

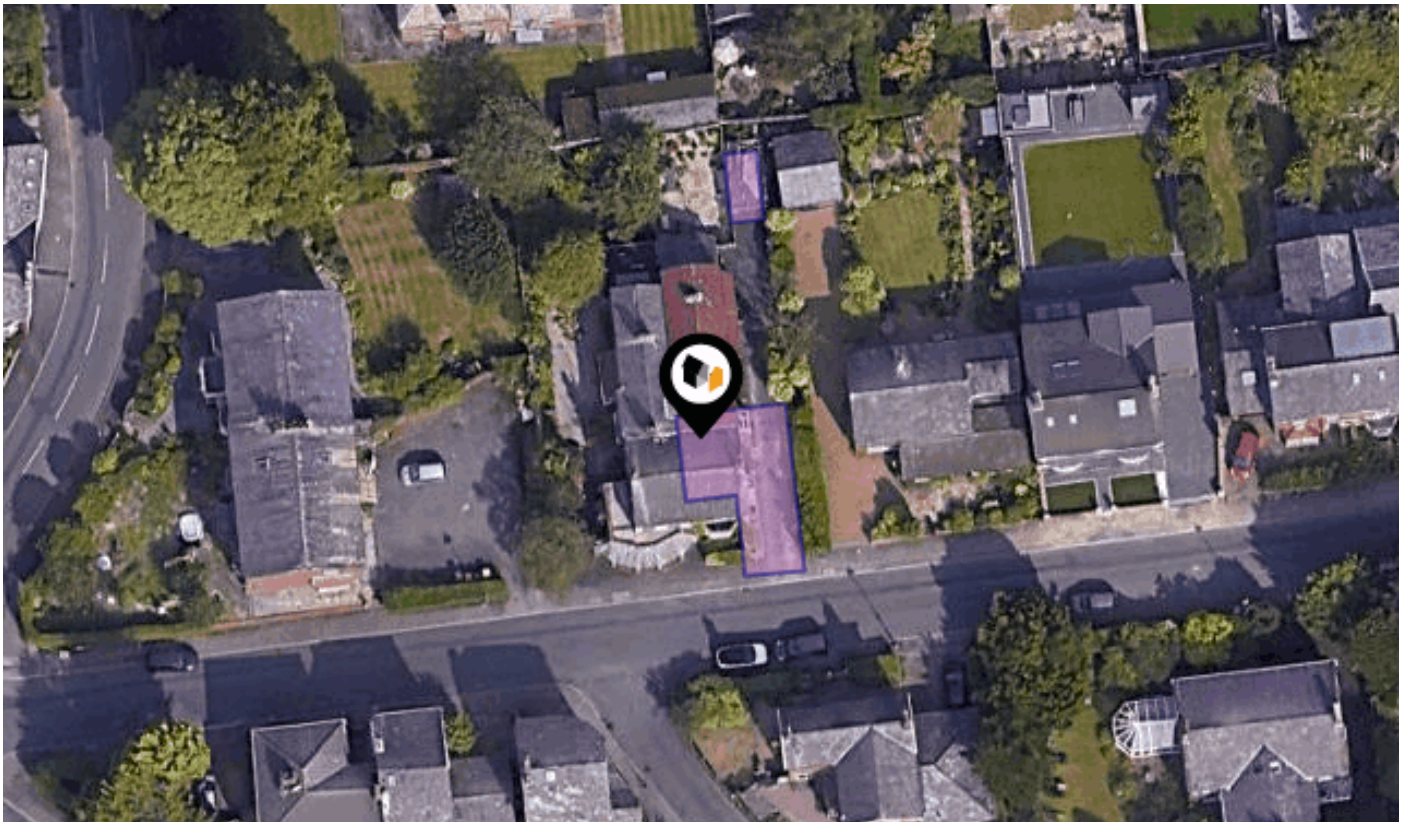


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th October 2025



VICTORIA ROAD, FULWOOD, PRESTON, PR2

Roberts & Co

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www.roberts-estates.co.uk



* Charming 2-Bedroom Mews Home * In a Leafy Conservation Area* Ideal First Time Buy

This charming two-bedroom mews property is situated in a peaceful and leafy conservation area, known for its safety, character, and natural surroundings. The home enjoys a pretty outlook onto a flower border at the front and is ideally located for those who enjoy walking, with lovely routes around the nearby park.

