

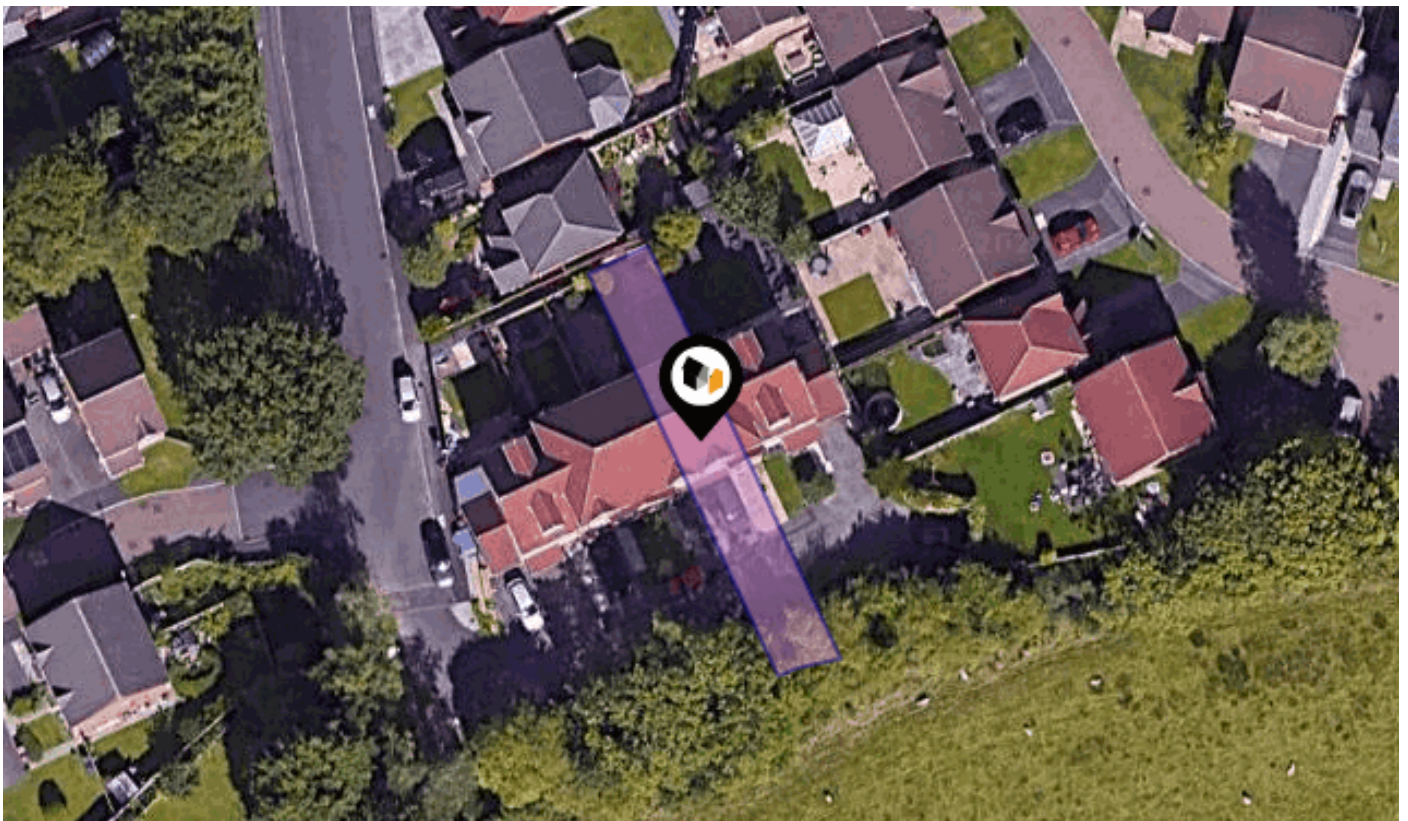


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 18<sup>th</sup> March 2024**



**WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5**

## Roberts & Co

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### Property Overview

Nestled within the picturesque woodland surroundings, this charming three-storey residence resides in the sought-after locale of Bamber Bridge. Providing seamless access to local conveniences and exceptional transport connections, it epitomizes modern convenience.

