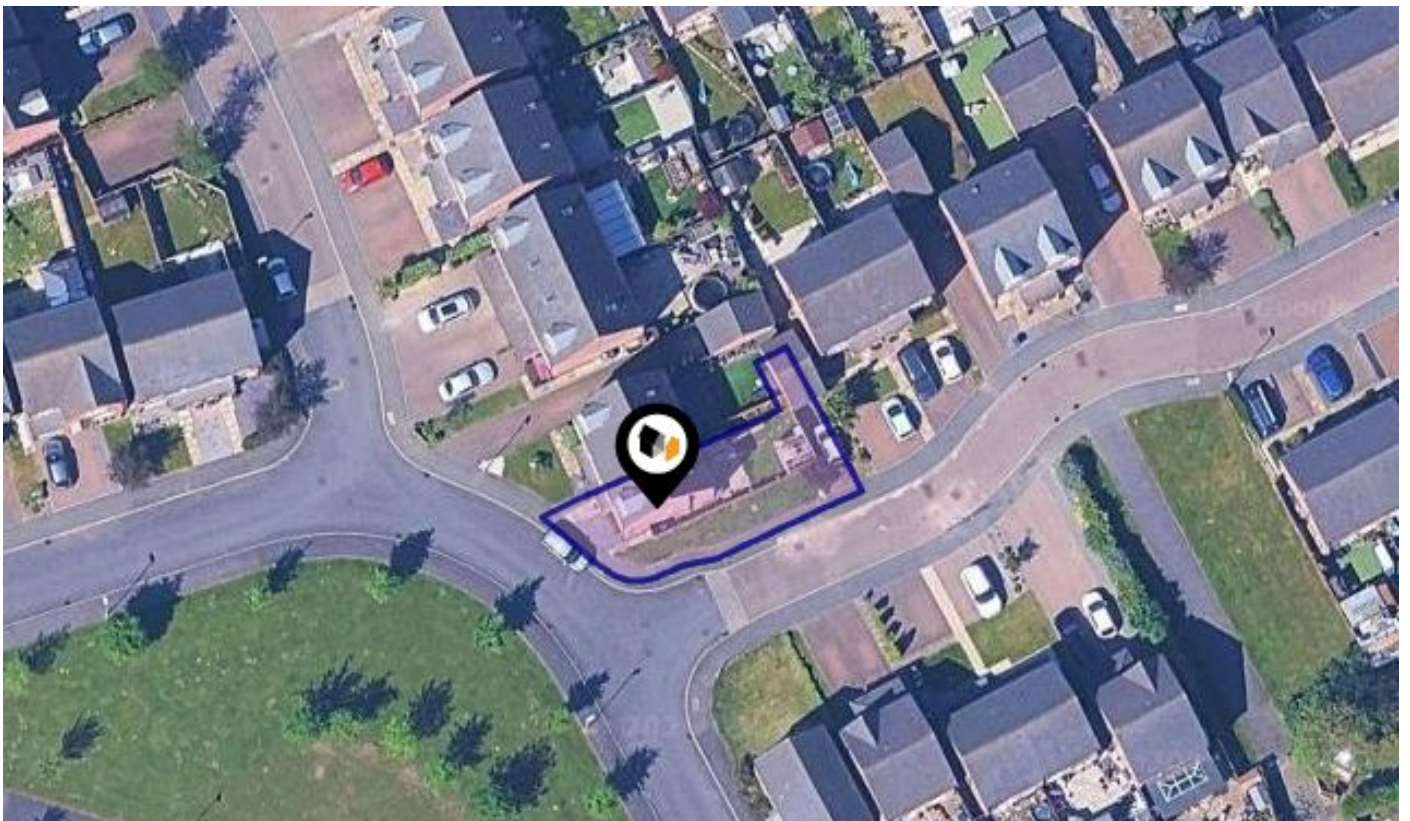




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 16th March 2026



**WALNUTWOOD AVENUE, BAMBER BRIDGE, PRESTON,
PR5**

Roberts & Co

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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk

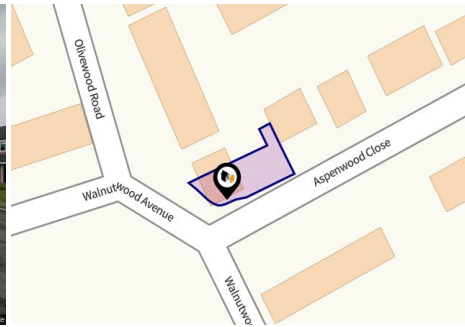


Introduction

Our Comments

* 4 Bedroom Home- set over three floors * Modern Family Living * Ready To Move Into

Situated in a highly desirable location in Bamber Bridge, this well-presented four-bedroom semi-detached home is arranged over three spacious floors, offering flexible accommodation ideal for modern family living. The property benefits from a convenient position close to a range of local amenities, well-regarded schools, transport links and motorway networks, making it an excellent choice for families and commuters alike. Upon entering the home, the ground floor comprises a welcoming living room, providing a comfortable space to relax and unwind. To the rear of the property is a spacious kitchen diner, fitted with an integrated double oven and offering space and plumbing for a washing machine, along with space for a tall fridge freezer. The room also provides a dedicated seating and dining area with space for a family table, creating a sociable hub of the home. Patio doors open directly onto the rear garden, allowing plenty of natural light and easy access to outdoor space. A convenient downstairs WC completes the ground floor accommodation. The first floor offers three bedrooms, including two well-proportioned double bedrooms and a single bedroom, which would also make an ideal home office, nursery or dressing room. A family bathroom serves this floor. Occupying the entire top floor is the impressive principal bedroom, featuring fitted bedroom furniture and the added benefit of a private ensuite shower room, creating a comfortable and private retreat. Externally, the property continues to impress. To the rear there is a garage and driveway, providing secure parking and additional storage. The enclosed rear garden is mainly laid to lawn and includes a patio area and a charming pagoda seating area, offering the perfect space for relaxing or entertaining outdoors. This attractive home combines generous accommodation, versatile living space, and a sought-after location, making it an excellent opportunity for families looking to settle in the popular Bamber Bridge area.



Property

Type: Semi-Detached
Bedrooms: 4
Floor Area: 914 ft² / 85 m²
Plot Area: 0.05 acres
Council Tax : Band B
Annual Estimate: £1,829
Title Number: LAN173389

Tenure: Leasehold

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	10000 mb/s

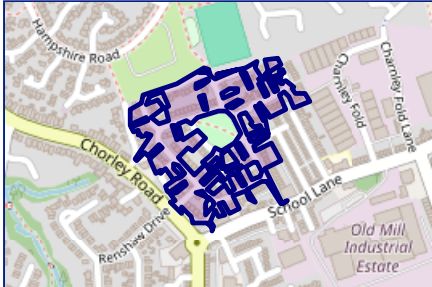
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