The exterior features a newly built Victorian-style porch, designed to reflect the traditional character of the property and blend seamlessly with the surrounding architecture. There is a small detached garage which is currently used for storage. While the garage does require some attention, it offers excellent potential to be repurposed-either restored or removed to create an attractive garden space.

Inside, the property opens into a welcoming hallway with stairs leading to the first floor. The living room is a bright and comfortable space and includes a fireplace with a wall-mounted surround that adds a focal point to the room (please note, the gas fire is currently not in use). The kitchen is finished in painted French oak and includes an integrated fridge freezer, washing machine, a new electric oven, and a gas hob-combining style with practicality.

Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes. The second bedroom also houses a Worcester Bosch boiler, which is seven years old and has been regularly serviced. The bathroom is fitted with a quality Villeroy & Boch suite, including a bath, WC, and tiled surrounds.

A standout feature of this home is the original, restored solid wood Victorian internal doors throughout, adding warmth and character to the space.

Thanks to its position between two other properties, the house benefits from excellent insulation and is very inexpensive to heat, making it an energy-efficient home throughout the year.

This attractive and well-located home is ideal for first-time buyers, downsizers, or investors looking for a character property in a quiet yet convenient location. It offers plenty of charm, practicality, and future potential in a highly desirable setting.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,652
Title Number:	LA618098

Tenure: Freehold

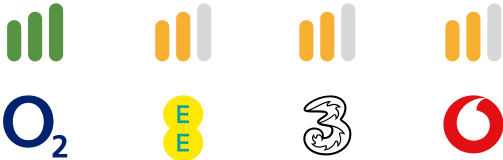
Local Area

Local Authority:	Lancashire
Conservation Area:	Fulwood Conservation Area
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

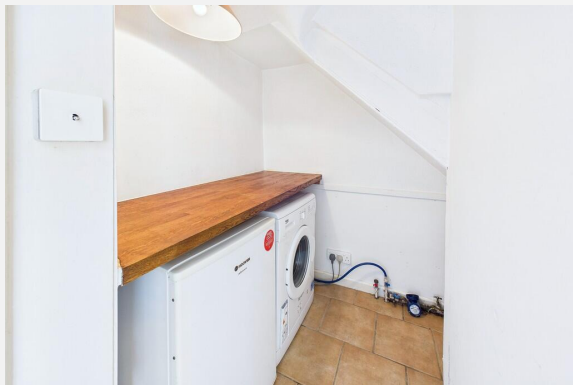
18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



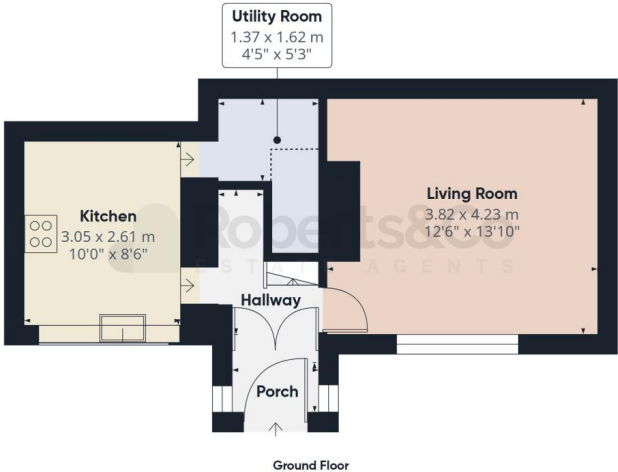
Satellite/Fibre TV Availability:







VICTORIA ROAD, FULWOOD, PRESTON, PR2



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ESTATE AGENTS

Approximate total area⁽¹⁾
59.2 m²
637 ft²

Reduced headroom
1.1 m²
12 ft²

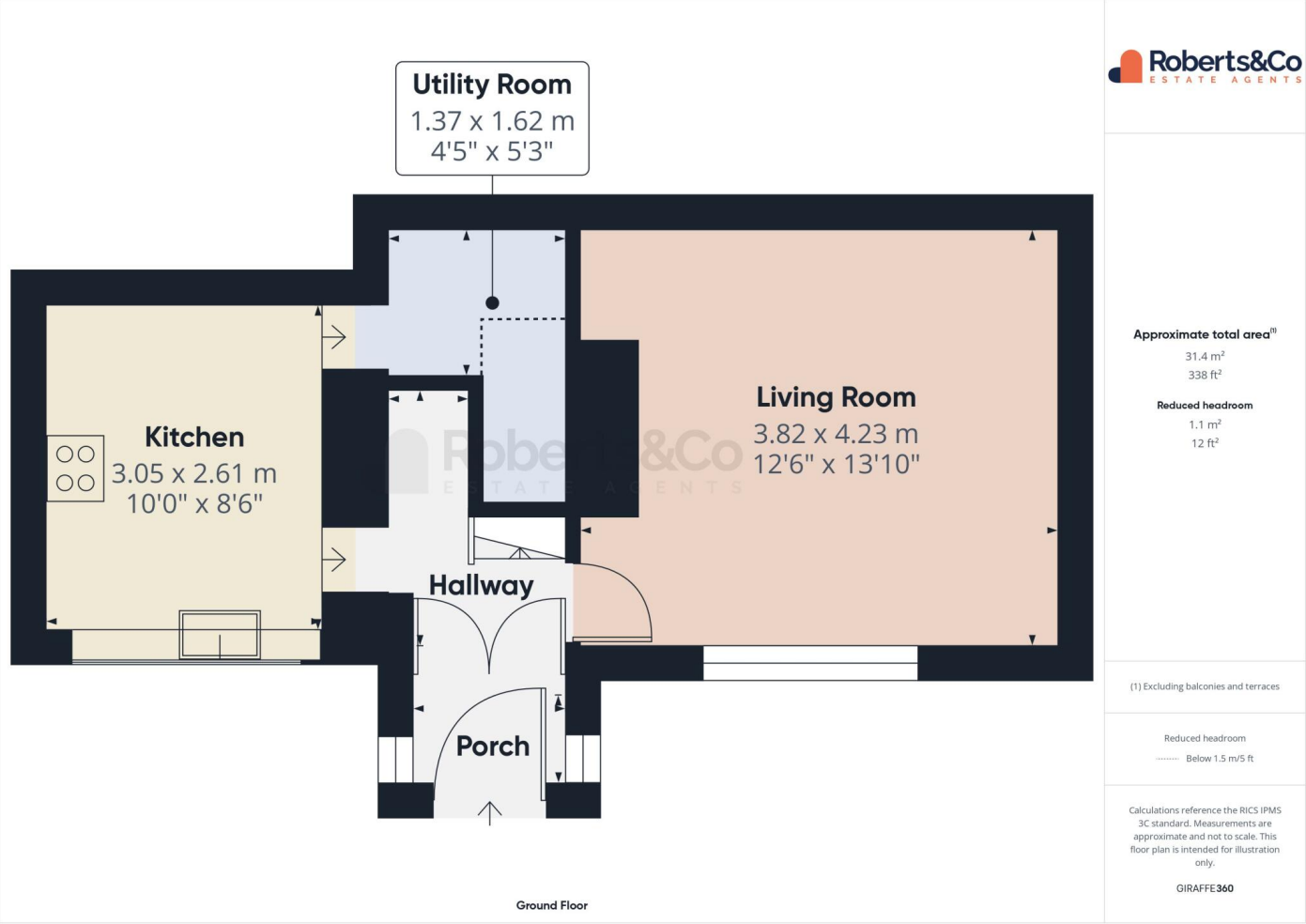
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

