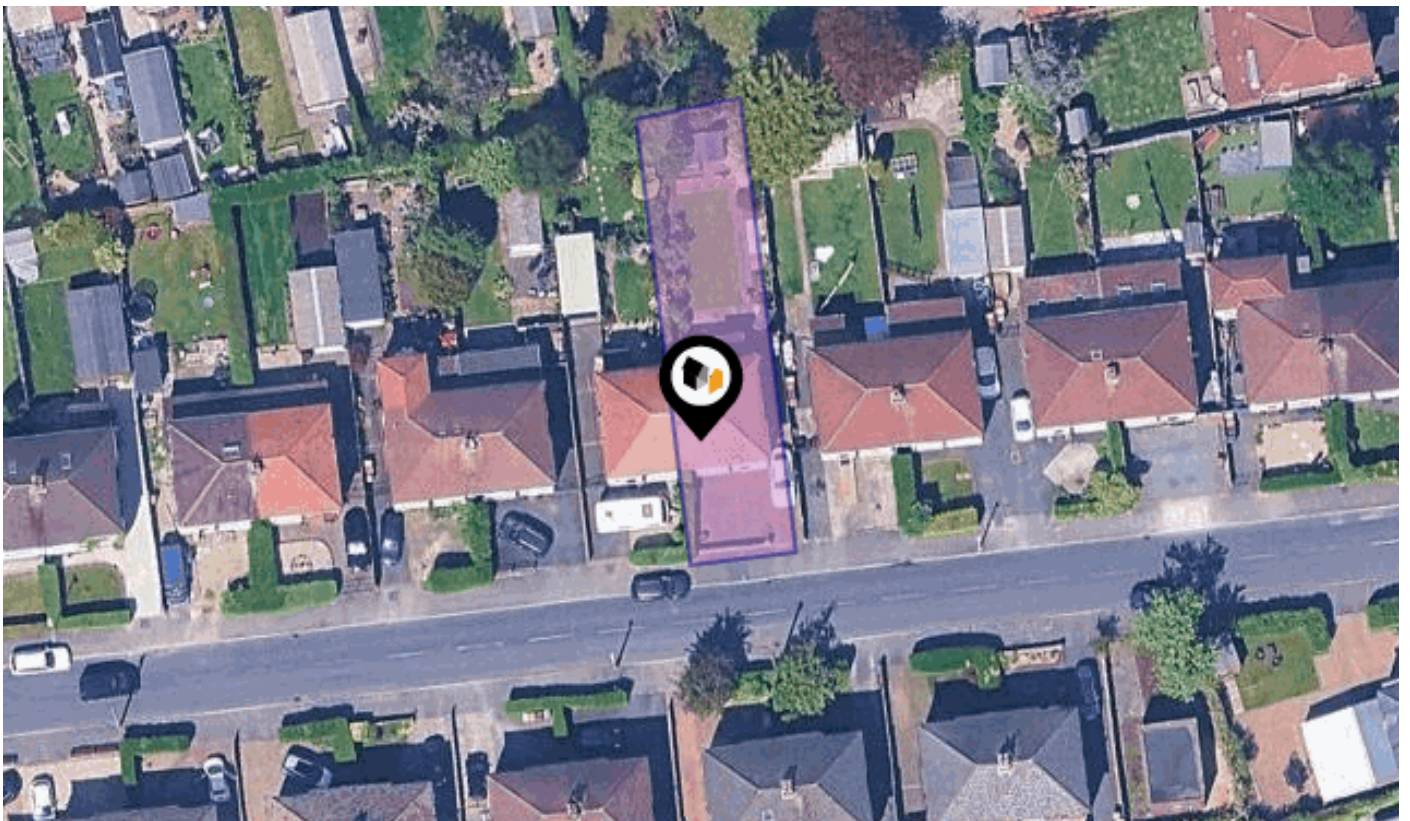




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 22nd May 2026



BEECH DRIVE, FULWOOD, PRESTON, PR2

Roberts & Co

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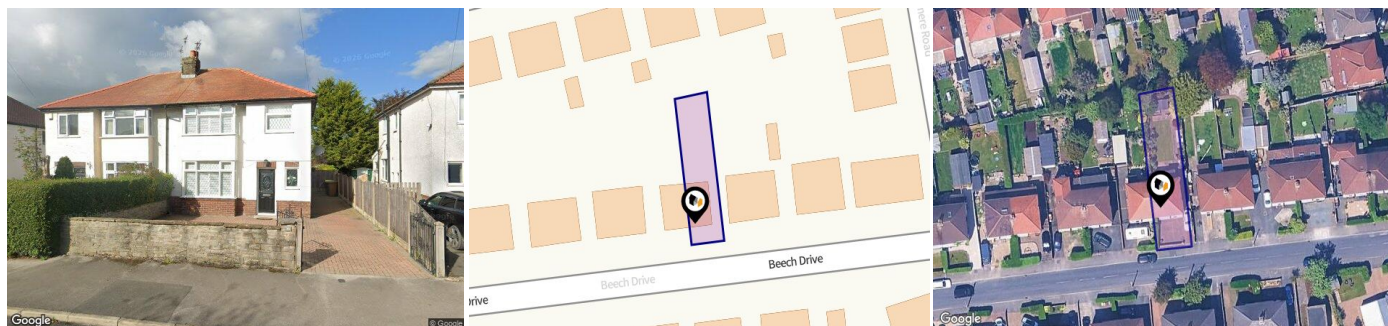


Introduction

Our Comments

* 3 Bedroom Semi Detached Home * Offered With No Chain * Great Location

Set on a generous plot in one of Preston's most sought-after residential locations, this beautifully extended family home offers the perfect blend of space, practicality and modern comfort, making it ideal for growing families and those seeking versatile living accommodation. Conveniently positioned close to excellent transport links, the property provides easy access to the M6 motorway, Royal Preston Hospital, and a selection of highly regarded nurseries, primary schools and secondary schools. To the front, the property benefits from a spacious driveway providing off-road parking for up to three vehicles. Upon entering, you are welcomed by a bright and inviting entrance hall leading into a well-proportioned living room, featuring a charming bay window that fills the space with natural light, alongside a stylish wall-mounted gas fire creating a cosy focal point. The fitted kitchen is both modern and functional, offering an excellent range of white cabinets complemented by contrasting work surfaces. Integrated