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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th September 2026



YORK AVENUE, FULWOOD, PRESTON, PR2

Roberts & Co

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

01772 746100

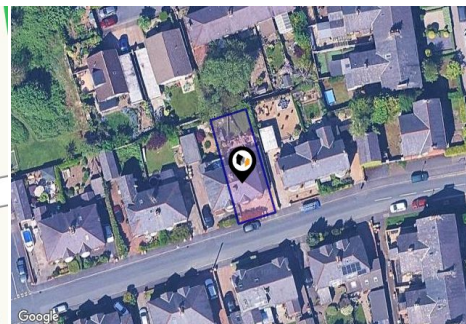
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www.roberts-estates.co.uk



* Beautifully Presented Traditional Semi-Detached Home * 3 Generous Size Bedrooms * Underfloor Heating

Beautifully presented throughout and ready to move straight into, this attractive traditional semi-detached home offers well-proportioned accommodation, generous bedrooms and a superb open-plan kitchen, dining and family living space. Ideally suited to modern family life, the property combines character features with contemporary touches and benefits from underfloor heating, off-road parking and a private enclosed rear garden. Situated in a popular residential location, the property is conveniently placed for local schools, excellent transport connections and a range of everyday amenities, making this a fantastic opportunity for families and professionals alike. Welcoming entrance hall with attractive herringbone flooring, stairs leading to the first floor and a useful understairs WC. The front living room is a comfortable and inviting space, featuring a character bay window which floods the room with natural light. A wall-mounted gas fire provides a focal point and adds a cosy feel to the room. At the heart of the home is the impressive open-plan family dining kitchen, creating a sociable and versatile space ideal for entertaining, relaxing and everyday family life. The modern fitted kitchen comprises a range of stylish wall and base units complemented by work surfaces, with a selection of integrated appliances including dishwasher, electric oven and hob, fridge and freezer. A breakfast bar provides the perfect spot for casual dining, while an integrated under-counter wine fridge adds a touch of luxury. The kitchen flows naturally into the dining area, with patio doors opening directly onto the rear garden and Velux windows helping to create a bright and airy environment. Beyond the dining space is a further family living area, complete with a wood-burning stove set within an attractive feature fireplace, creating a warm and welcoming space to relax. The first floor provides three generously proportioned bedrooms, comprising two excellent double bedrooms and a good-sized single bedroom. Bedrooms one and two both benefit from fitted cupboards, providing useful built-in storage. The spacious four-piece family bathroom is fitted with a separate shower cubicle, panelled bath, WC and pedestal wash hand basin. Externally, the property continues to impress. To the front is a shale driveway providing off-road parking for one vehicle, together with an attractive approach to the property. To the rear is a private and enclosed garden, offering an excellent outdoor space for relaxing and entertaining. A raised patio area provides the ideal setting for outdoor dining, with steps leading down to a lawned garden surrounded by mature trees, shrubs and established planting, creating a pleasant degree of privacy. The property enjoys a convenient position close to Moor Park, providing beautiful green open space and recreational facilities nearby. There are excellent transport connections providing easy access around Preston and towards the wider motorway network. A number of well-regarded schools are also within easy reach, including Archbishop Temple Church of England High School, Corpus Christi Catholic High School and St Pius X Catholic Preparatory School. For shopping and everyday convenience, Deepdale Retail Park is just a short drive away, while Royal Preston Hospital is also readily accessible.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,367 ft ² / 127 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,290
Title Number:	LA403127

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)