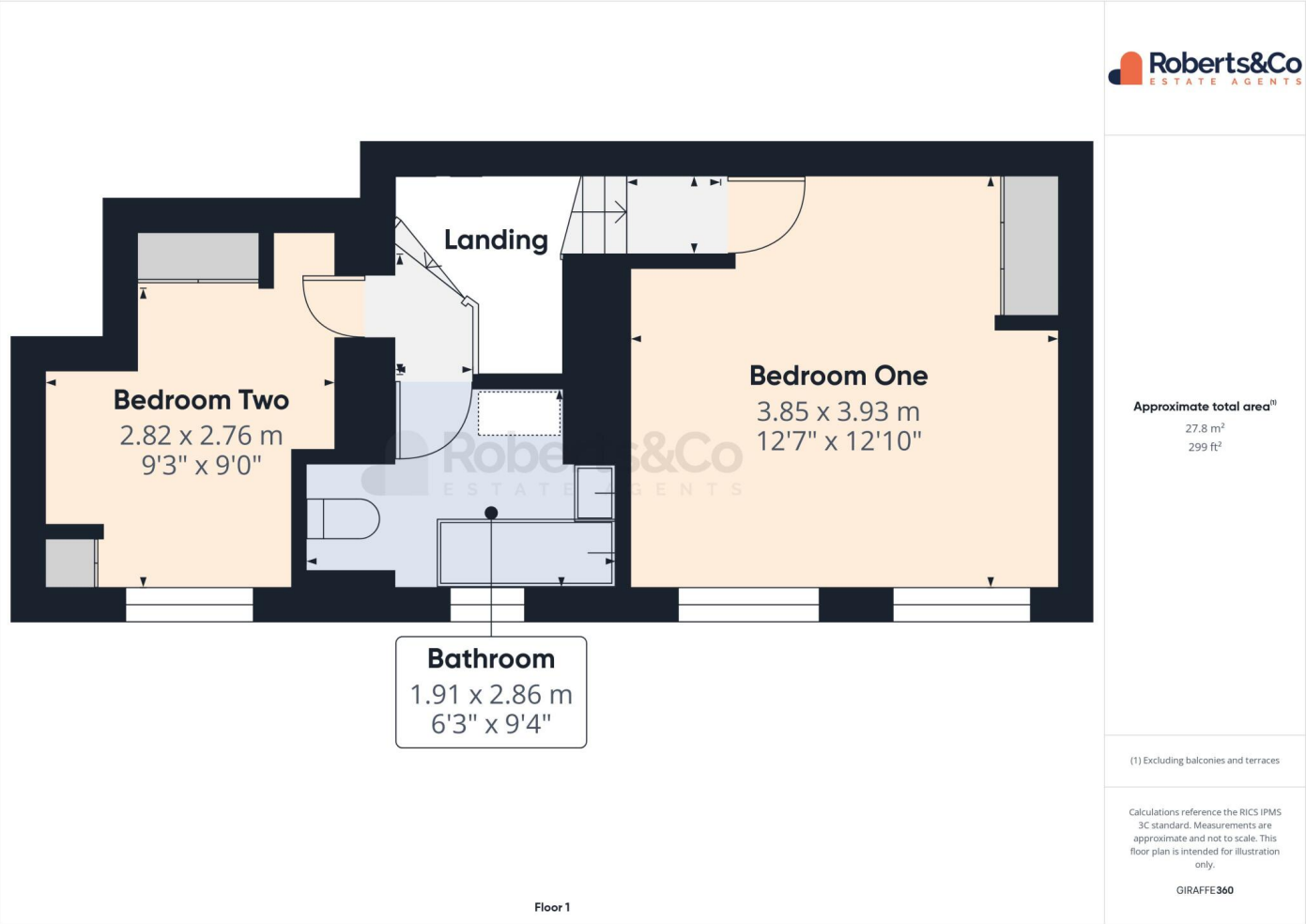
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

