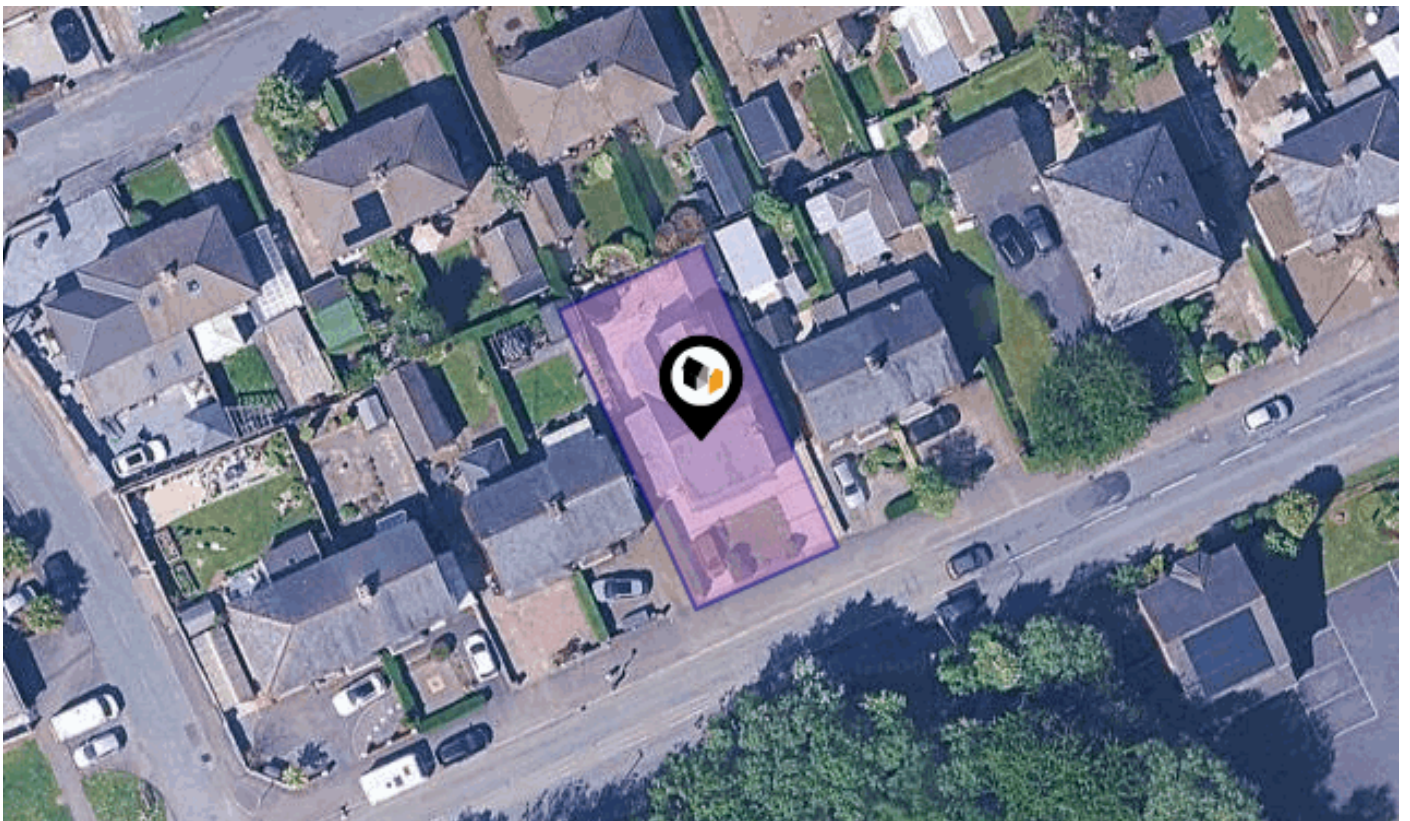




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 19th May 2026



BROWNEGE ROAD, BAMBER BRIDGE, PRESTON, PR5

Roberts & Co

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

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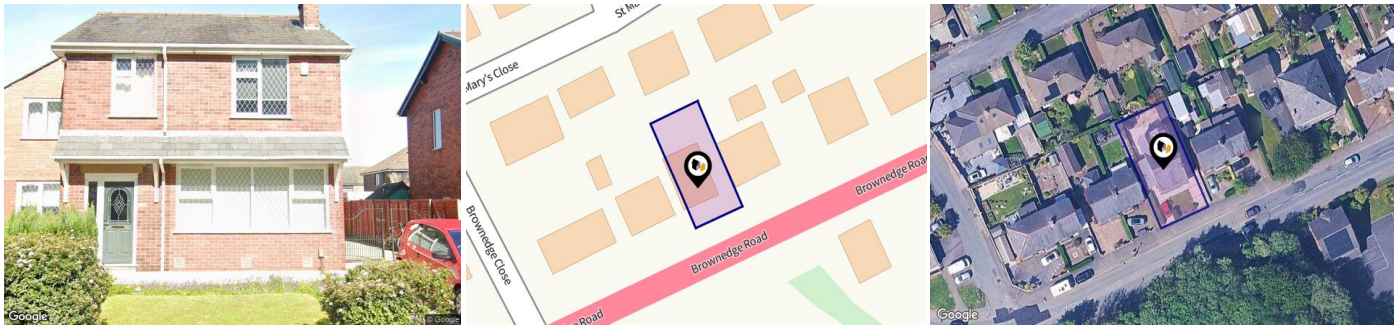


Introduction

Our Comments

* 6 Bedroom Detached Home * 3 Reception Rooms * Incredible Spacious

An incredibly spacious six-bedroom detached home, offering versatile living accommodation throughout and ideal for growing families or those looking for a potential care or residential home opportunity. Situated in a convenient location with excellent transport links to the A6, M65 and M6, the property is also within easy reach of local amenities, as well as highly regarded primary and secondary schools. Externally, the property benefits from driveway parking for up to four vehicles, along with a detached garage and a low-maintenance rear garden with flagged patio areas, perfect for outdoor seating and entertaining. Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the generous accommodation on offer. The home boasts three reception rooms, including a bright and comfortable front living room featuring a stylish wall-mounted fire. The second reception room comes complete with fitted furniture and ample storage, making it an ideal work-from-home office or study space. To the rear, the family dining room sits just off the kitchen, creating a fantastic layout for both everyday family life and entertaining guests. The fitted breakfast kitchen offers a range of cabinets with complementary worktops, a