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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th October 2025



GLENCOURSE DRIVE, FULWOOD, PRESTON, PR2

Roberts & Co

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01772 746100

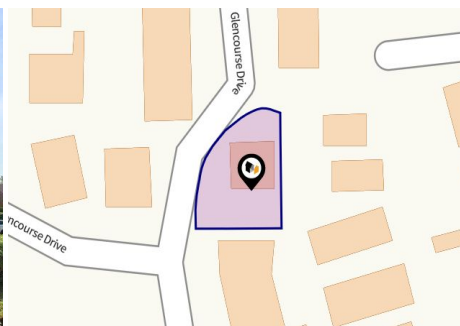
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www.roberts-estates.co.uk



* Exceptional 5-Bedroom Detached Family Home* In a Prime Fulwood Location

Tucked away in a peaceful and highly desirable part of Fulwood, this beautifully presented five-bedroom detached residence offers a rare combination of space, style, and functionality - making it the ideal forever home for growing families. Located just a short distance from the highly regarded Highfield Priory Independent School and Nursery, the home is perfectly positioned for families seeking outstanding educational opportunities within easy reach. Set behind a generous driveway with space for two vehicles and complemented by a double garage, the home offers impressive kerb appeal and practical day-to-day living. Step inside and you're welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home - elegant, airy, and finished to a high standard. The entrance flows naturally into a formal dining room, ideal for family meals or entertaining. The large main living room is bathed in natural light thanks to French doors that open directly onto the rear garden, creating a wonderful flow between indoor and outdoor spaces - perfect for relaxing or entertaining. At the heart of the home is a sleek, modern kitchen fitted with quality units and appliances, complete with an adjoining utility room to keep everyday tasks tucked away. Whether you're cooking for family or hosting friends, this space is both stylish and functional. Upstairs, five generously sized bedrooms provide ample space for the whole family. The primary bedroom features its own ensuite bathroom for added comfort and privacy. The remaining bedrooms are served by a spacious four piece family bathroom and an additional shower room - ideal for busy households. Throughout the home, the décor is tasteful and well-maintained, offering a bright and inviting atmosphere with no work required - simply move in and make it your own. Outside, the rear garden is mature, private, and thoughtfully landscaped - offering the perfect spot for summer dining, children's play, or peaceful mornings with a coffee. A further garden area to the side adds extra outdoor space to enjoy.



Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,937 ft ² / 180 m ²
Plot Area:	0.12 acres
Year Built :	1991-1995
Council Tax :	Band F
Annual Estimate:	£3,579
Title Number:	LA741138

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)

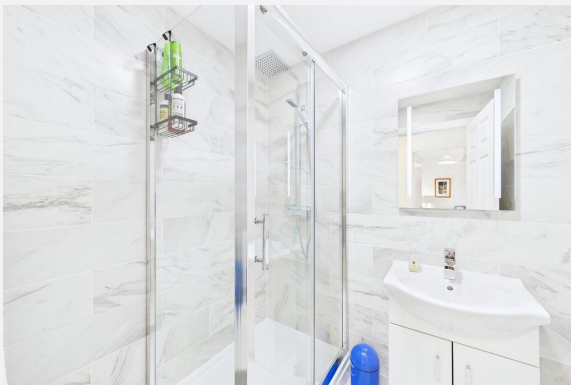
8 mb/s	51 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:









GLENCOURSE DRIVE, FULWOOD, PRESTON, PR2

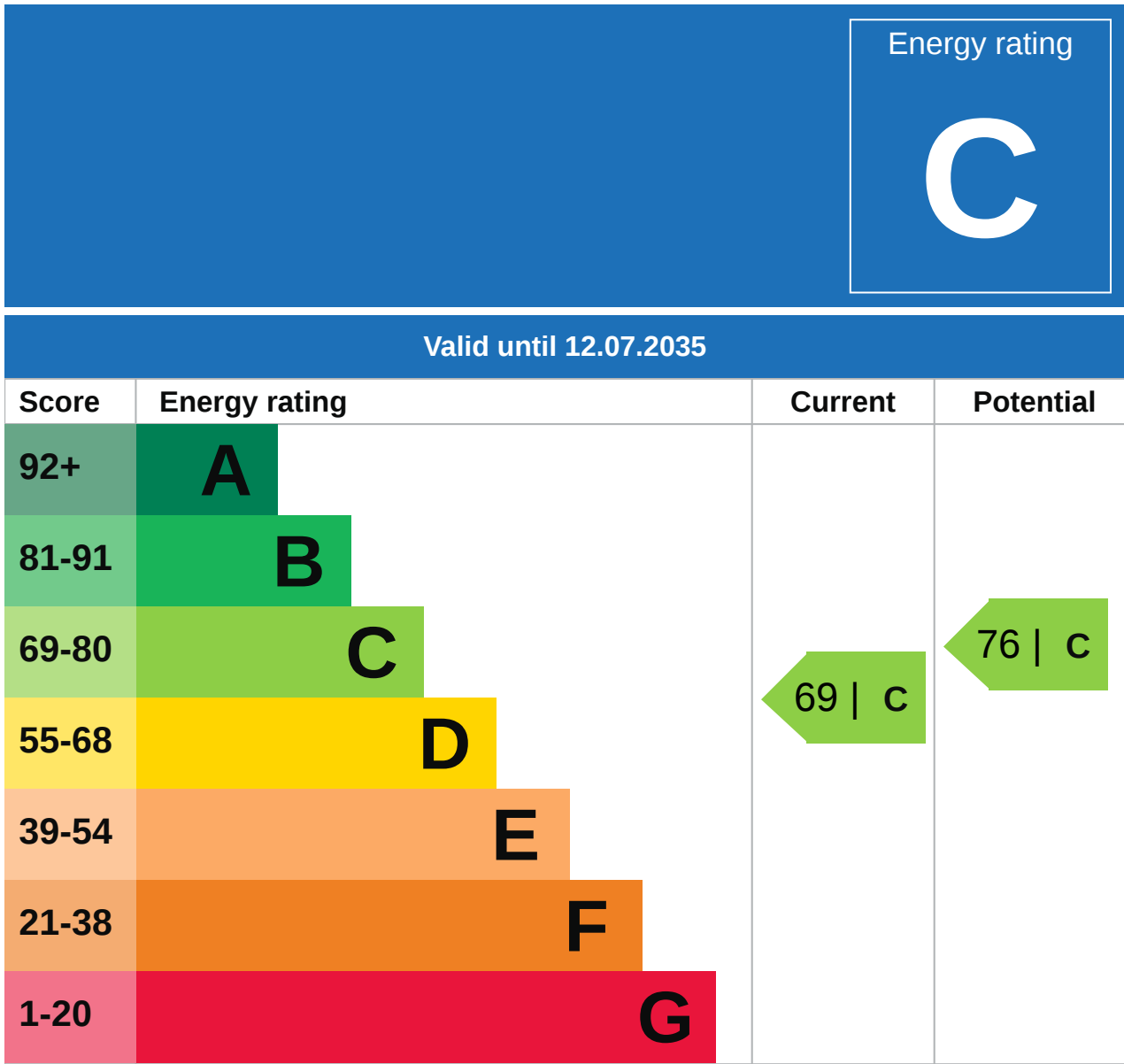


GLENCOURSE DRIVE, FULWOOD, PRESTON, PR2



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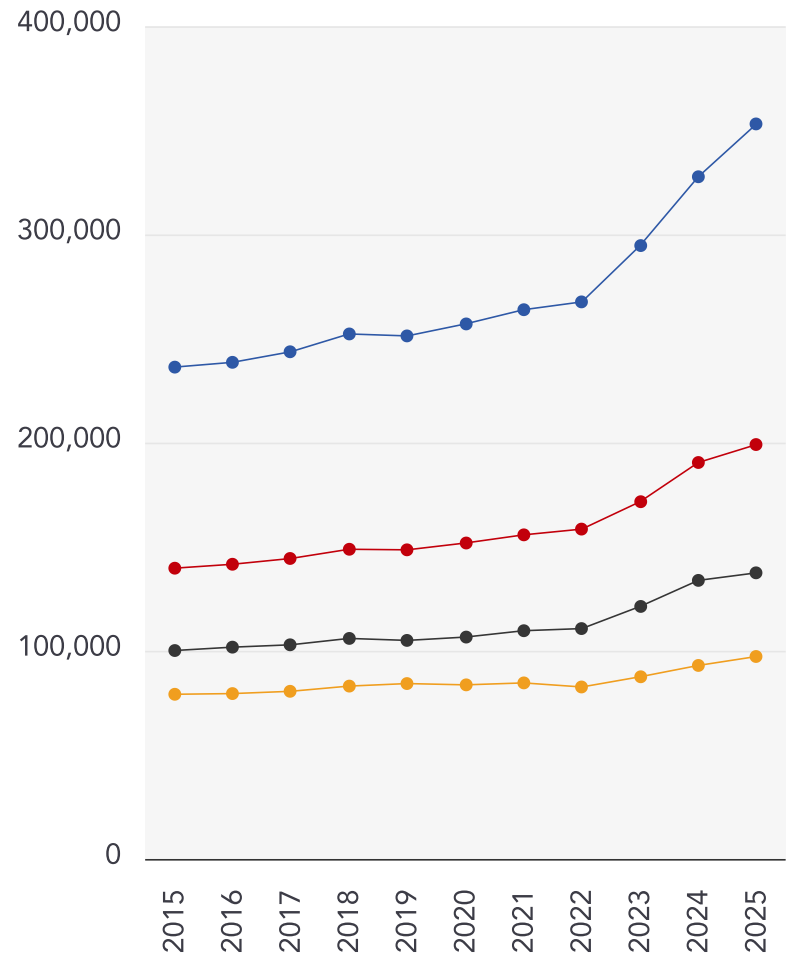
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	180 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