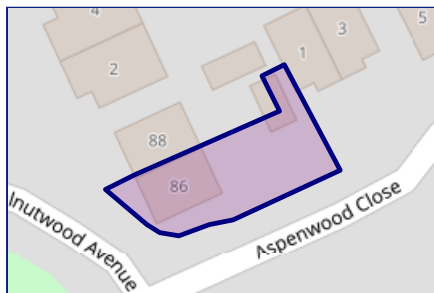


Freehold Title Plan



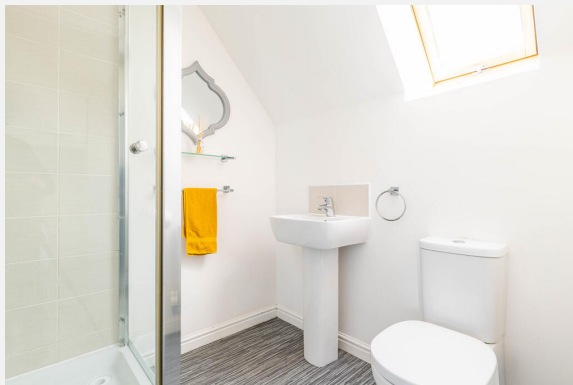
LA723990

Leasehold Title Plan

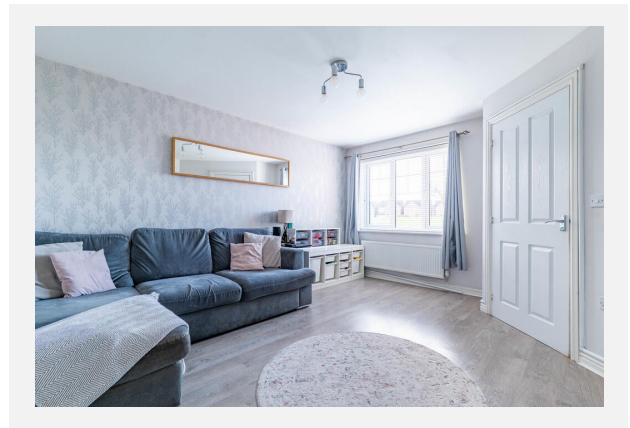


LAN173389

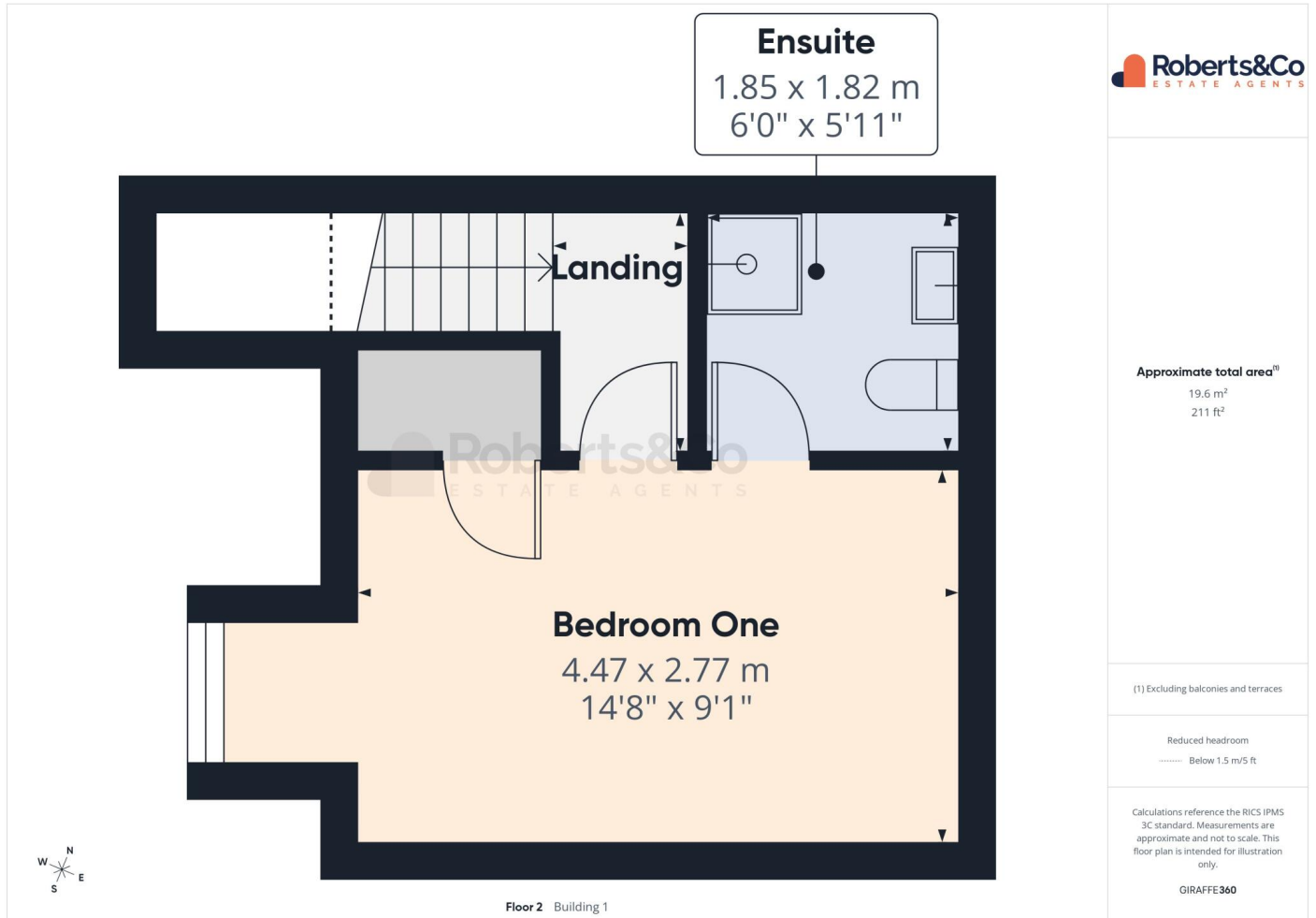
Start Date: 17/12/2015
End Date: 01/01/3012
Lease Term: 999 years from 1 January 2013
Term Remaining: 986 years



