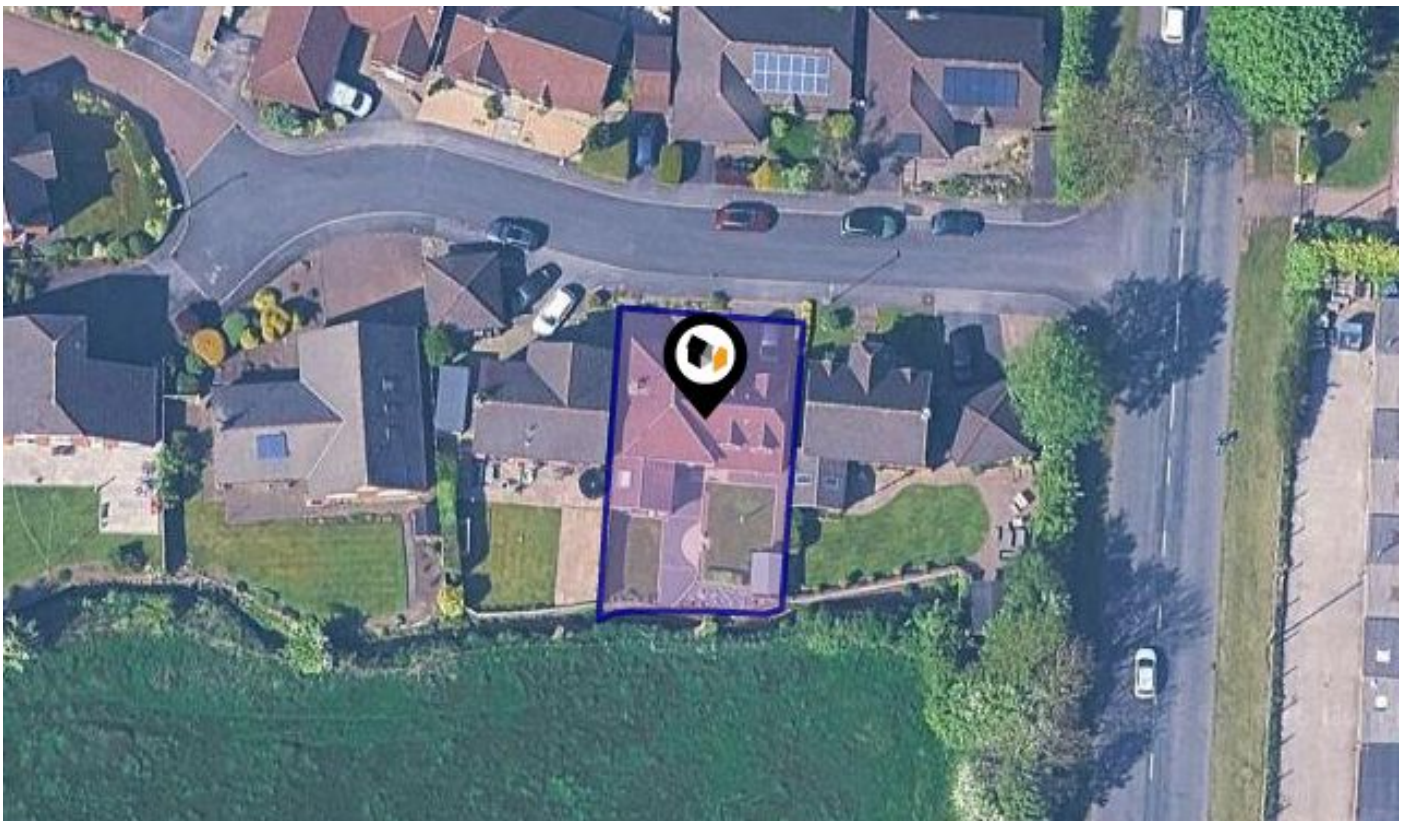




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 07th May 2026



FAIRVIEW CLOSE, WALMER BRIDGE, PRESTON, PR4

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

* 4 Double Bedroom Detached Home * Situated in The Heart of Walmer Bridge * Open Views to The Rear
This spacious four-bedroom detached family home enjoys stunning open field views to the rear and is ideally situated in a sought-after semi-rural location, offering the perfect balance of countryside living and convenient access to nearby towns and amenities. Located in the popular village of Walmer Bridge, the property benefits from a welcoming community atmosphere, with local shops, reputable schools, and scenic countryside walks all close by. For commuters, the home is well-positioned with excellent transport links, just a short drive from the A59 providing direct access to the M6 and M65 motorways. Preston city centre, Leyland, and Longton are all easily accessible, while regular bus services run through the village and Preston railway station offers direct links to major UK cities. Externally, the property offers driveway parking for two vehicles, a double garage, and an attractive rain porch leading into the welcoming entrance hall. The ground floor accommodation comprises a spacious living room positioned to the front of the property, a separate dining room, and a bright sun room to the rear enjoying fantastic views across the surrounding fields. The fitted kitchen is complemented by a breakfast room, while a separate utility room provides additional practicality and internal access to the double garage. To the first floor, there are four generously sized double bedrooms, all benefitting from fitted furniture. Bedrooms one and two each feature their own en-suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom. To the rear, the garden enjoys breath-taking open views across neighbouring fields, often occupied by grazing cows or horses, creating a peaceful and picturesque setting.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,829 ft ² / 170 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band F		
Annual Estimate:	£3,528		
Title Number:	LA717345		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	- mb/s