18 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

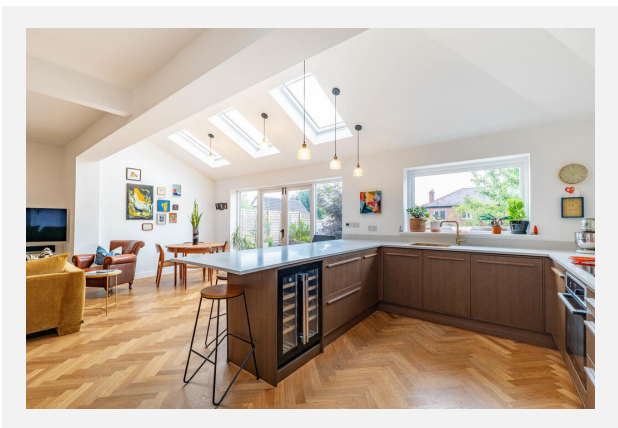
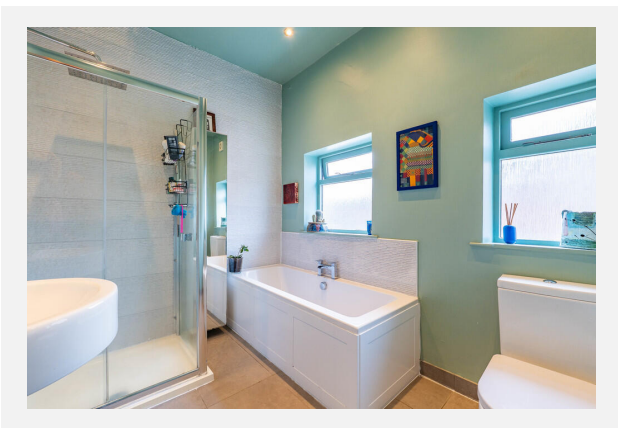
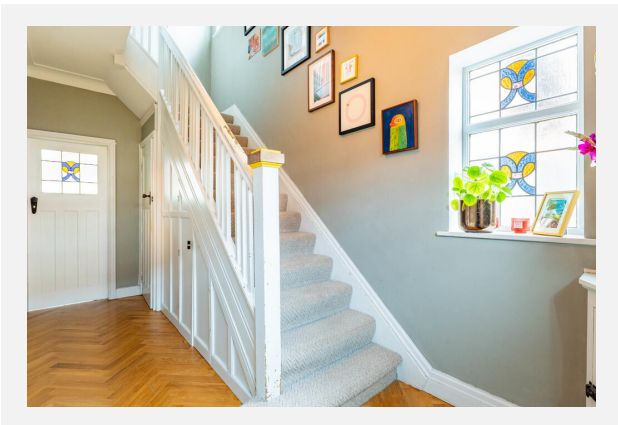


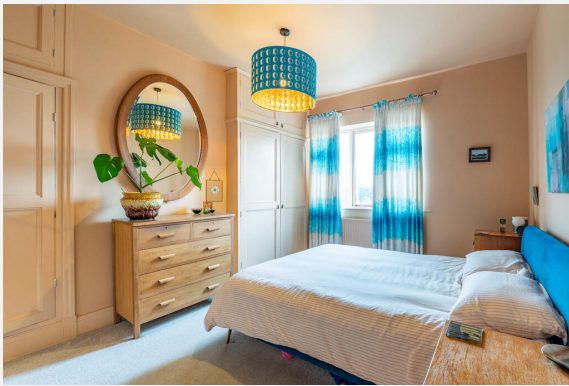
Planning records for: *York Avenue, Fulwood, Preston, PR2*

Reference - 06/2020/1436	
Decision:	-
Date:	19th January 2021
Description:	Single storey side and rear extension following demolition of existing utility

Reference - 06/2019/0443	
Decision:	-
Date:	05th April 2019
Description:	Single storey side and rear extension, the proposed extension would extend beyond the rear wall of the original dwelling by 2.98m; the maximum height of the proposed extension would be 3.8mand 2.25m height to eaves

Reference - 06/2020/0064	
Decision:	-
Date:	22nd January 2020
Description:	Certificate of Lawfulness for proposed single storey extension to side and part rear following demolition of existing side storage and part demolition of outrigger to rear