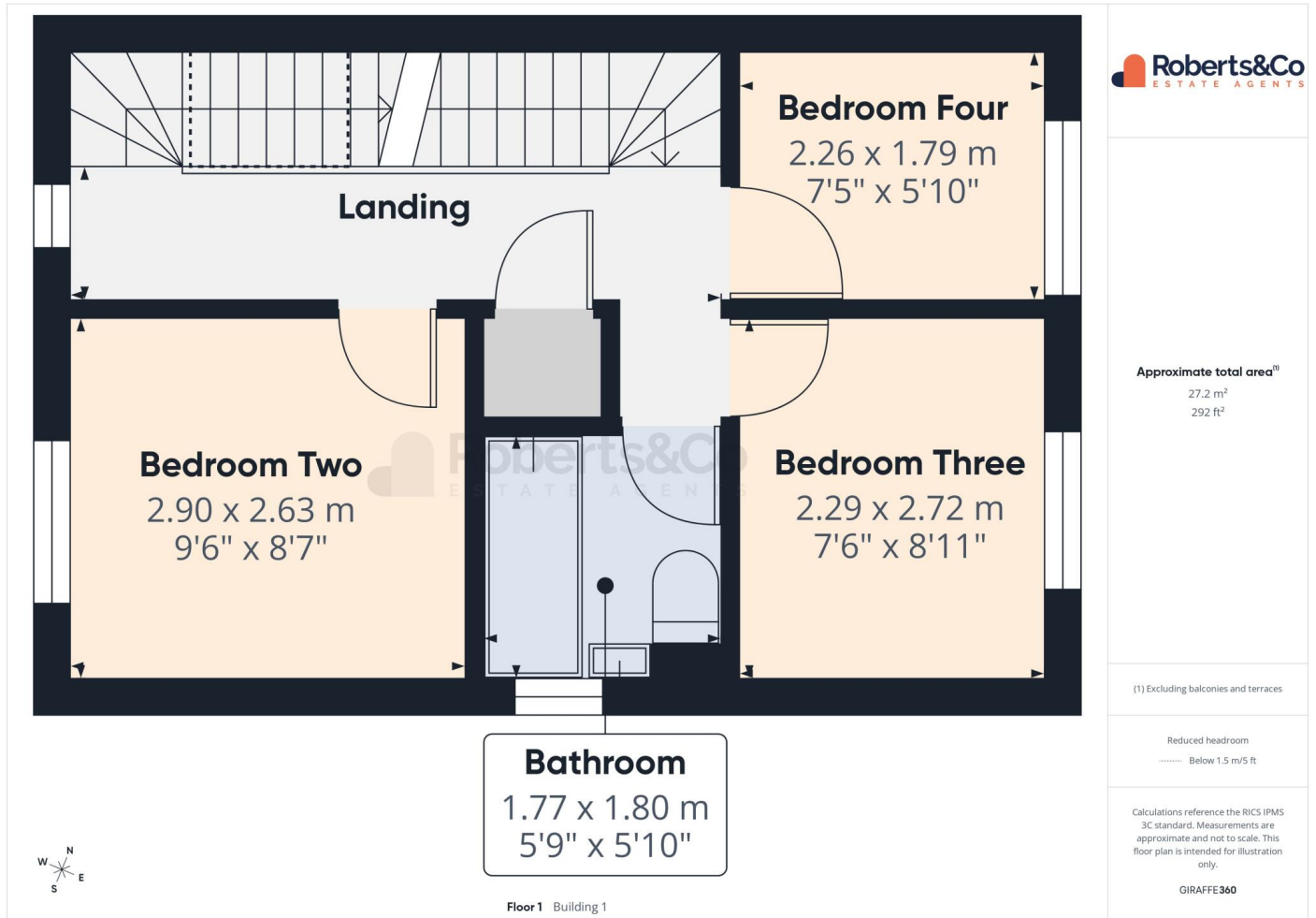




WALNUTWOOD AVENUE, BAMBER BRIDGE, PRESTON,
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Bamber Bridge, PRESTON, PR5

Energy rating

C

Valid until 11.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