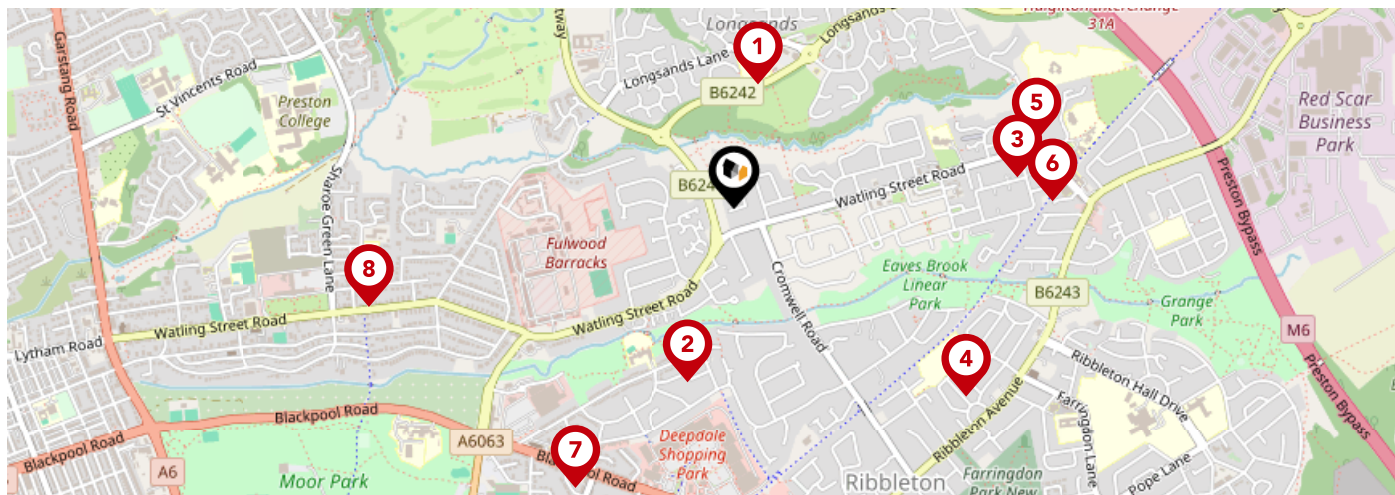
+42.52%

Terraced

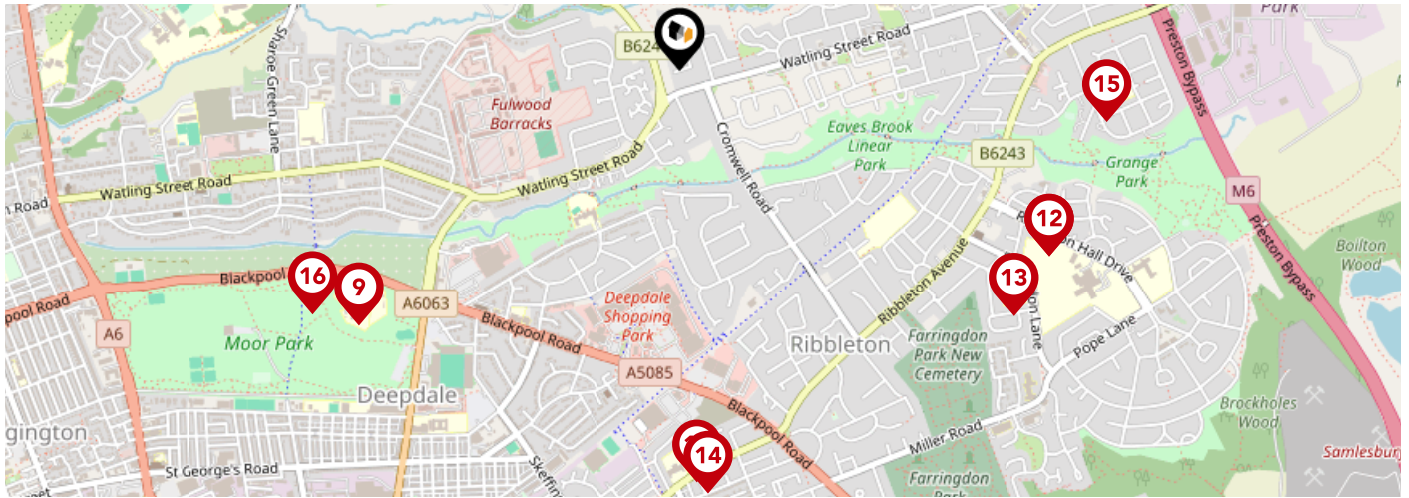
+37.28%

Flat

+22.94%



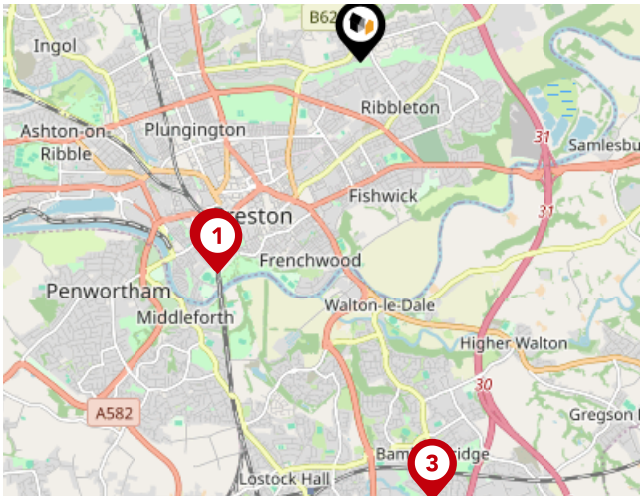
		Nursery	Primary	Secondary	College	Private
1	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.28	☐	☒	☐	☐	☐
2	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.39	☐	☒	☐	☐	☐
3	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:0.62	☐	☒	☐	☐	☐
4	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:0.65	☐	☒	☐	☐	☐
5	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:0.68	☐	☒	☐	☐	☐
6	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:0.7	☐	☒	☐	☐	☐
7	St Gregory's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 209 Distance:0.7	☐	☒	☐	☐	☐