breakfast bar area, gas cooker, and space for a tall freestanding fridge freezer. A separate utility room provides additional practicality, with space and plumbing for a washing machine and tumble dryer, rear access door, and a convenient separate WC. To the first floor are six generously sized bedrooms, all offering excellent proportions. The landing area is notably spacious, providing an additional sense of openness to the upper floor. Bedrooms one and six both benefit from en-suite facilities, while bedroom two features fitted wardrobes. A well-appointed family bathroom serves the remaining bedrooms. A further benefit is the loft space, which is fully boarded, offering excellent additional storage or potential for further use (subject to any necessary consents). This substantial detached property offers flexible accommodation, spacious interiors, and an excellent location, making it a truly fantastic family home with endless potential.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	1,905 ft ² / 177 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LAN36271		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	64 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



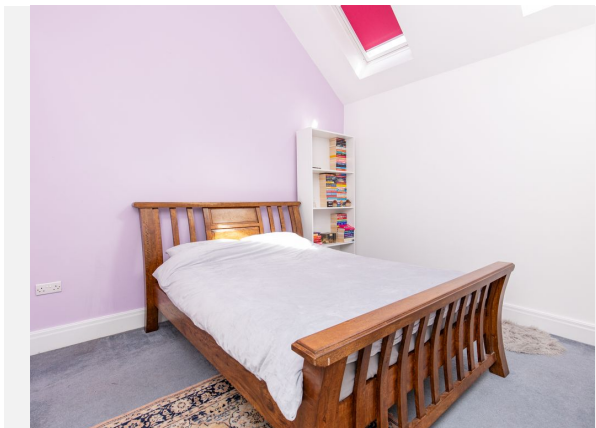
Planning History

This Address

Planning records for: *Brownedge Road, Bamber Bridge, Preston, PR5*

Reference - SouthRibble/07/2016/1034/HOH	
Decision:	Decided
Date:	01st November 2016
Description:	Two storey rear extension
Reference - SouthRibble/07/2008/0795/FUL	
Decision:	Decided
Date:	03rd November 2008
Description:	First floor side extension, formation of canopy to front.