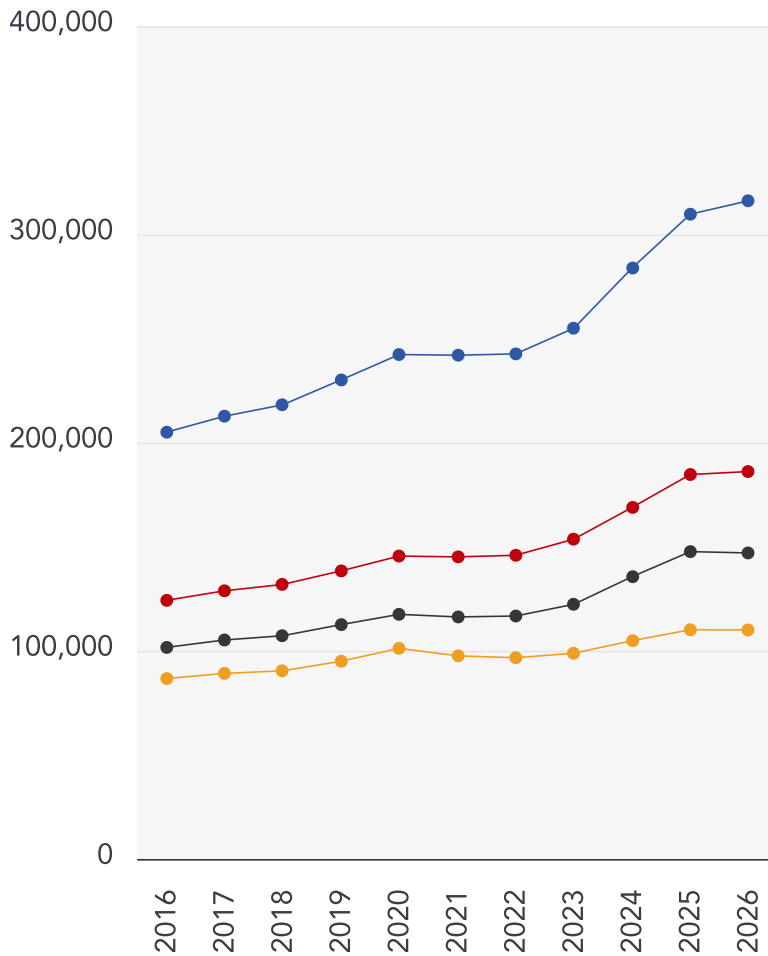
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and at least two room thermostats
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	85 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