appliances include an electric double oven, hob and dishwasher, with additional space for a tall fridge freezer. The kitchen flows seamlessly into the dining area, creating a sociable open-plan layout ideal for family life and entertaining. Double French doors open directly onto the rear garden, allowing for effortless indoor-outdoor living. To the first floor, the property offers three well-sized bedrooms, comprising two generous doubles and a comfortable single bedroom, suitable for a child's room, nursery or home office. The family bathroom is fitted with a corner bath and shower over. Externally, the rear garden is mainly laid to lawn with a patio seating area, perfect for relaxing or entertaining during the warmer months. The garden enjoys a good degree of privacy as it is not directly overlooked. Offered to the market with no onward chain, this is an excellent opportunity to acquire a spacious and well-located family home in a highly desirable area of Preston.



Property

| | |
|-------------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 990 ft ² / 92 m ² |
| Plot Area: | 0.08 acres |
| Council Tax : | Band C |
| Annual Estimate: | £2,290 |
| Title Number: | LA521334 |

Tenure: Freehold

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 | 1000 mb/s |
| | | |

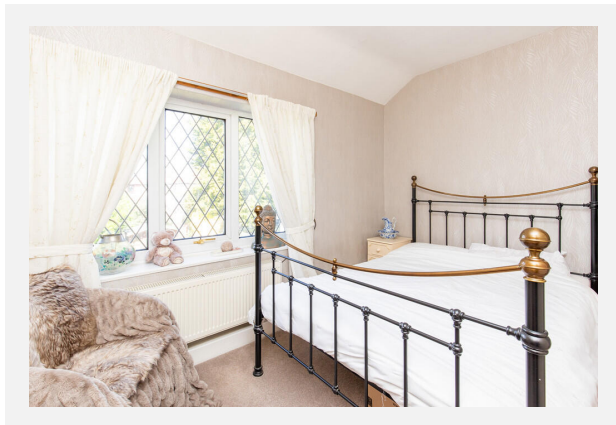
Mobile Coverage: (based on calls indoors)