Inside, discover an inviting hallway leading to a snug reception area and a contemporary open-plan dining kitchen, seamlessly connecting to the rear garden through bi-fold doors. The kitchen features sleek cream gloss units, wooden countertops, integrated appliances, and a gas range cooker, while an adjacent family dining space beckons for relaxed gatherings.

Conveniently, a downstairs WC adds practicality to the layout.

On the first floor, a spacious living room awaits, flooded with natural light through two large windows, creating a bright and welcoming ambiance.

Upstairs, four bedrooms spread across two levels offer ample accommodation, with an ensuite to the primary bedroom and a family bathroom catering to daily needs.

Externally, the property offers a driveway to the front and a practical store room. To the rear, an enclosed garden awaits, featuring low-maintenance artificial grass and a wooden decking area, perfect for outdoor relaxation and entertainment.



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£130
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,345 ft <sup>2</sup> / 125 m <sup>2</sup>	<b>Start Date:</b>	25/03/2004
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	01/01/3002
<b>Year Built :</b>	2004	<b>Lease Term:</b>	999 years from 1 January 2003
<b>Council Tax :</b>	Band D	<b>Term Remaining:</b>	978 years
<b>Annual Estimate:</b>	£2,064		
<b>Title Number:</b>	LAN8986		
<b>UPRN:</b>	10033055051		

## Local Area

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

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

<b>14</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

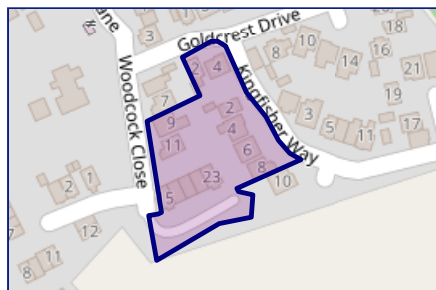
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

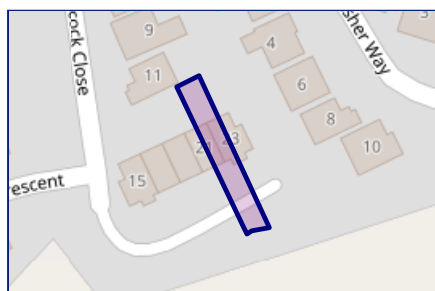


### Freehold Title Plan



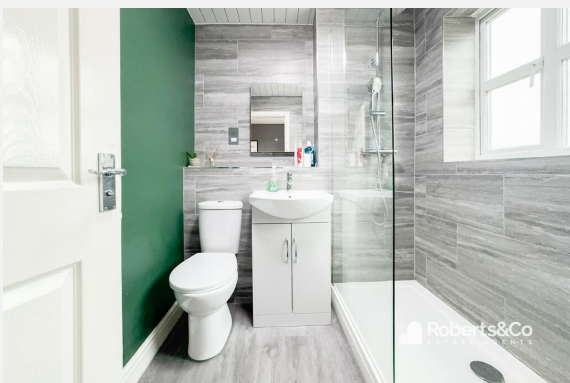
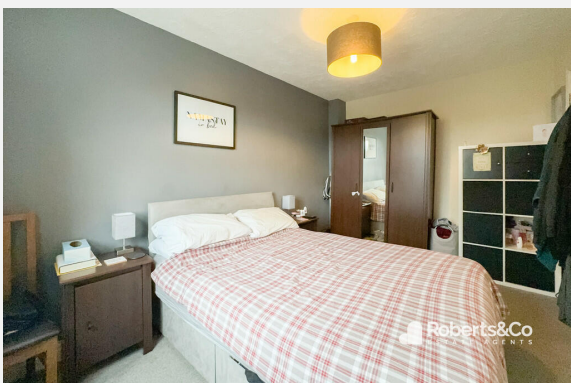
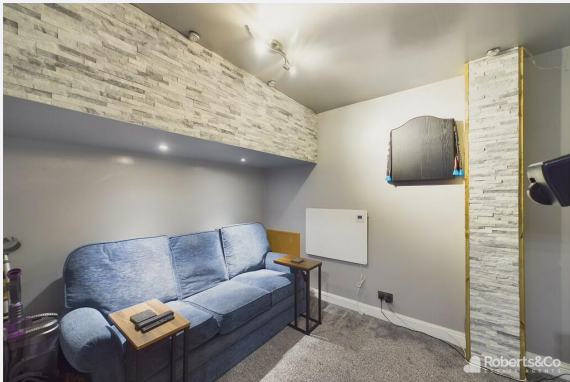
**LAN42055**