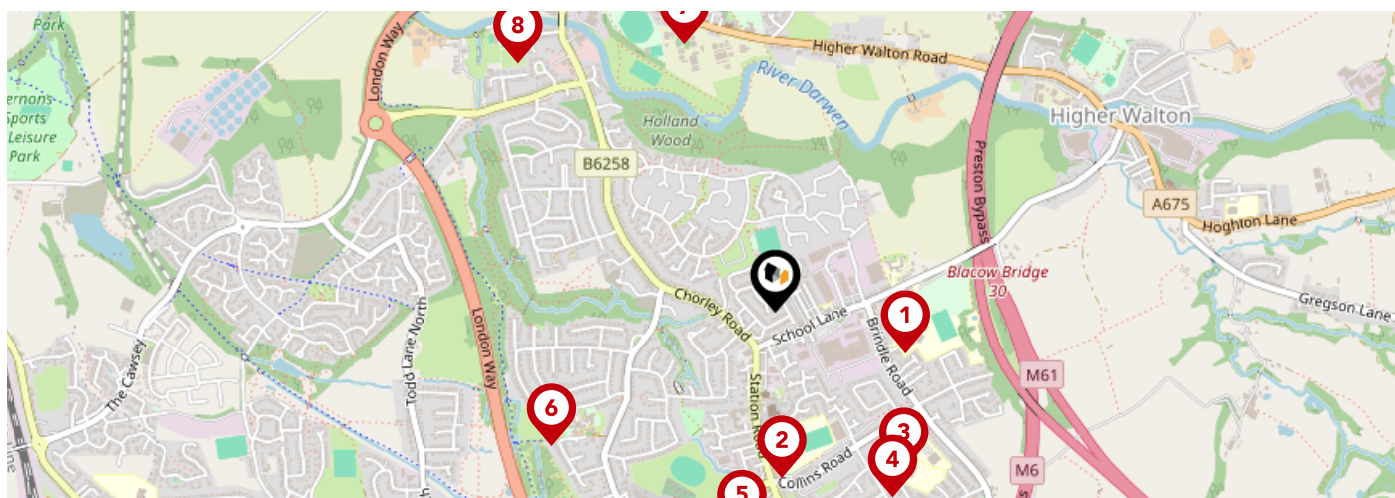
Terraced

+44.66%

Flat

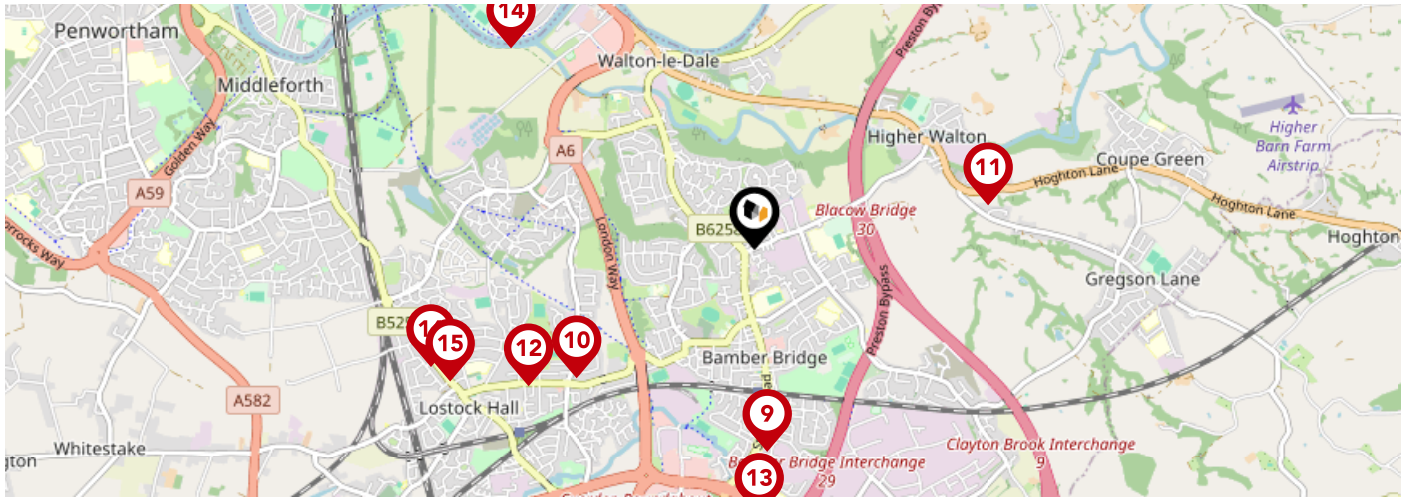
+26.94%

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Walton-Le-Dale High School</p> <p>Ofsted Rating: Requires improvement Pupils:0 Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Brownedge St Mary's Catholic High School</p> <p>Ofsted Rating: Good Pupils: 742 Distance:0.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Coppice School</p> <p>Ofsted Rating: Good Pupils: 66 Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bamber Bridge St Aidan's Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 116 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Mary's and St Benedict's