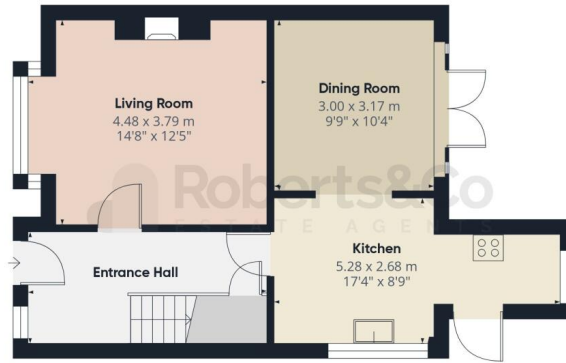
Satellite/Fibre TV Availability:



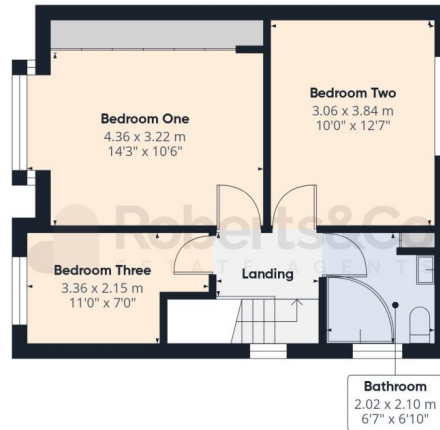




BEECH DRIVE, FULWOOD, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾
87.2 m²
940 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

