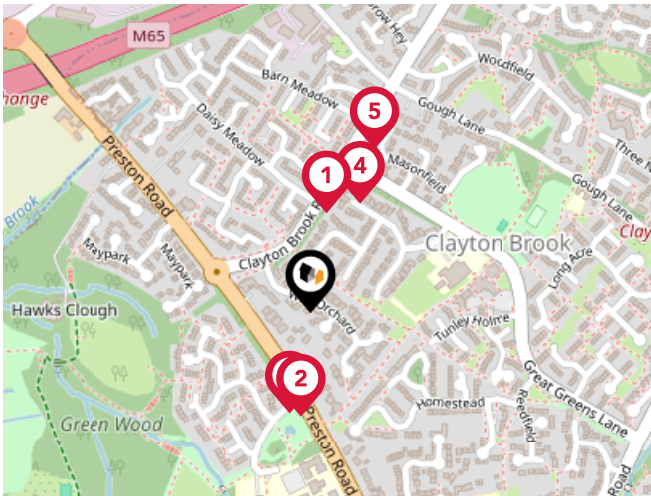


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	16.98 miles
2	Liverpool John Lennon Airport	27.35 miles
3	Manchester Airport	28.64 miles
4	Leeds Bradford International Airport	41.55 miles

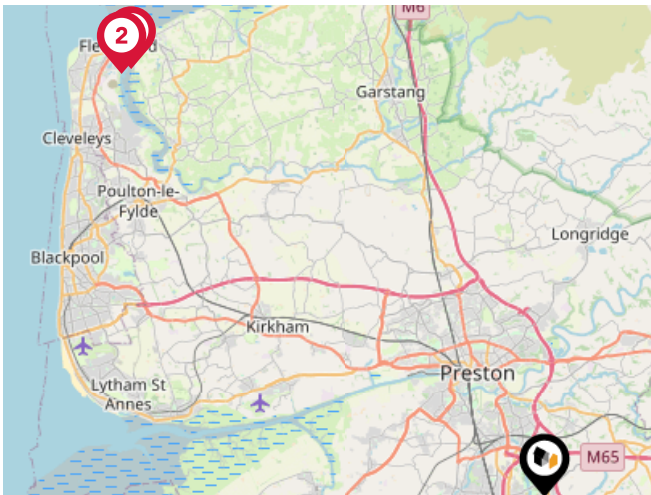
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Daisy Meadow	0.11 miles
2	Meadow Lane	0.11 miles
3	Meadow Lane	0.11 miles
4	Masonfield	0.13 miles
5	Barn Meadow	0.19 miles



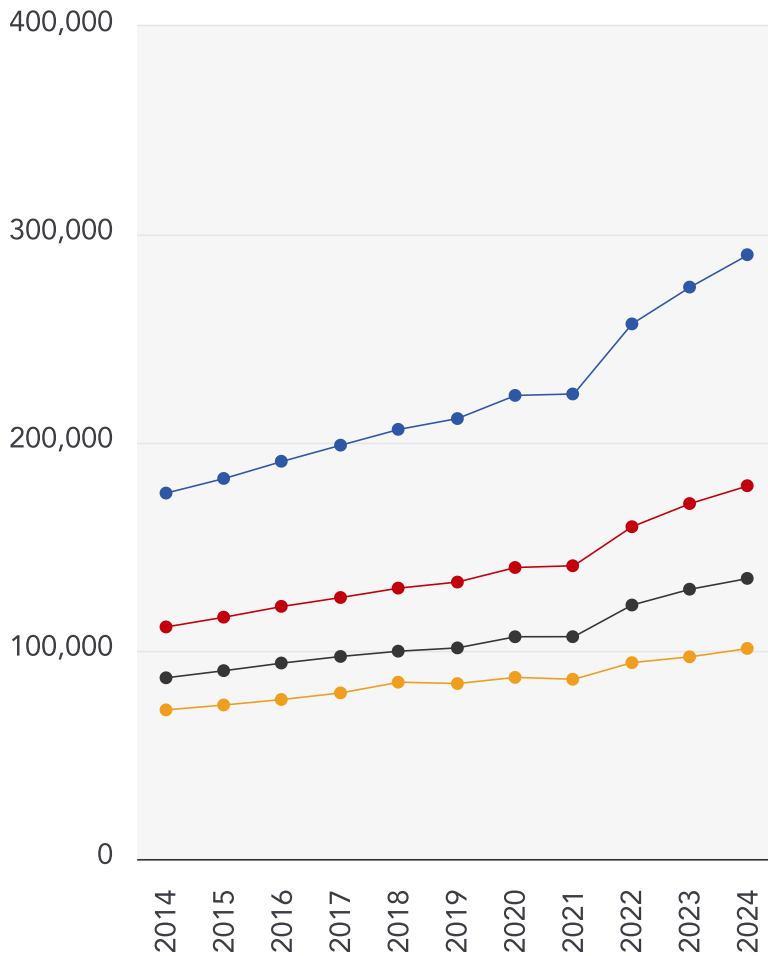
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.83 miles
2	Fleetwood for Ireland Ferry Terminal	20.92 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.



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