Bamber Bridge, PRESTON, PR5

Energy rating

D

Valid until 12.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

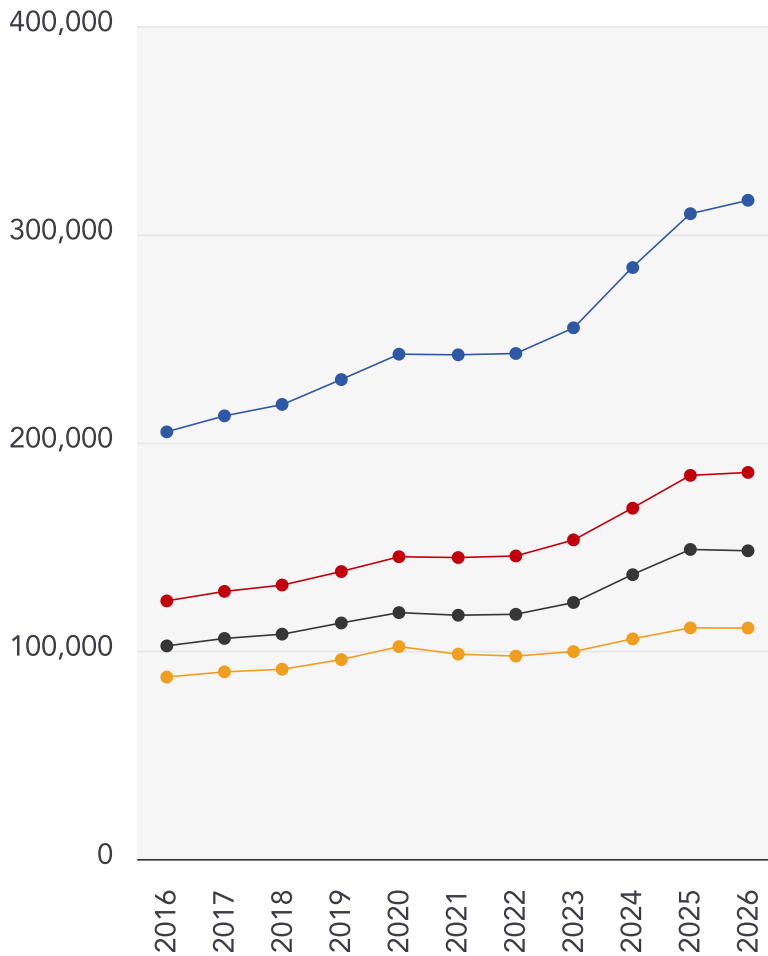
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	177 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%