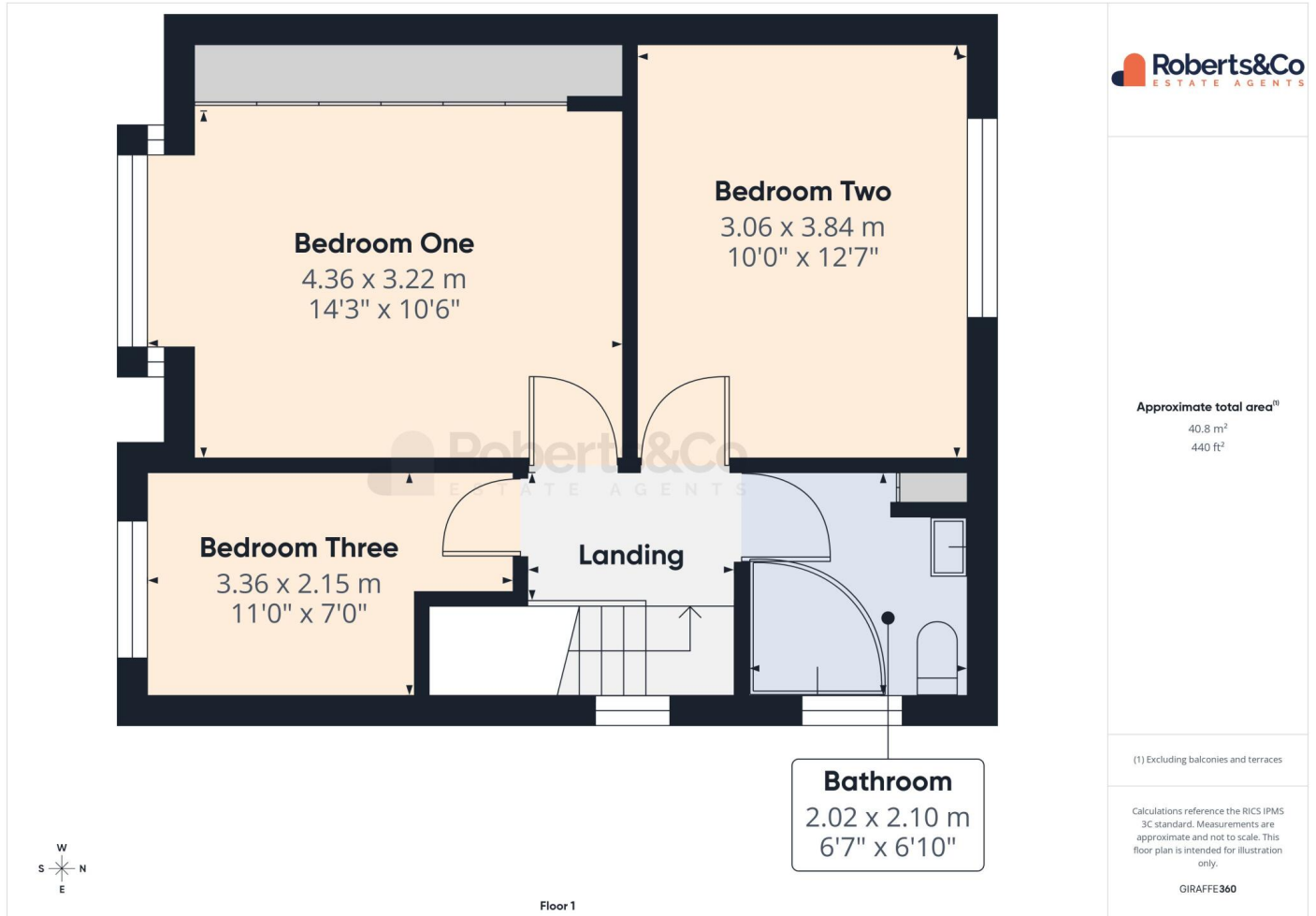
GIRAFFE360



BEECH DRIVE, FULWOOD, PRESTON, PR2



BEECH DRIVE, FULWOOD, PRESTON, PR2



Property EPC - Certificate

Fulwood, PRESTON, PR2

Energy rating

D

Valid until 13.05.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

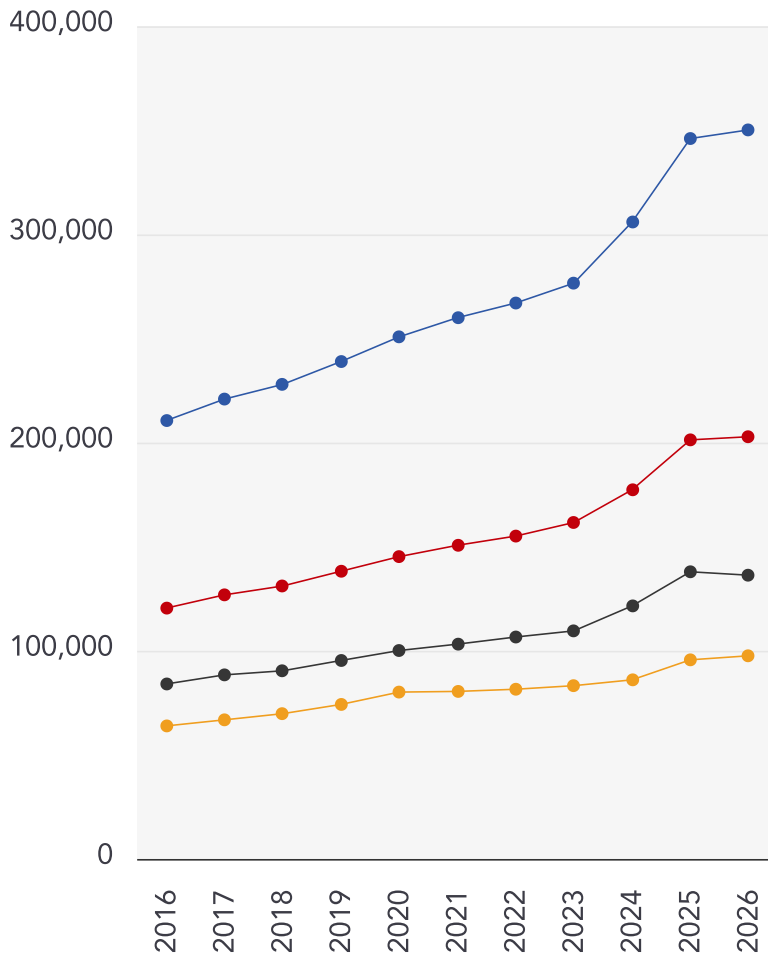
Additional EPC Data

| | |
|--------------------------------------|--------------------------------------|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 270 mm loft insulation |
| Roof Energy: | Very good |
| Window: | Fully double glazed |
| Window Energy: | Poor |
| 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: | Below average lighting efficiency |
| Lighting Energy: | Poor |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | Room heaters, mains gas |
| Air Tightness: | (not tested) |
| Total Floor Area: | 92 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+66.29%