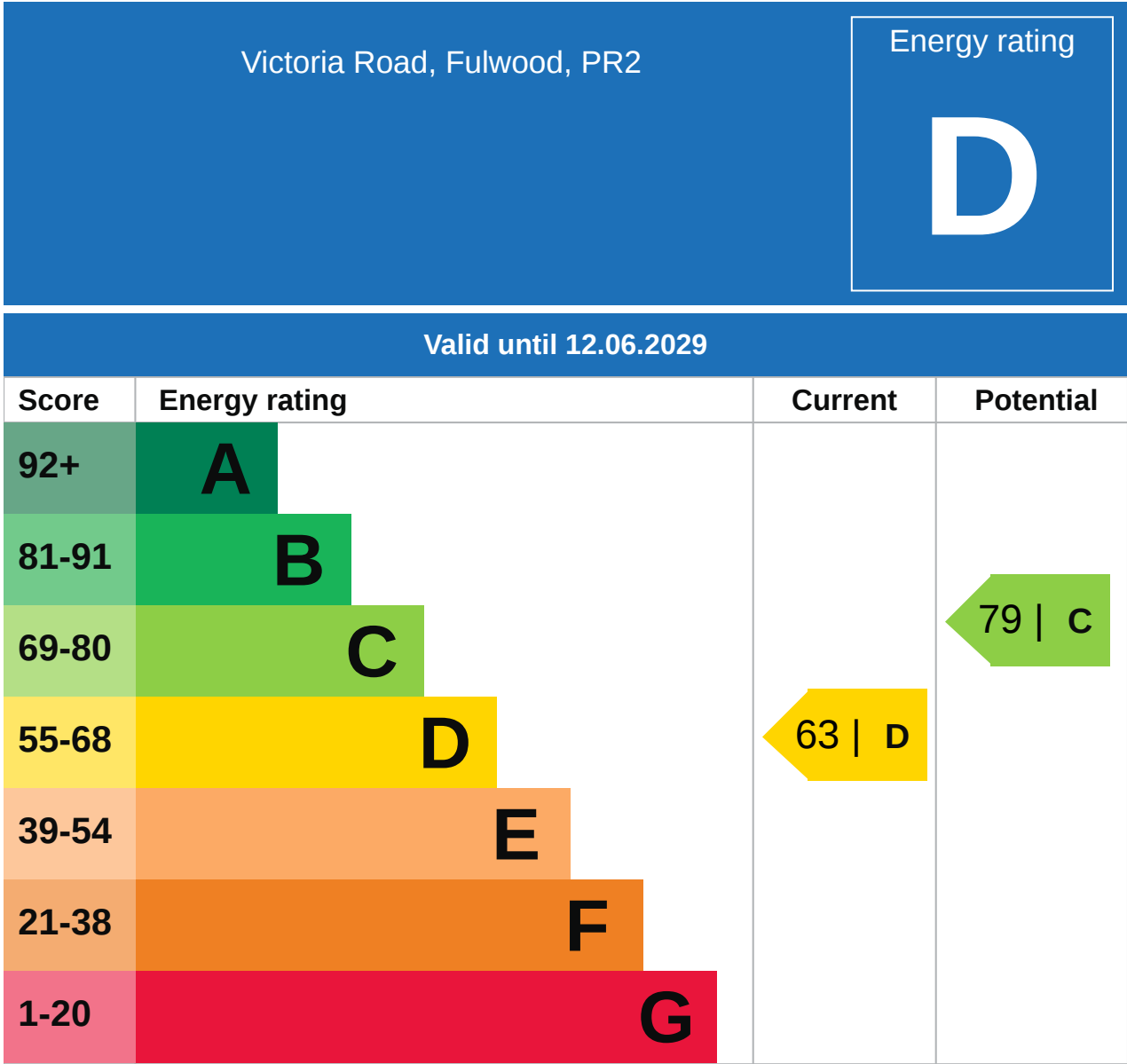
GIRAFFE360

VICTORIA ROAD, FULWOOD, PRESTON, PR2



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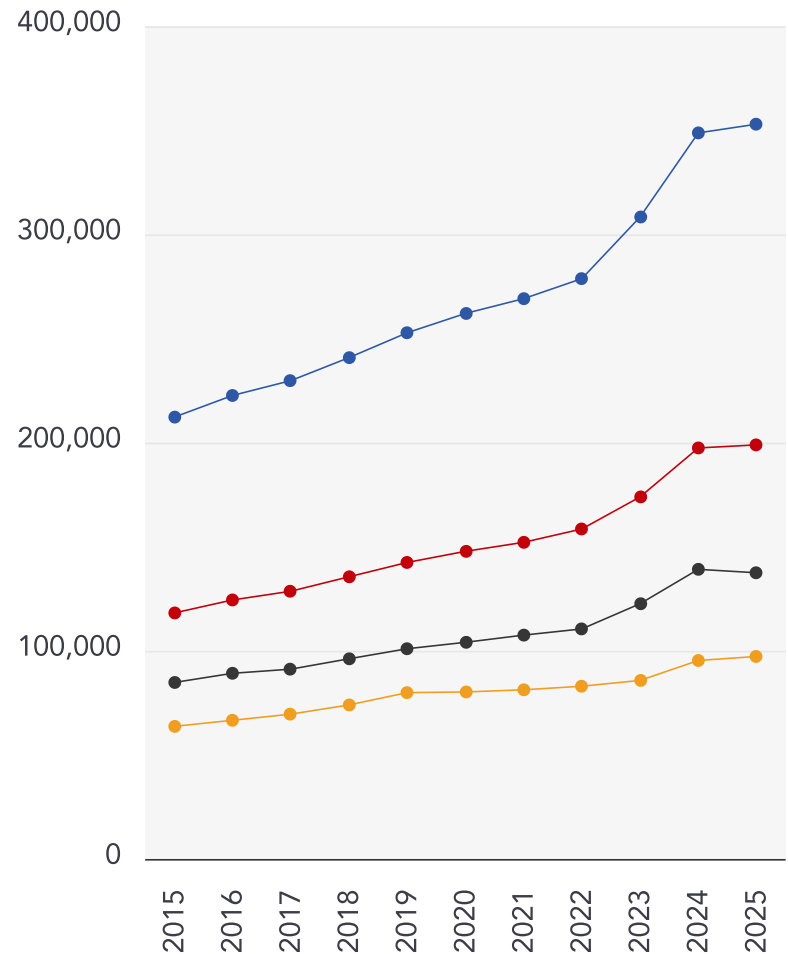
Additional EPC Data