Roman Catholic Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 276 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Walton-le-Dale Community Primary School</p> <p>Ofsted Rating: Good Pupils: 431 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Patrick's Roman Catholic Primary School, Walton-le-Dale</p> <p>Ofsted Rating: Good Pupils: 177 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Walton-le-Dale, St Leonard's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 258 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

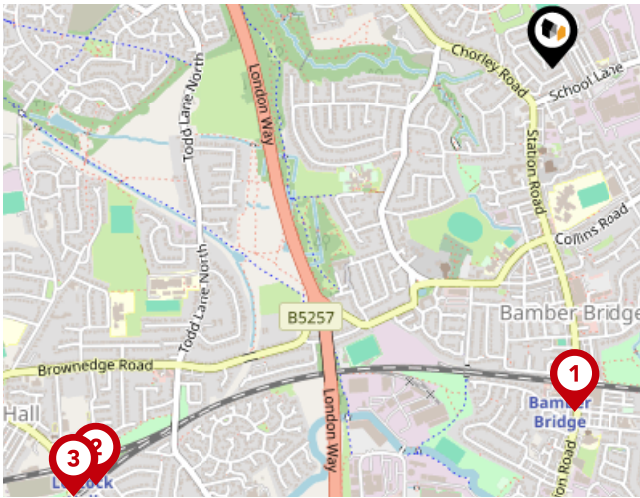
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

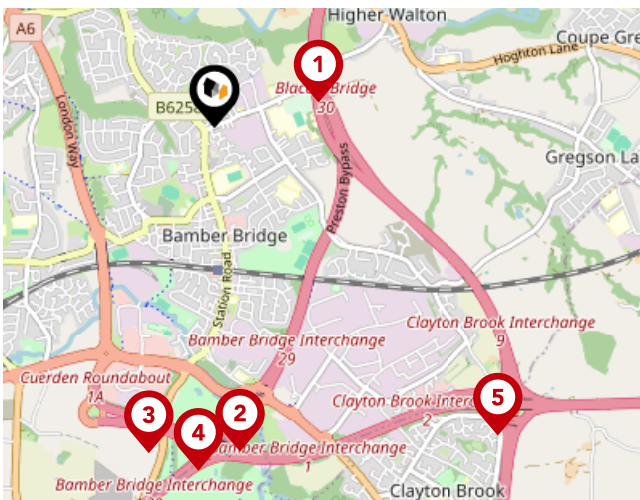
Area

Transport (National)