Semi-Detached

+68.31%

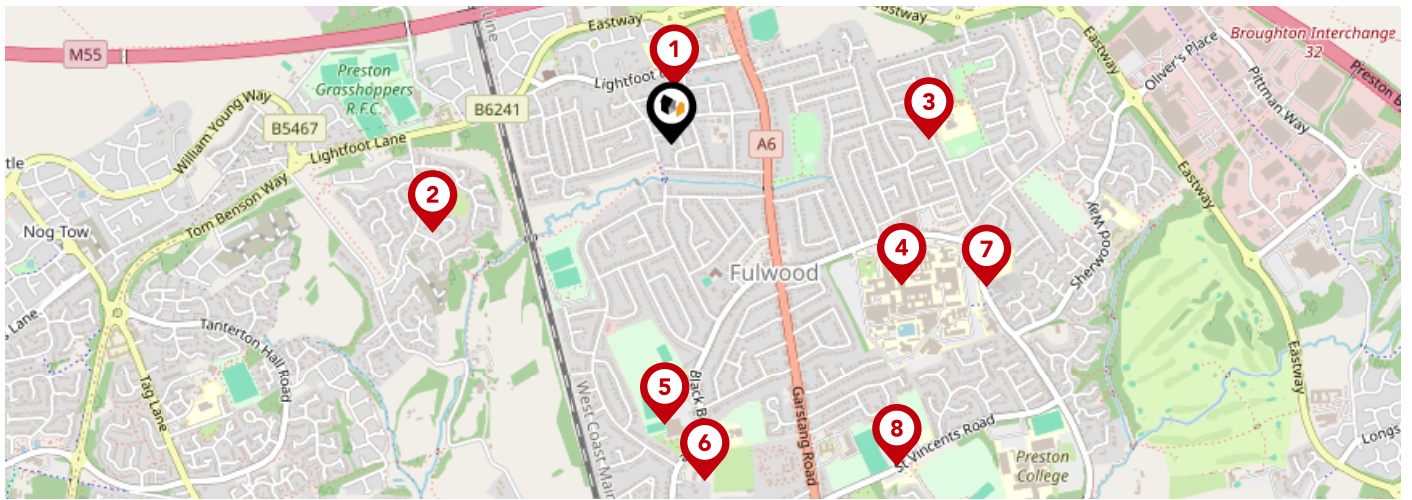
Terraced

+62.15%

Flat

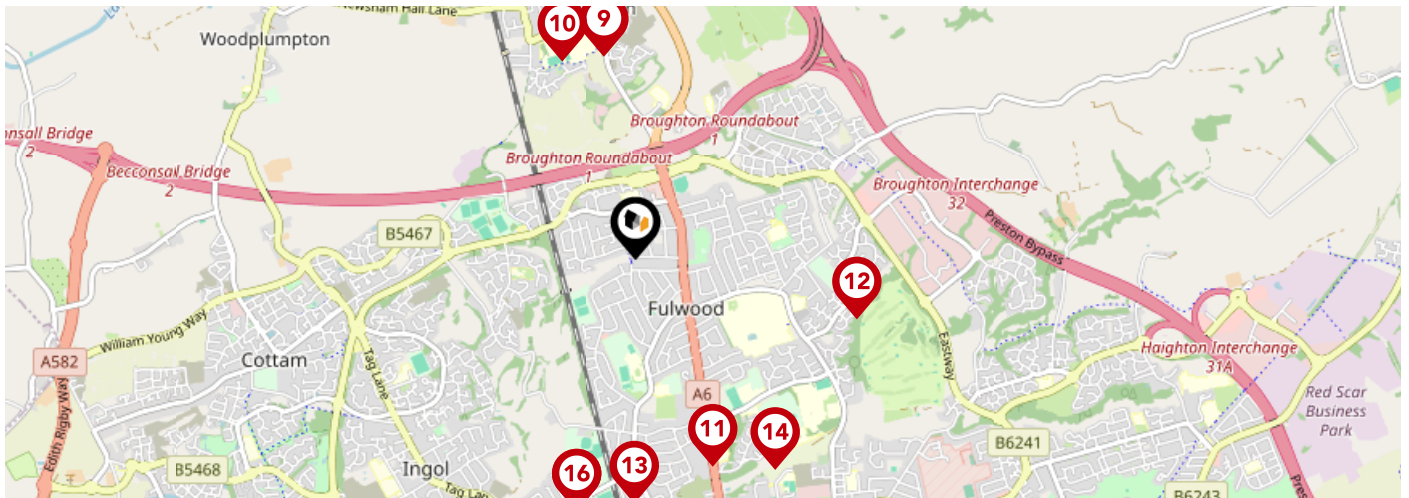
+52.7%

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Our Lady and St Edward's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 211 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:0.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 241 Distance:0.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Lancashire Education Medical Services Ofsted Rating: Not Rated Pupils:0 Distance:0.