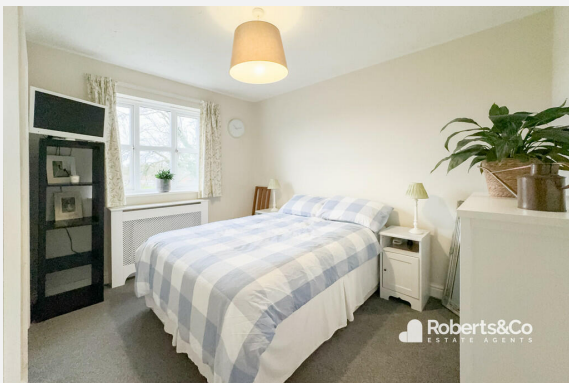
### Leasehold Title Plan



**LAN8986**

Start Date: 25/03/2004  
End Date: 01/01/3002  
Lease Term: 999 years from 1 January 2003  
Term Remaining: 978 years







## WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5

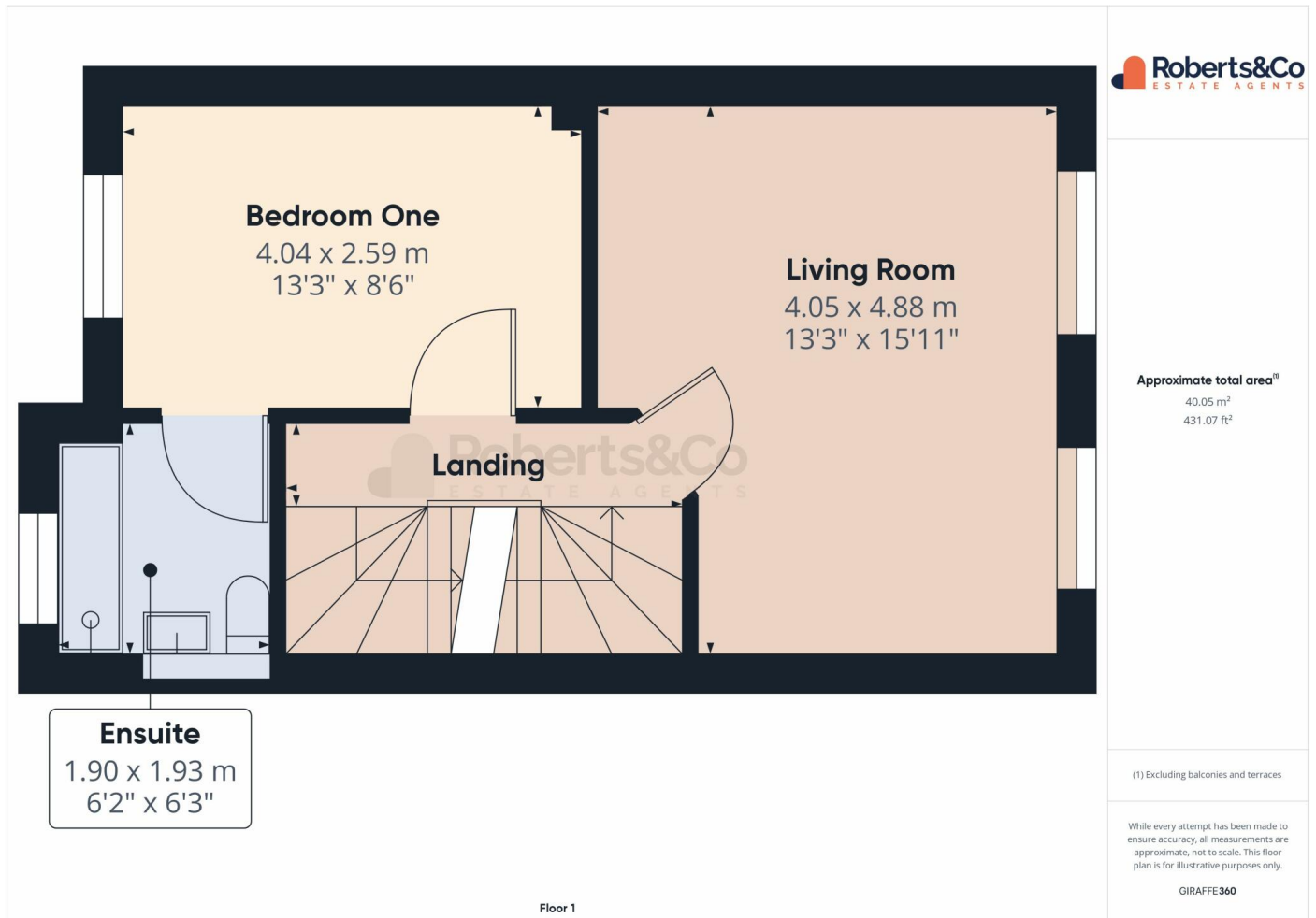




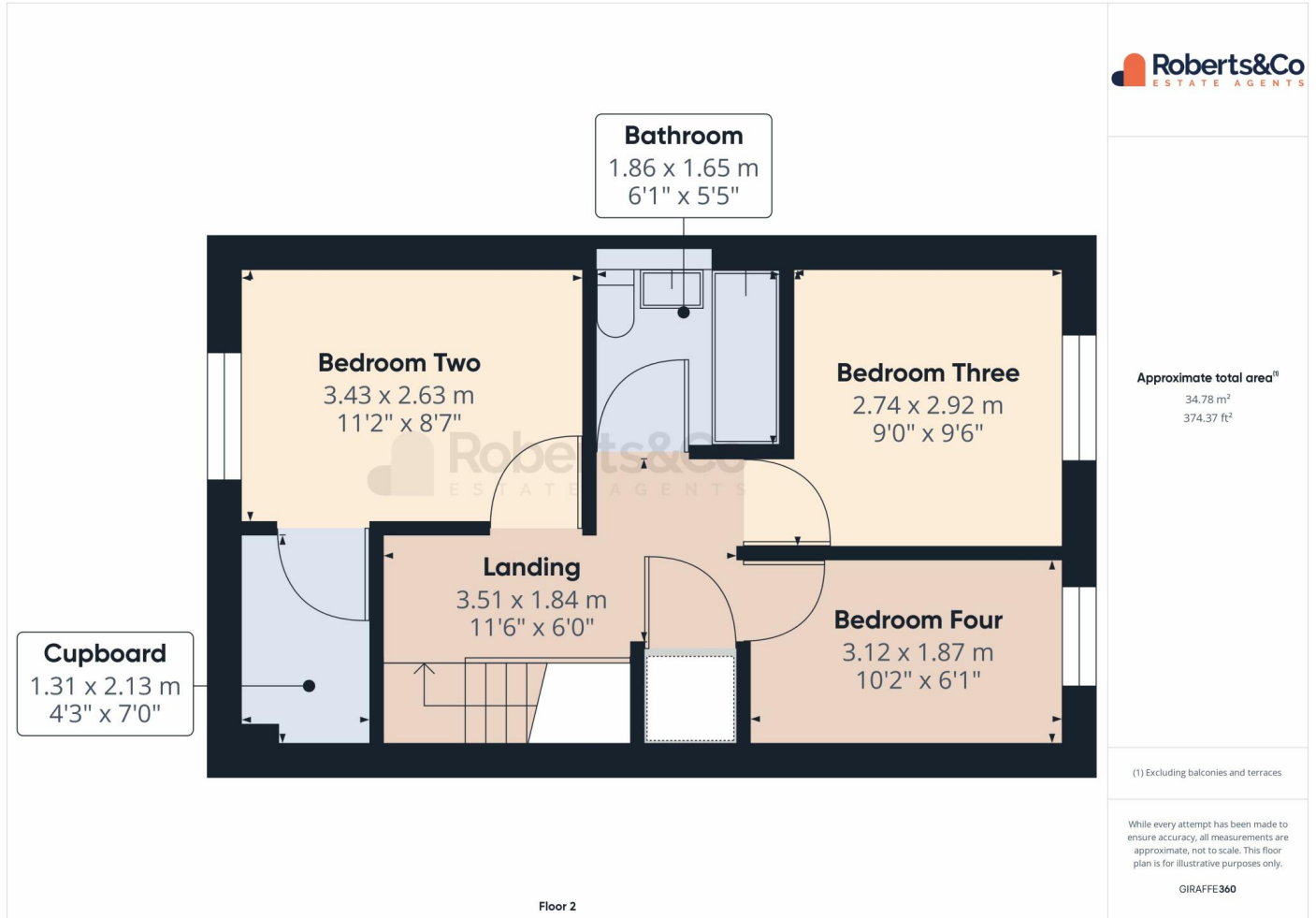
## WOODCOCK CLOSE, BAMBER BRIDGE, PRESTON, PR5