8	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.83	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.9	☐	☐	☒	☐	☐
	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:0.9	☐	☒	☐	☐	☐
	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.91	☐	☒	☐	☐	☐
	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:0.91	☐	☐	☒	☐	☐
	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:0.91	☐	☒	☐	☐	☐
	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:0.93	☐	☒	☐	☐	☐
	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:0.94	☐	☒	☐	☐	☐
	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.96	☐	☒	☐	☐	☐

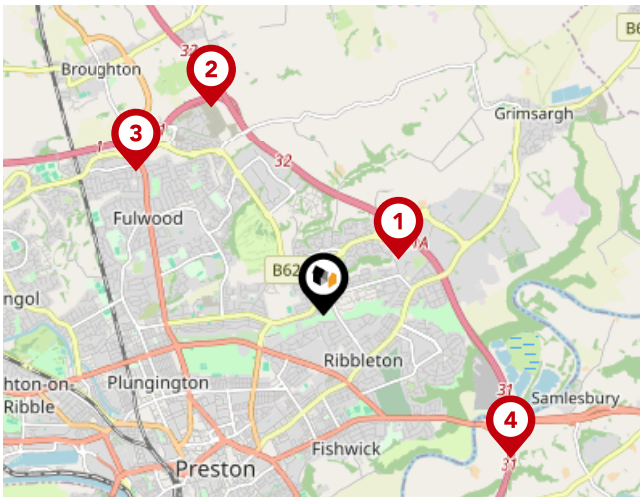
Area

Transport (National)