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 288 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance:0.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

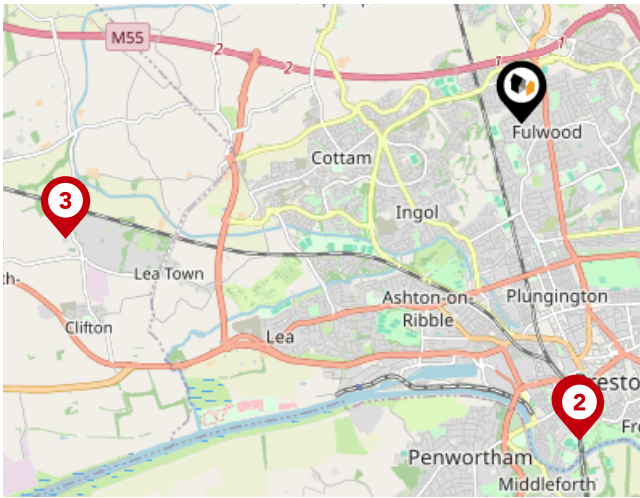
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Broughton High School Ofsted Rating: Outstanding Pupils: 909 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Sherwood Primary School Ofsted Rating: Outstanding Pupils: 426 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:1.11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

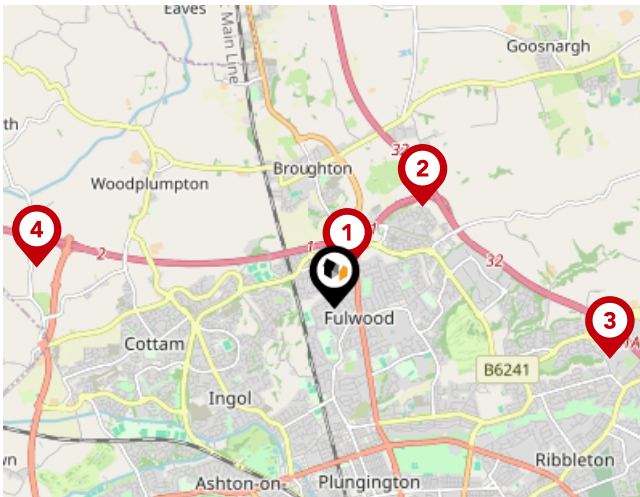
Area

Transport (National)