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BAMBER BRIDGE, PR5

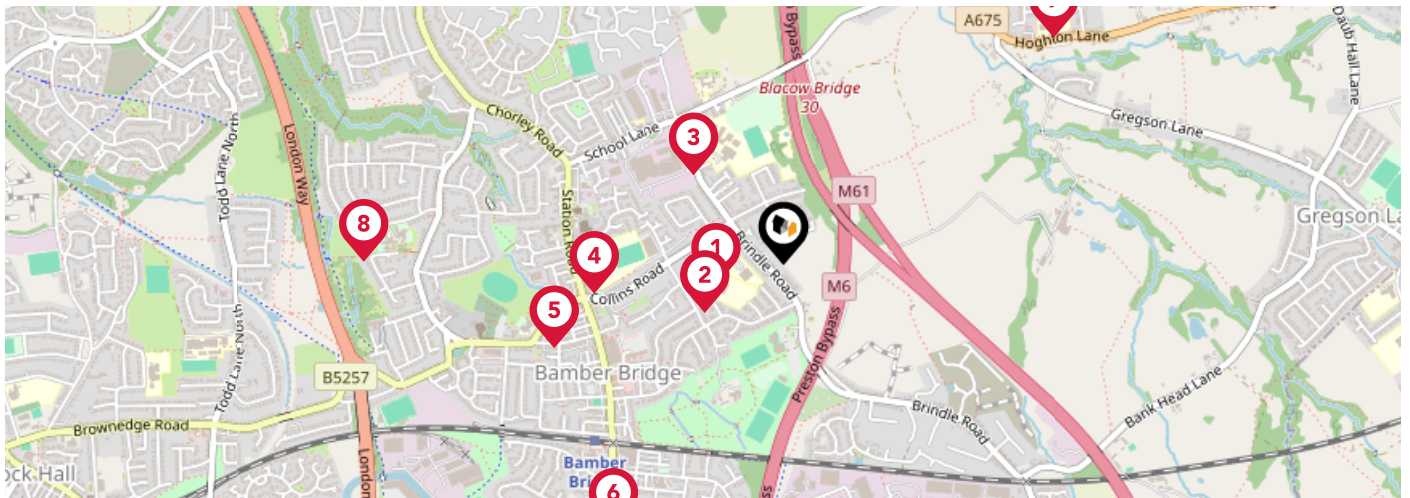
Energy rating  
C

Valid until 13.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

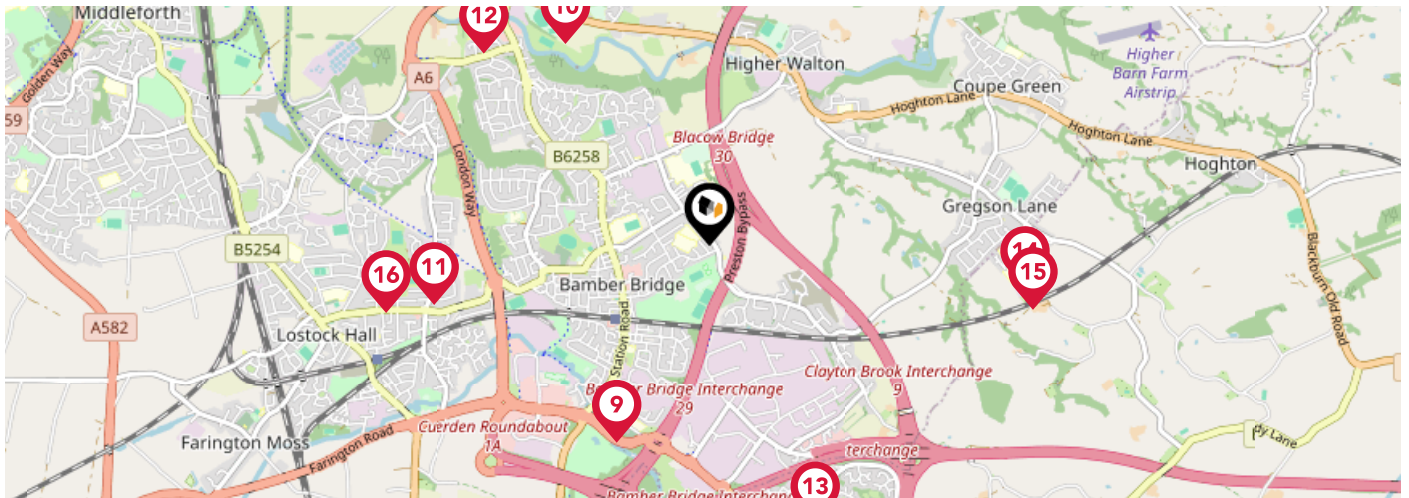
### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	112 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 64   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires Improvement   Pupils: 775   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Higher Walton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

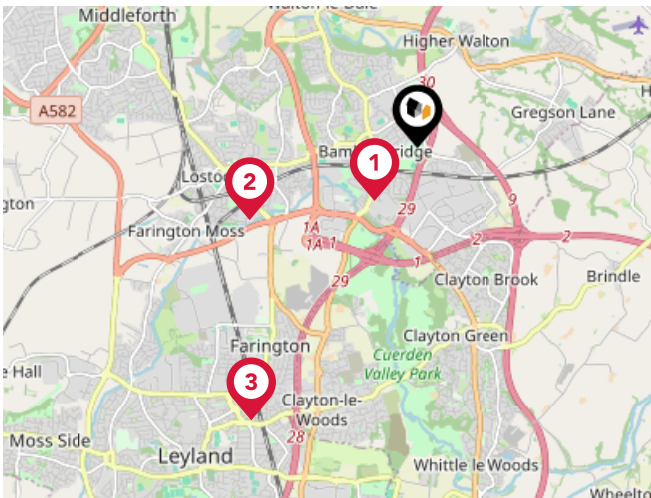
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 186   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 12   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brindle Gregson Lane Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 194   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Brindle</b> Ofsted Rating: Good   Pupils: 101   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