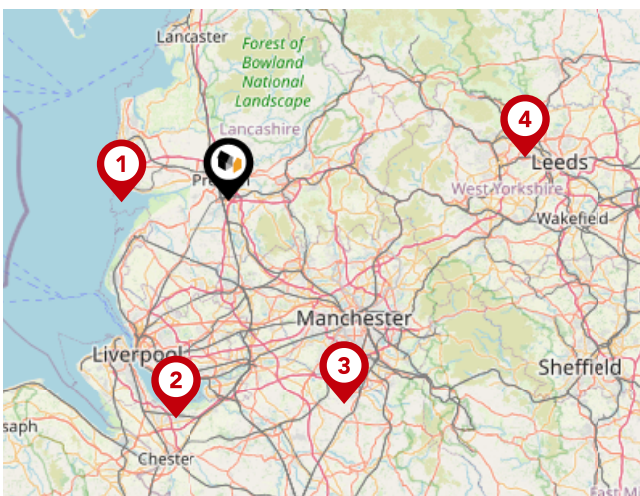
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.23 miles
2	Preston Rail Station	2.22 miles
3	Bamber Bridge Rail Station	3.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	0.82 miles
2	M6 J32	2.06 miles
3	M55 J1	2.07 miles
4	M6 J31	2.07 miles
5	M6 J30	3.17 miles

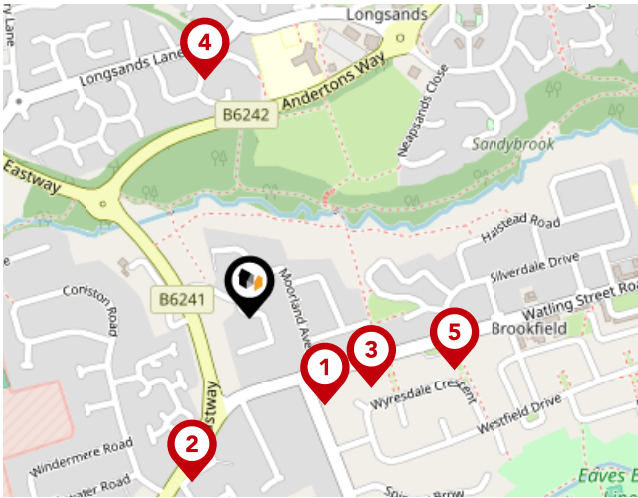


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.94 miles
2	Speke	31.65 miles
3	Manchester Airport	33.01 miles
4	Leeds Bradford Airport	41.91 miles

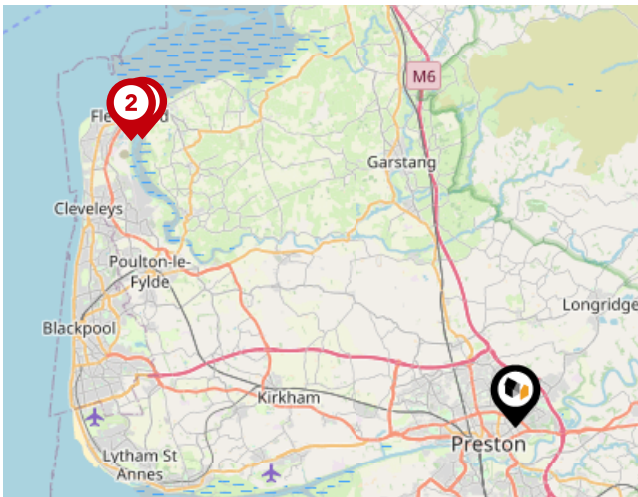
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.13 miles
2	Clifton House	0.19 miles
3	Cromwell Road	0.15 miles
4	Bowlers Close	0.27 miles
5	Silverdale Drive	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.52 miles
2	Fleetwood for Knott End Ferry Landing	16.77 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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