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Ground Floor



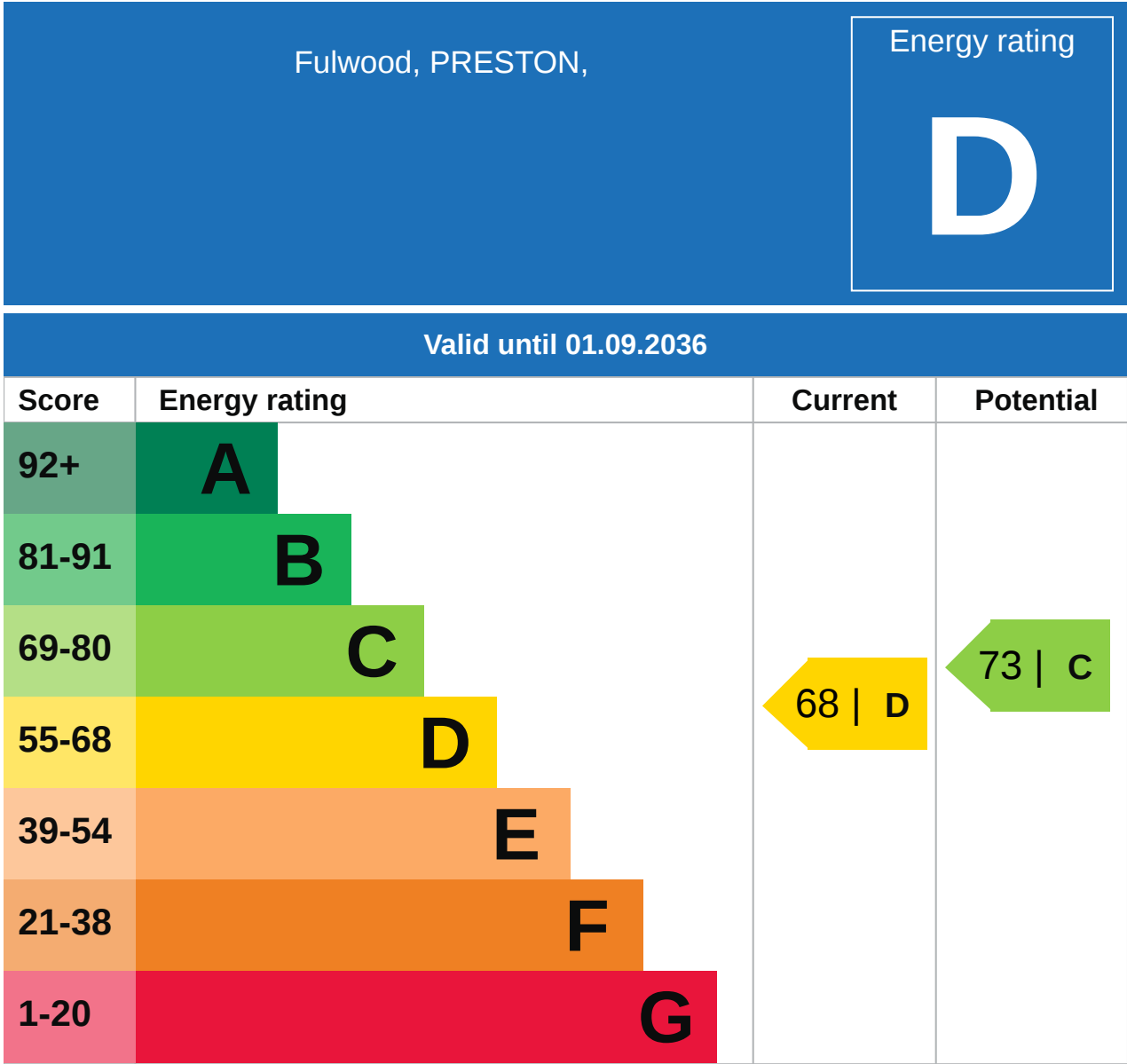
Floor 1

Approximate total area^m
118.1 m²
1273 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.

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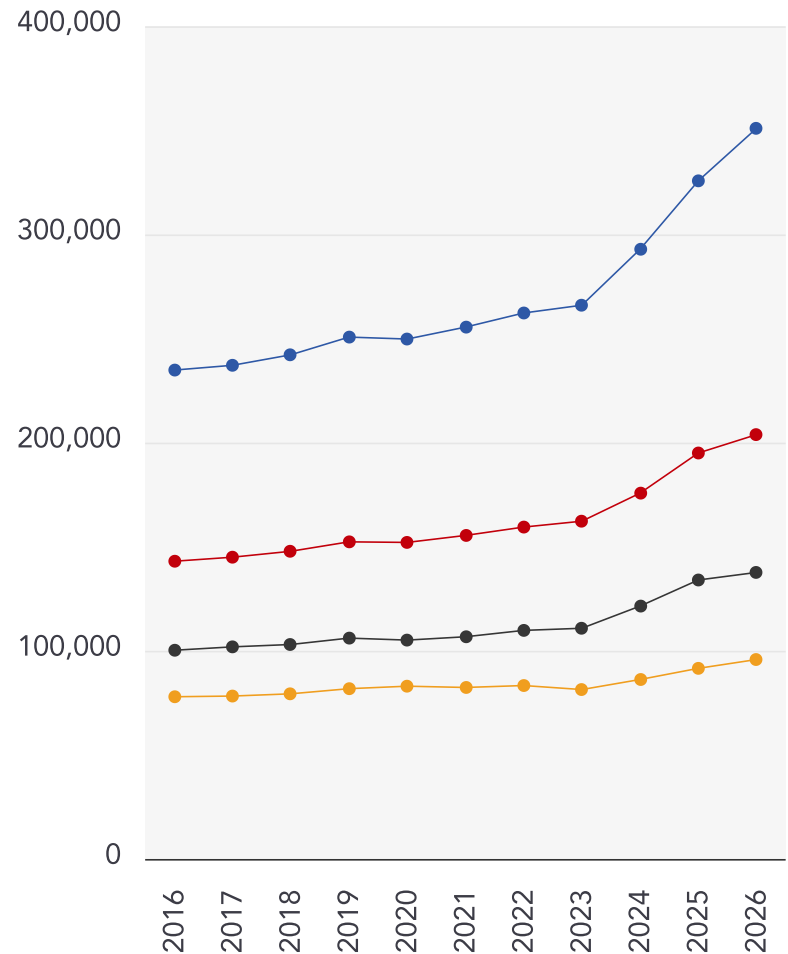
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	127 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