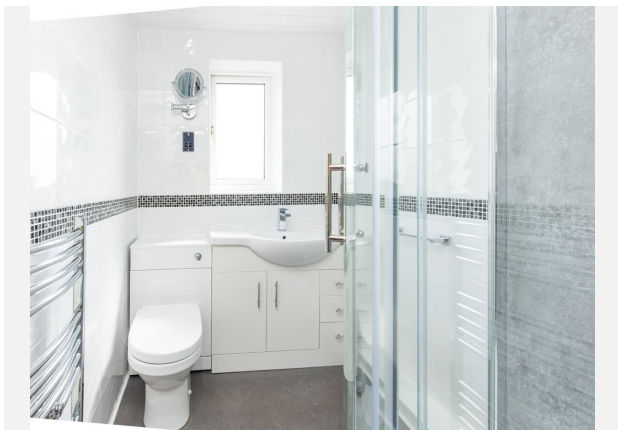
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









Walmer Bridge, PRESTON, PR4

Energy rating

D

Valid until 29.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		

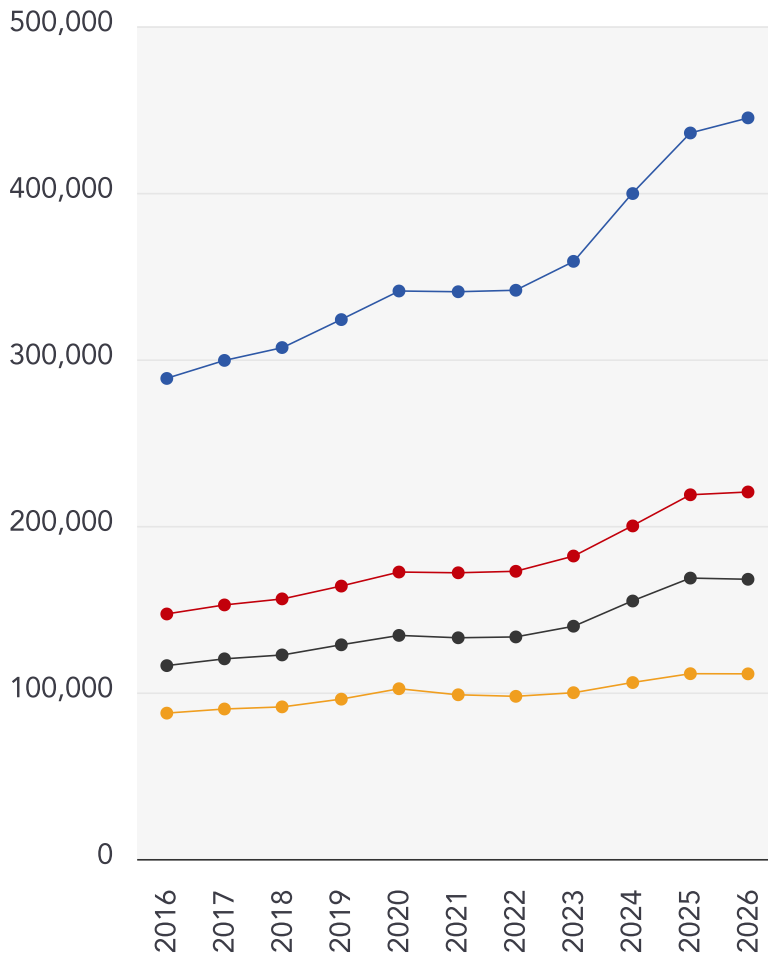
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
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, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	170 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