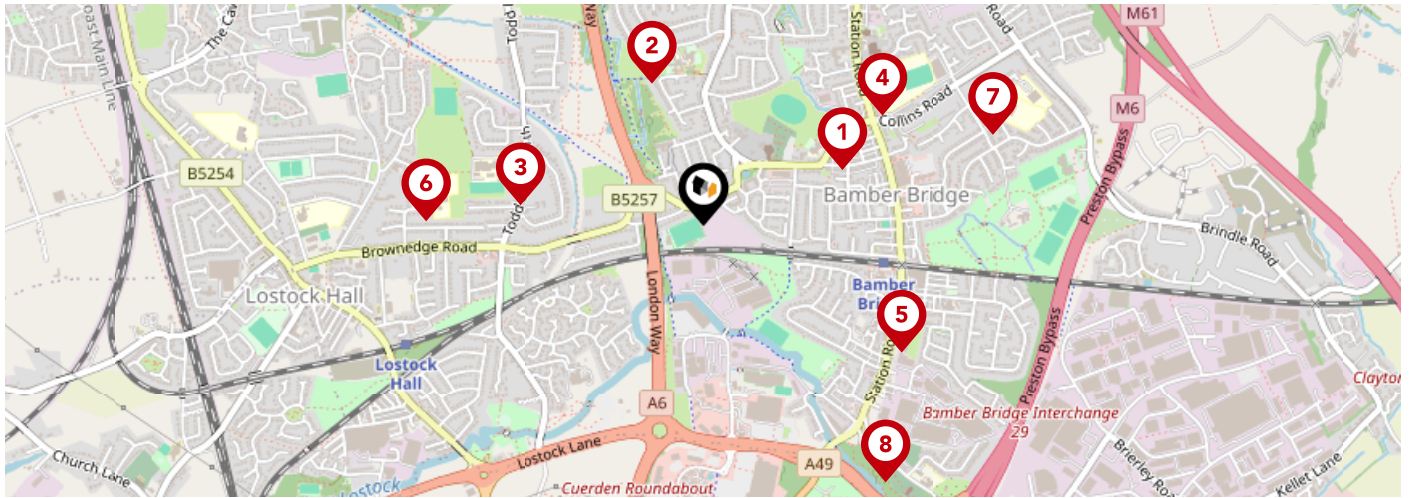
Terraced

+44.66%

Flat

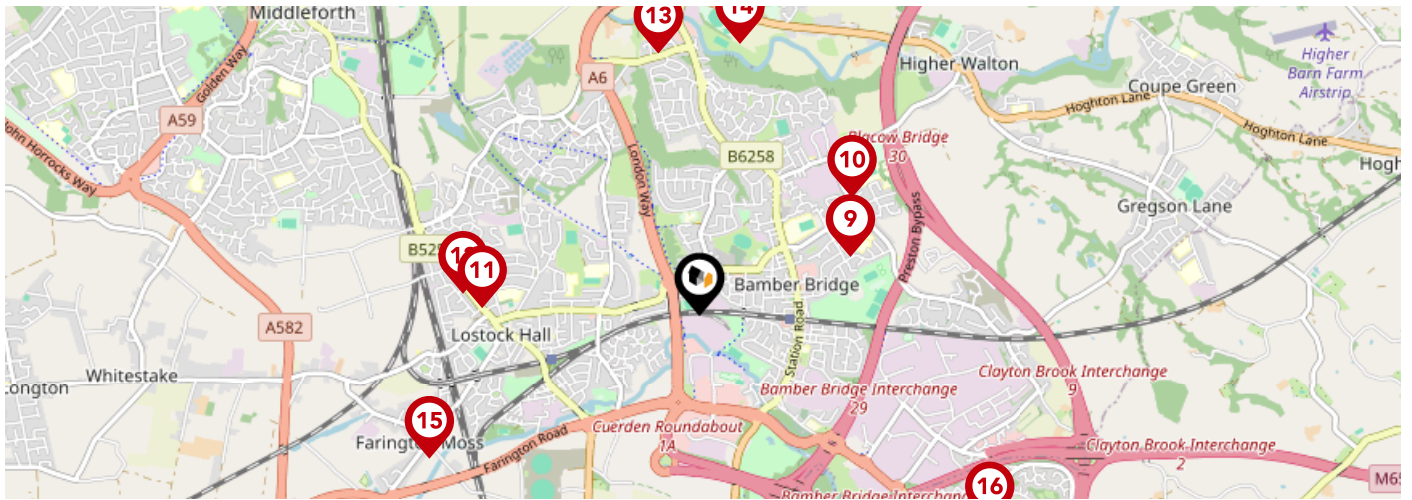
+26.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

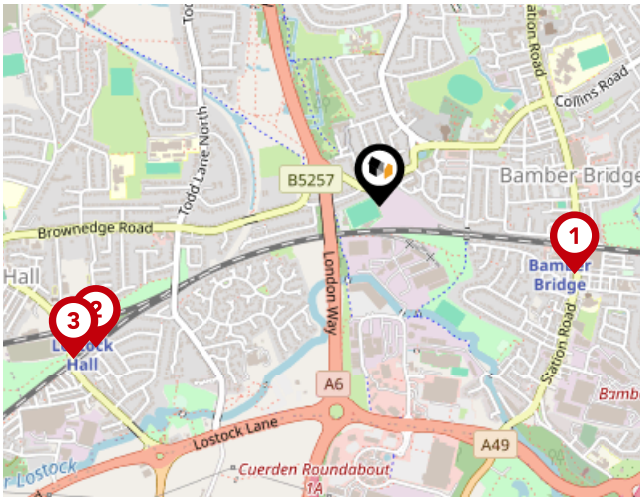
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.84	<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:0.96	<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:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