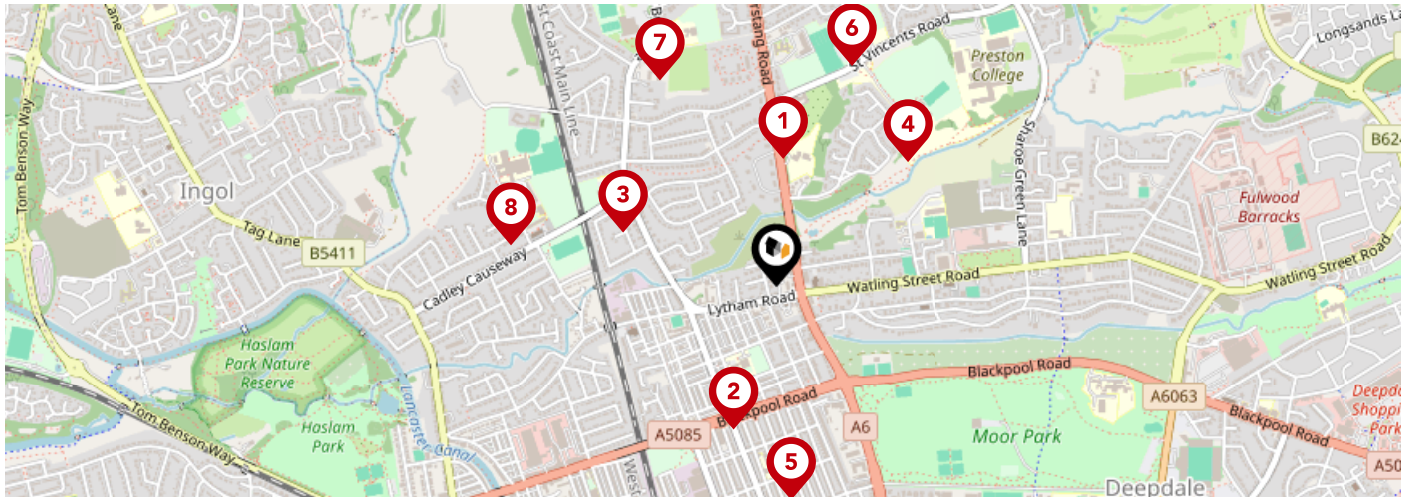
+42.52%

Terraced

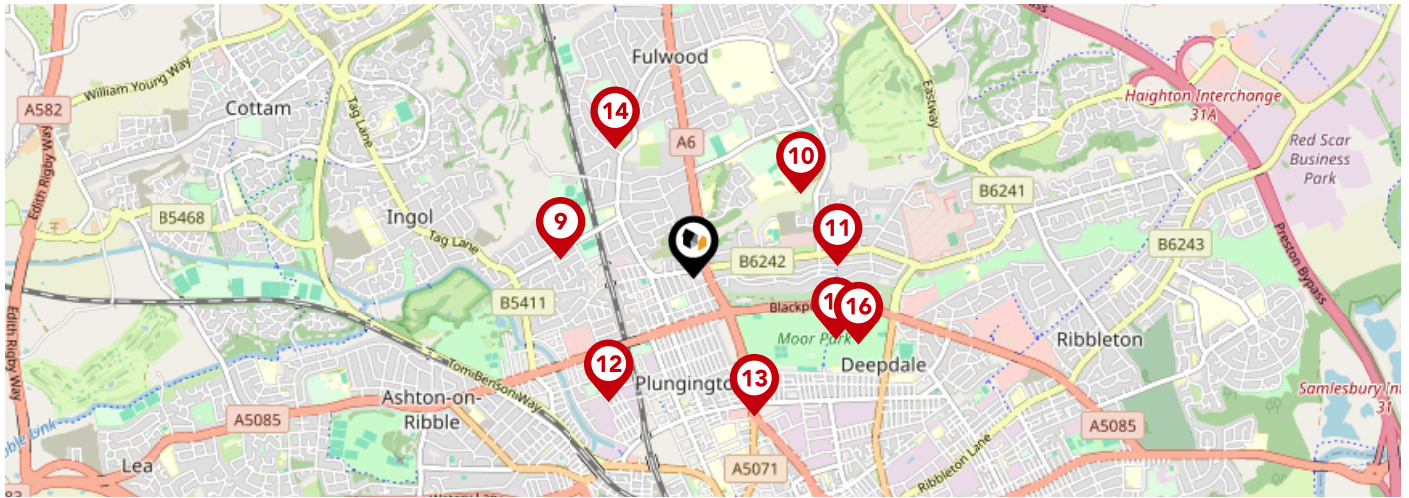
+37.28%

Flat

+22.94%



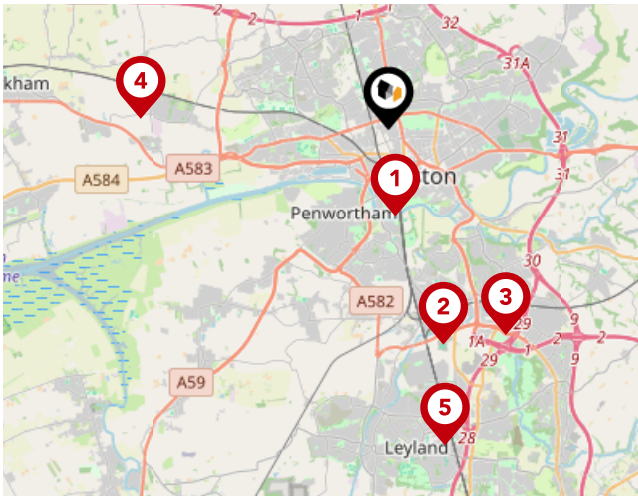
		Nursery	Primary	Secondary	College	Private
1	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.28	☐	☒	☐	☐	☐
2	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.33	☐	☐	☒	☐	☐
3	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.35	☐	☒	☐	☐	☐
4	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.4	☐	☐	☒	☐	☐
5	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.47	☐	☒	☐	☐	☐
6	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance:0.51	☐	☐	☒	☐	☐
7	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.52	☐	☒	☐	☐	☐