Property Type:	House
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

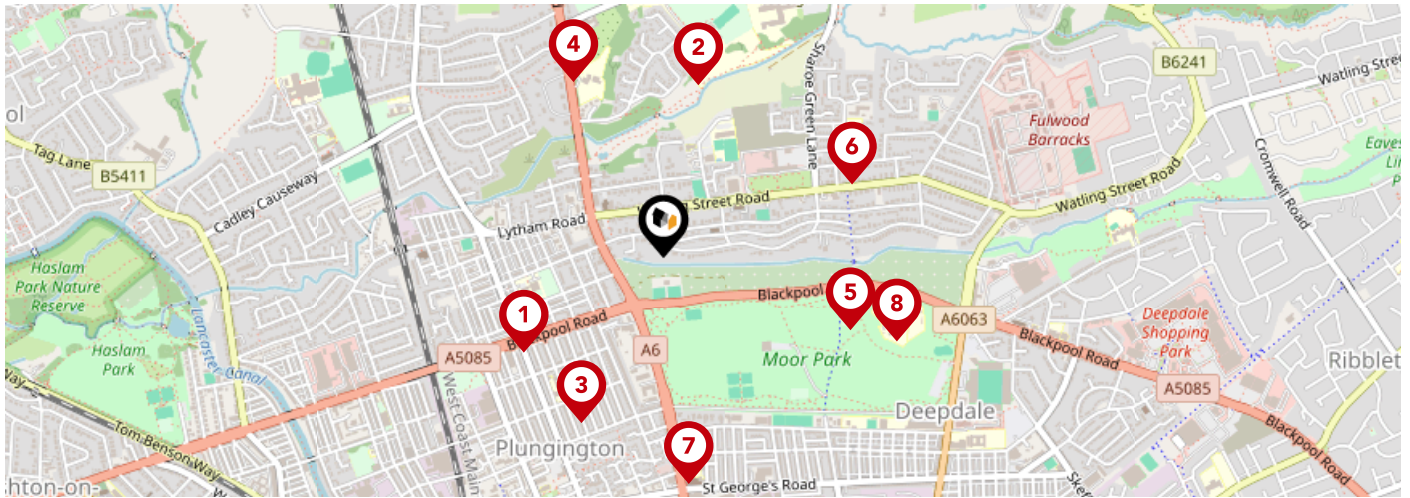
+68.31%

Terraced

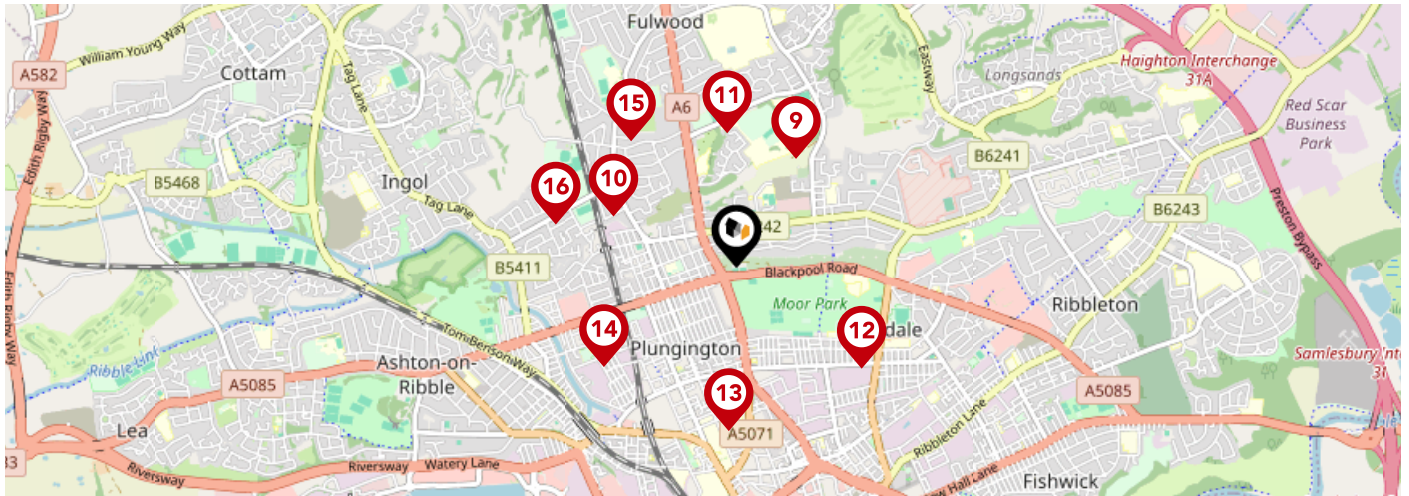
+62.15%

Flat

+52.7%



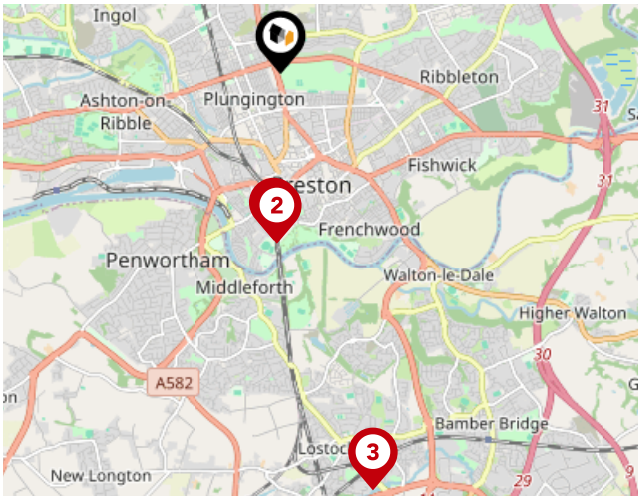
		Nursery	Primary	Secondary	College	Private
1	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.37	☐	☐	☒	☐	☐
2	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.39	☐	☐	☒	☐	☐
3	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.4	☐	☒	☐	☐	☐
4	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.43	☐	☒	☐	☐	☐
5	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.44	☐	☒	☐	☐	☐
6	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.45	☐	☒	☐	☐	☐
7	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.5	☐	☐	☒	☐	☐