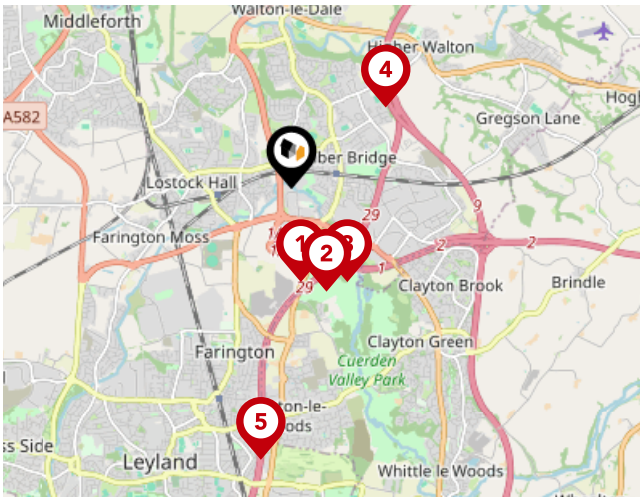
Area

Transport (National)



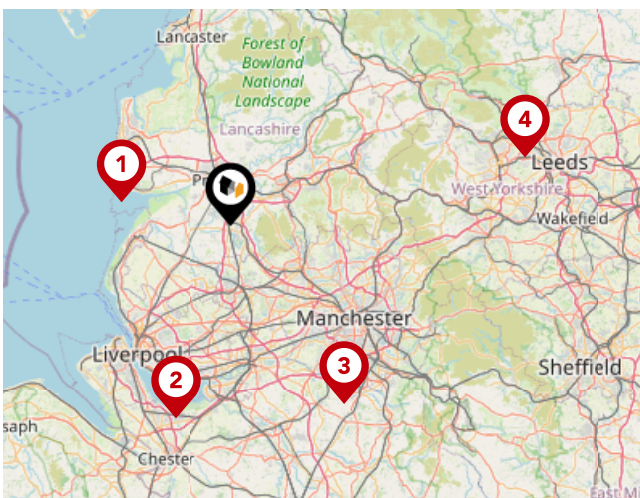
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.45 miles
2	Lostock Hall Rail Station	0.69 miles
3	Lostock Hall Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	0.82 miles
2	M65 J1	0.95 miles
3	M6 J29	0.95 miles
4	M6 J30	1.1 miles
5	M6 J28	2.39 miles



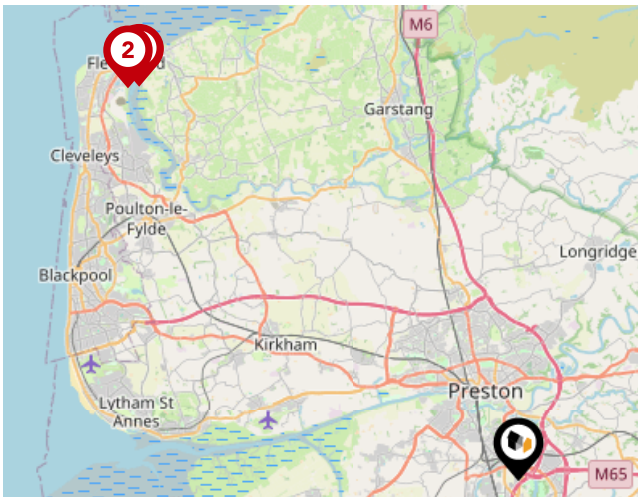
Airports/Helipads

Pin	Name	Distance
1	Highfield	15.53 miles
2	Speke	28.11 miles
3	Manchester Airport	29.73 miles
4	Leeds Bradford Airport	42.42 miles



Bus Stops/Stations

Pin	Name	Distance
1	Brownedge Close	0.02 miles
2	St Mary's Memorial	0.1 miles
3	Danes Drive	0.2 miles
4	St Marys Church	0.15 miles
5	St Marys Church	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.16 miles
2	Fleetwood for Knott End Ferry Landing	19.38 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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