8	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.59	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.59	☐	☐	☒	☐	☐
	Preston College Ofsted Rating: Good Pupils:0 Distance:0.6	☐	☐	☒	☐	☐
	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.63	☐	☒	☐	☐	☐
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.65	☐	☒	☐	☐	☐
	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.66	☐	☐	☒	☐	☐
	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.67	☐	☐	☒	☐	☐
	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.68	☐	☒	☐	☐	☐
	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.78	☐	☐	☒	☐	☐

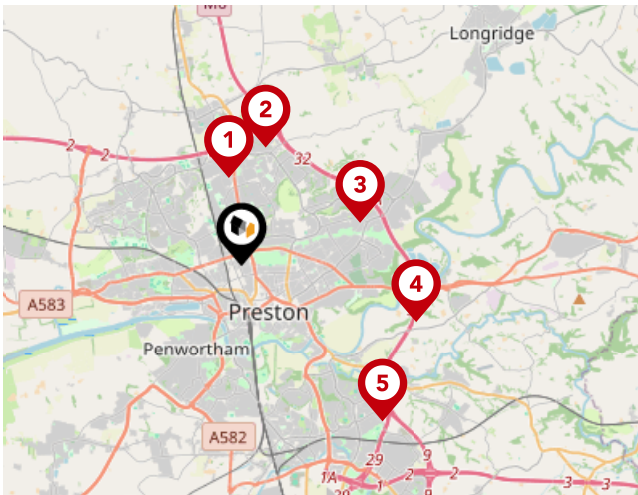
Area

Transport (National)