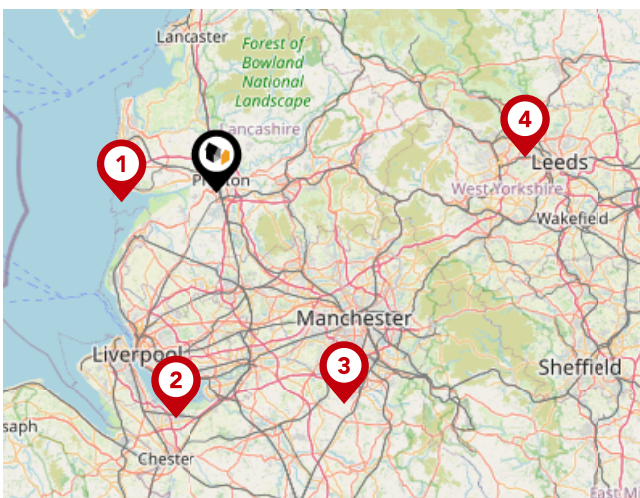
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Preston Rail Station | 2.79 miles |
| 2 | Preston Rail Station | 2.82 miles |
| 3 | Salwick Rail Station | 4.12 miles |



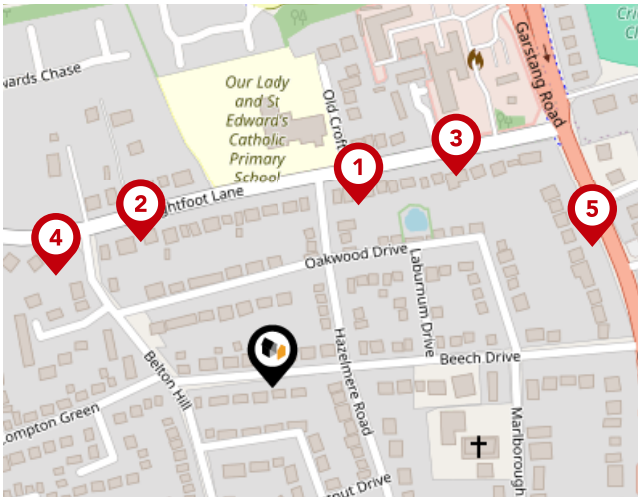
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M55 J1 | 0.36 miles |
| 2 | M6 J32 | 1.18 miles |
| 3 | M6 J31A | 2.46 miles |
| 4 | M55 J2 | 2.63 miles |
| 5 | M6 J30 | 4.81 miles |



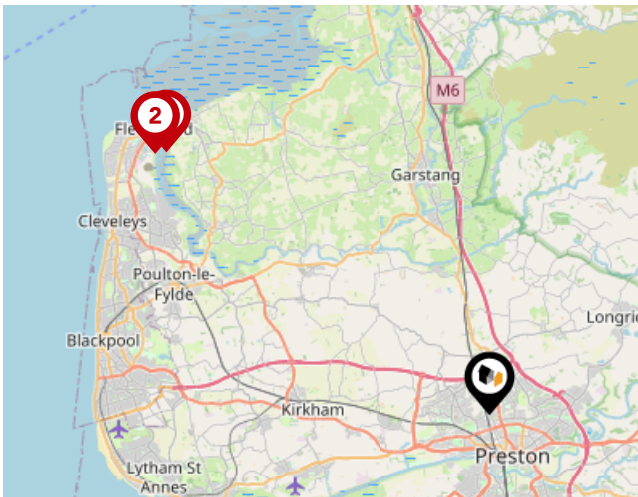
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 13.24 miles |
| 2 | Speke | 32.19 miles |
| 3 | Manchester Airport | 34.7 miles |
| 4 | Leeds Bradford Airport | 43.53 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Hazelmere Rd | 0.11 miles |
| 2 | Belton Hill | 0.11 miles |
| 3 | Lightfoot Close | 0.15 miles |
| 4 | Belton Hill | 0.13 miles |
| 5 | Lightfoot Lane | 0.19 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 14.57 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 14.82 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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