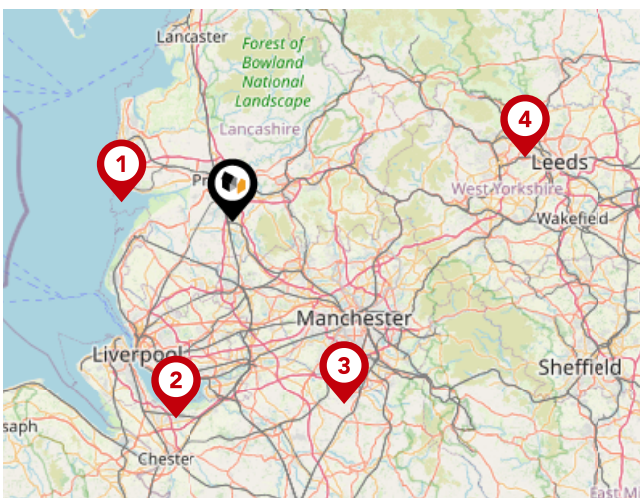
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.76 miles
2	Lostock Hall Rail Station	1.35 miles
3	Lostock Hall Rail Station	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.47 miles
2	M6 J29	1.42 miles
3	M65 J1A	1.45 miles
4	M65 J1	1.5 miles
5	M65 J2	1.83 miles

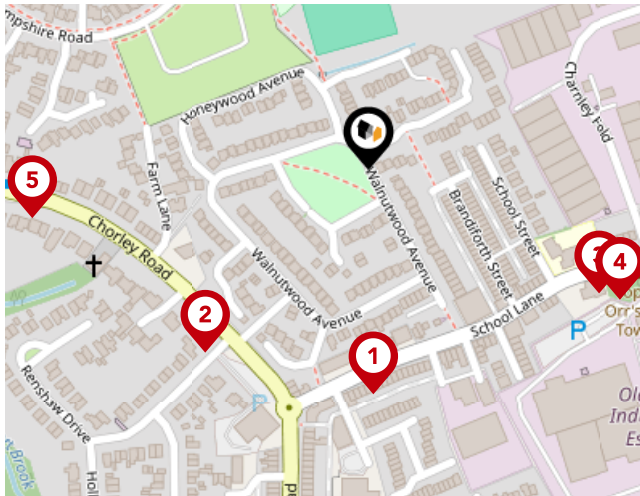


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	15.78 miles
2	Speke	28.79 miles
3	Manchester Airport	30.04 miles
4	Leeds Bradford Airport	41.91 miles

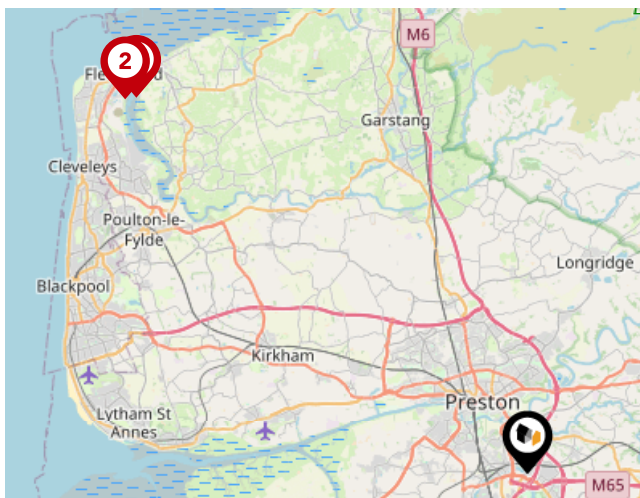
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Lane Garage	0.12 miles
2	Renshaw Drive	0.13 miles
3	School Lane Nursery	0.14 miles
4	School Lane Nursery	0.16 miles
5	Duddle Lane	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19 miles
2	Fleetwood for Knott End Ferry Landing	19.23 miles



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.

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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