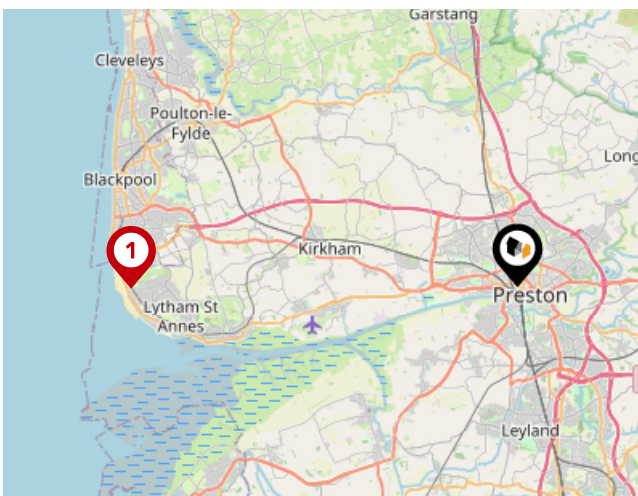
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.52 miles
2	Lostock Hall Rail Station	3.89 miles
3	Bamber Bridge Rail Station	4.13 miles
4	Salwick Rail Station	4.32 miles
5	Leyland Rail Station	5.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.54 miles
2	M6 J32	2.12 miles
3	M6 J31A	2.21 miles
4	M6 J31	3.22 miles
5	M6 J30	3.67 miles

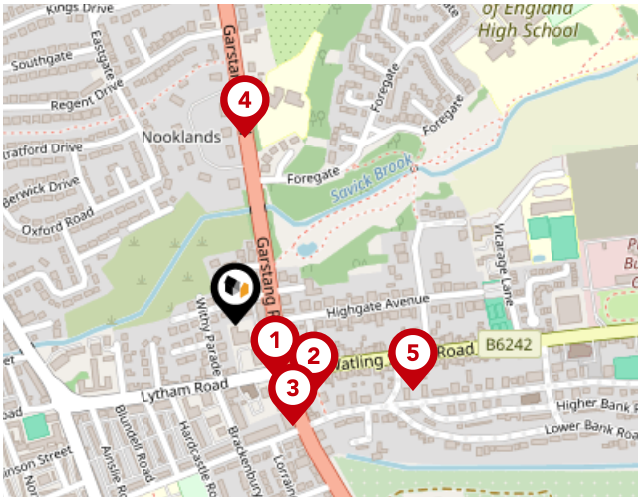


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.49 miles

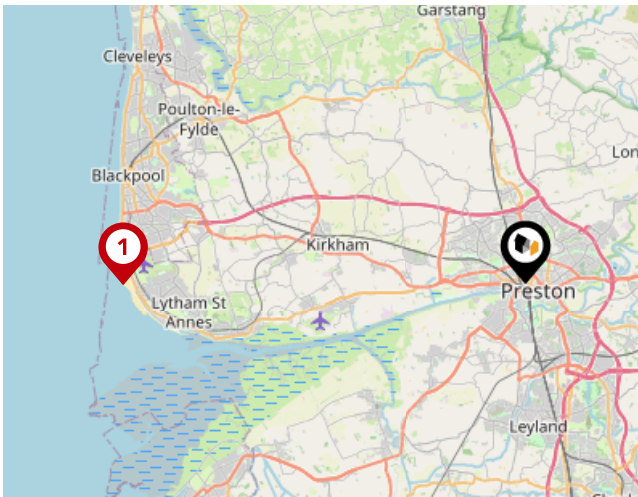
Area

Transport (Local)



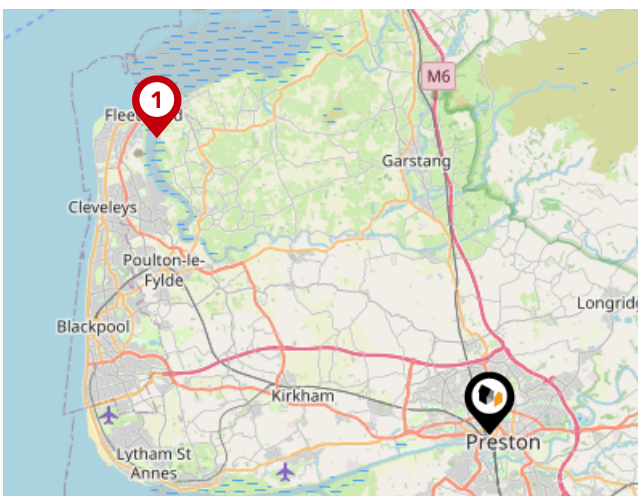
Bus Stops/Stations

Pin	Name	Distance
	Withy Trees	0.07 miles
	Methodist Church	0.11 miles
	Withy Trees	0.12 miles
	St Pius X Prep School	0.2 miles
	Highgate Close	0.2 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	14.08 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.57 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.



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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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