8	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.54	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Preston College Ofsted Rating: Good Pupils: 0 Distance: 0.55	☐	☐	☒	☐	☐
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance: 0.59	☐	☒	☐	☐	☐
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance: 0.59	☐	☐	☒	☐	☐
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance: 0.7	☐	☐	☒	☐	☐
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance: 0.72	☐	☒	☐	☐	☐
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance: 0.72	☐	☒	☐	☐	☐
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance: 0.73	☐	☒	☐	☐	☐
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance: 0.82	☐	☒	☐	☐	☐

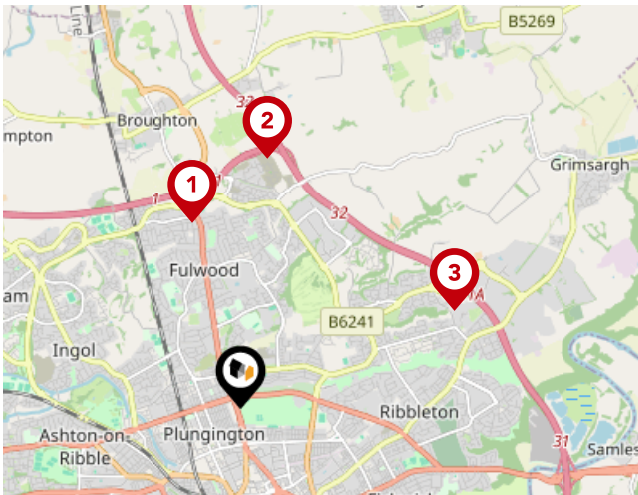
Area

Transport (National)