+49.8%

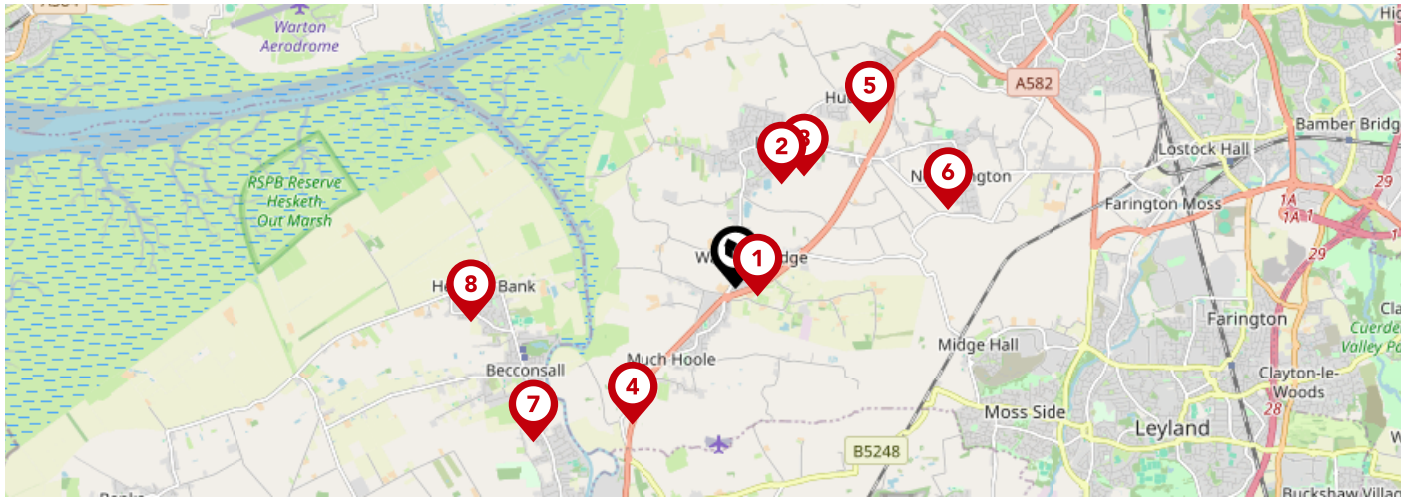
Terraced

+44.66%

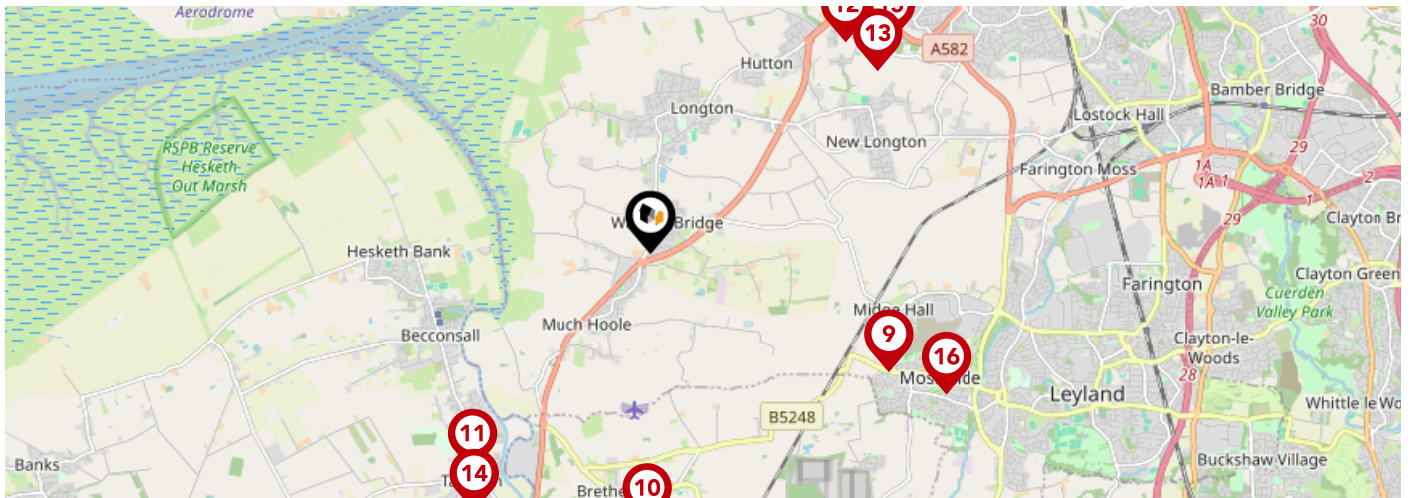
Flat

+26.94%

Area Schools



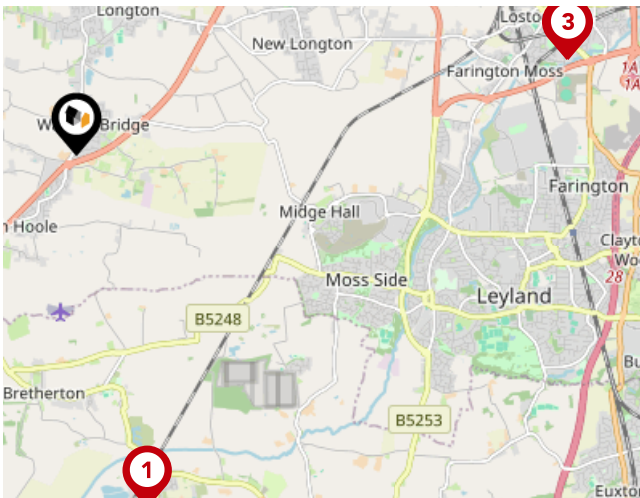
		Nursery	Primary	Secondary	College	Private
	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hesketh-With-Becconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 108 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tarleton Academy Ofsted Rating: Good Pupils: 691 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

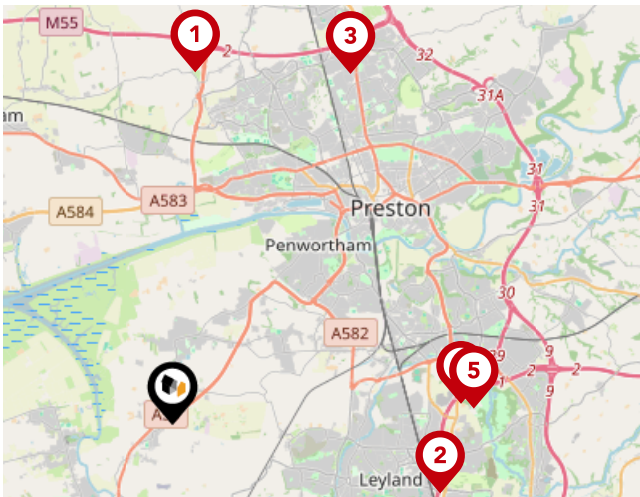
Area

Transport (National)



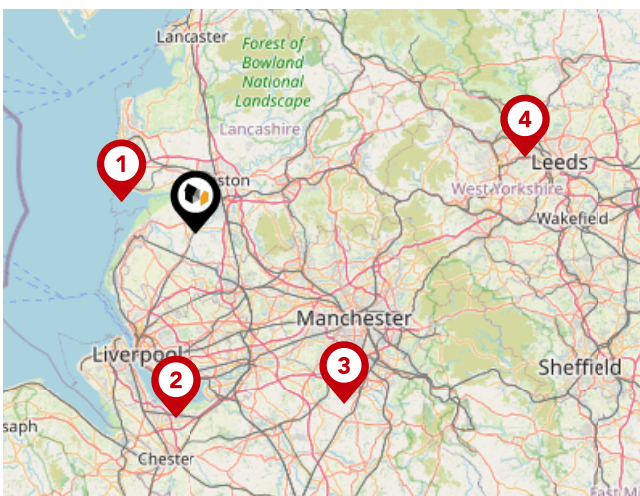
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.16 miles
2	Lostock Hall Rail Station	4.37 miles
3	Lostock Hall Rail Station	4.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	6.17 miles
2	M6 J28	4.87 miles