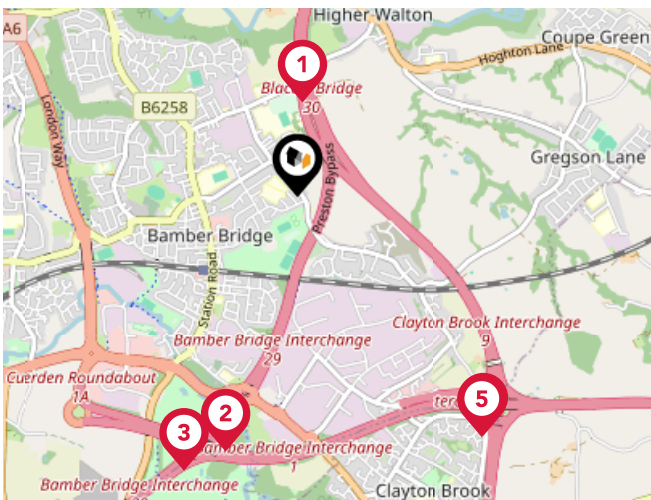
# Area

## Transport (National)



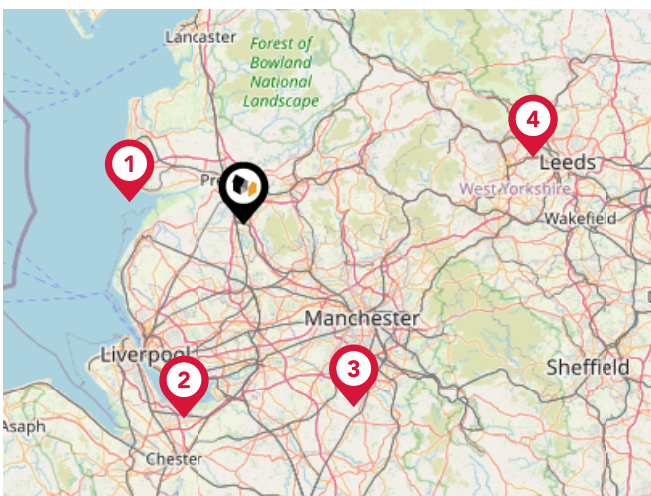
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.6 miles
2	Lostock Hall Rail Station	1.61 miles
3	Leyland Rail Station	2.81 miles



### Trunk Roads/Motorways

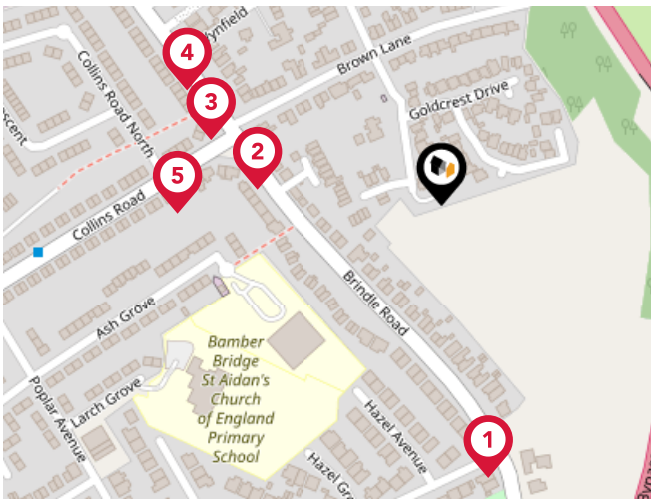
Pin	Name	Distance
1	M6 J30	0.41 miles
2	M6 J29	1.16 miles
3	M65 J1	1.3 miles
4	M65 J2	1.33 miles
5	M61 J9	1.33 miles