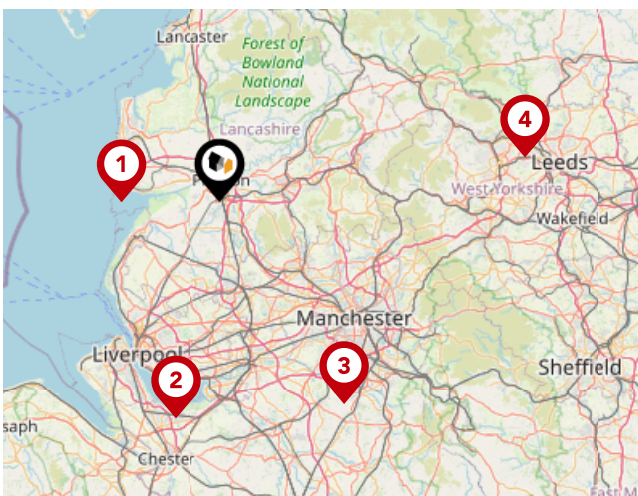
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.45 miles
2	Preston Rail Station	1.48 miles
3	Lostock Hall Rail Station	3.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.69 miles
2	M6 J32	2.2 miles
3	M6 J31A	2.07 miles
4	M6 J30	3.46 miles
5	M65 J1A	4.42 miles

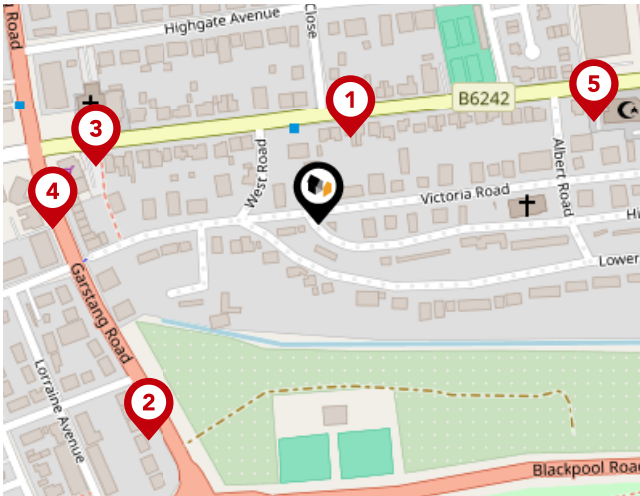


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.72 miles
2	Speke	31.02 miles
3	Manchester Airport	33.31 miles
4	Leeds Bradford Airport	43.17 miles

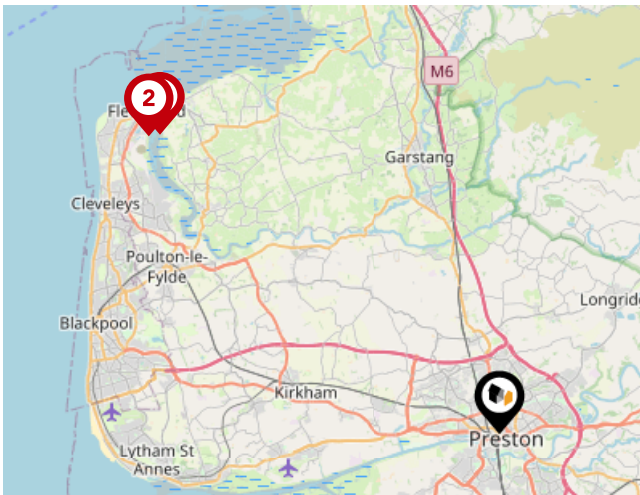
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Highgate Close	0.05 miles
	Symonds Road	0.15 miles
	Methodist Church	0.13 miles
	Watling Street Road	0.15 miles
	Business Centre	0.16 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.82 miles
	Fleetwood for Knott End Ferry Landing	16.06 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



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/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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