3	M55 J1	6.89 miles
4	M65 J1A	5.09 miles
5	M65 J1	5.3 miles



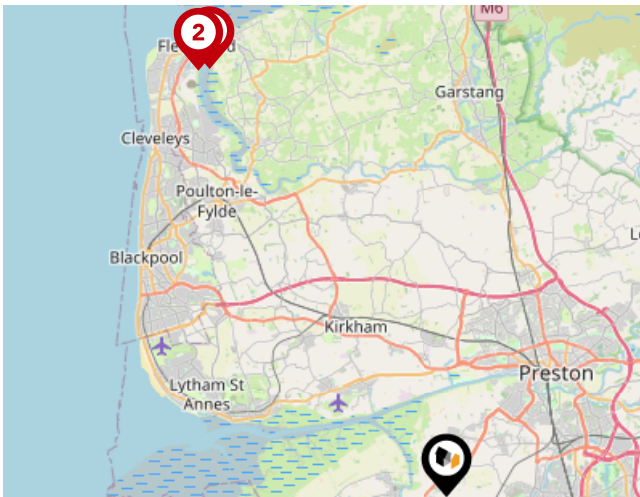
Airports/Helipads

Pin	Name	Distance
1	Highfield	11.15 miles
2	Speke	26.03 miles
3	Manchester Airport	31.83 miles
4	Leeds Bradford Airport	47.54 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hall Carr Lane	0.07 miles
2	Star Garage	0.19 miles
3	Walmer Bridge Inn	0.13 miles
4	Star Garage	0.23 miles
5	Junction Garage	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.12 miles
2	Fleetwood for Knott End Ferry Landing	17.25 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.



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

The information contained within this report is for general information purposes only.

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

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