### Airports/Helipads

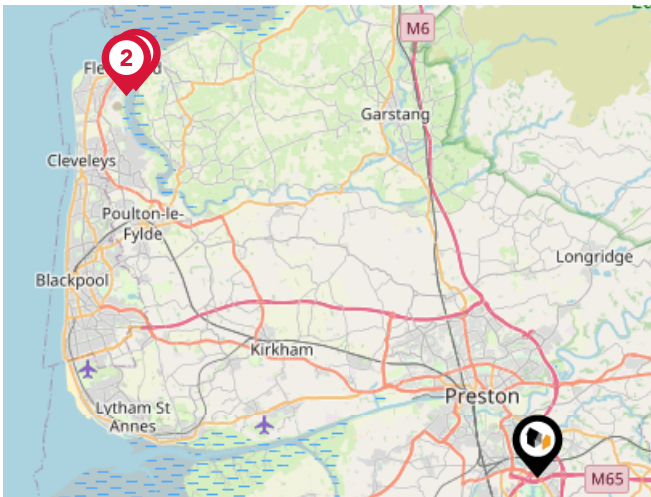
Pin	Name	Distance
1	Blackpool International Airport	16.26 miles
2	Liverpool John Lennon Airport	28.63 miles
3	Manchester Airport	30.09 miles
4	Leeds Bradford International Airport	41.56 miles





## Bus Stops/Stations

Pin	Name	Distance
1	Leisure Centre	0.15 miles
2	Brown Lane	0.1 miles
3	Brown Lane	0.13 miles
4	Wynfield	0.15 miles
5	Collins Road North	0.15 miles



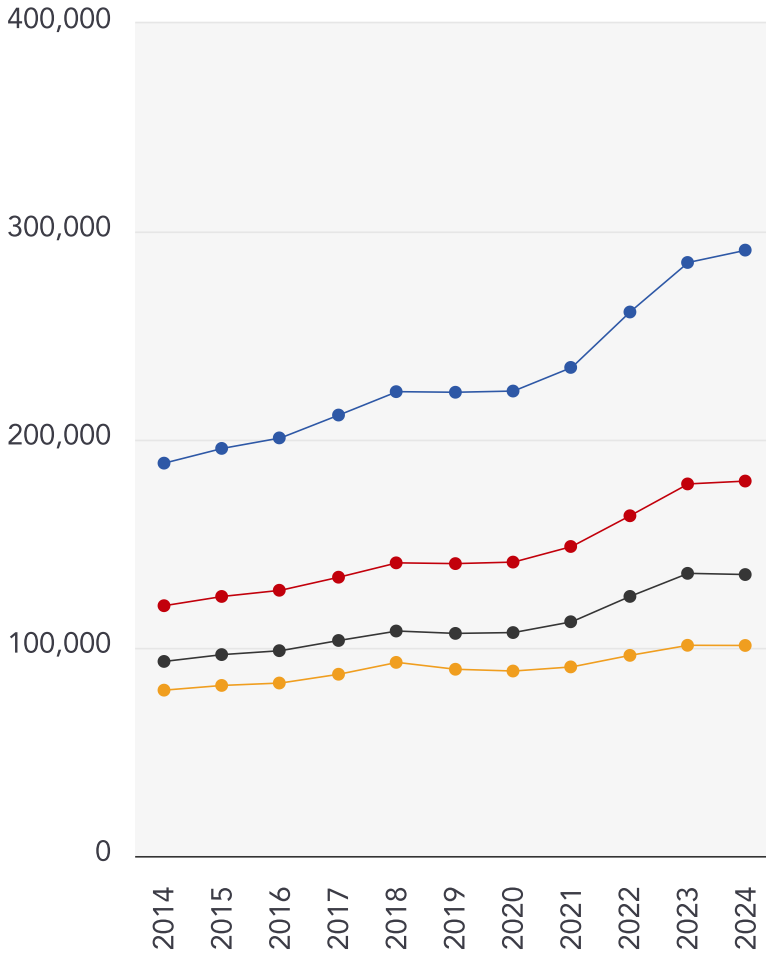
## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.52 miles
2	Fleetwood for Ireland Ferry Terminal	19.62 miles

# 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%**



### Roberts & Co

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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

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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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