

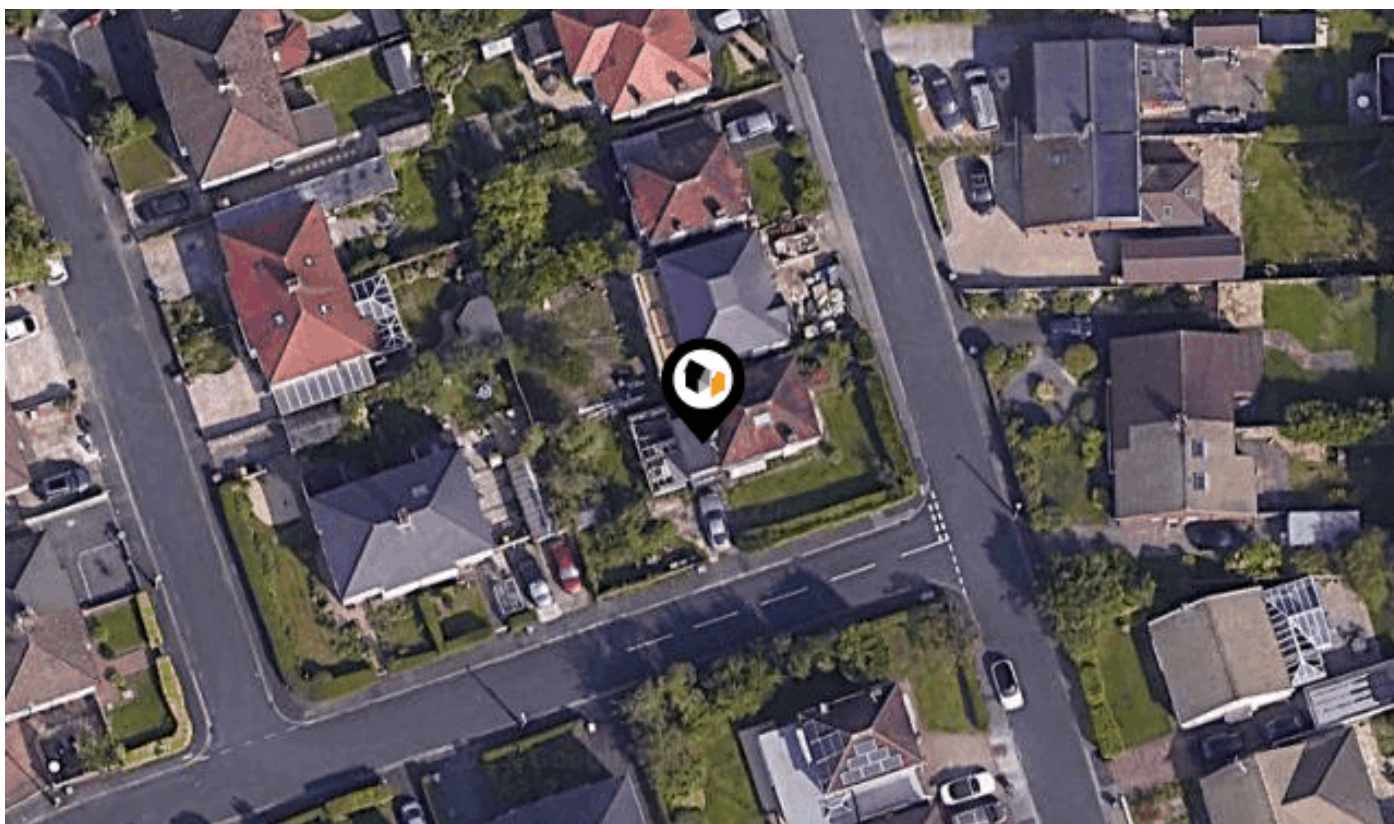


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd November 2025



HAZELMERE ROAD, FULWOOD, PRESTON, PR2

Roberts & Co

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

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www.roberts-estates.co.uk



* Generous Family House Ideal for Renovation* Corner Plot in a Popular Location* Detached

Offered to the market for the first time in over 70 years, this spacious four-bedroom family home presents an excellent opportunity for modernisation. Occupying a generous corner plot, the property features a large open-plan living and dining area that could easily be reinstated into two separate reception rooms, along with a separate kitchen. Upstairs, there are three double bedrooms, a single bedroom, a family bathroom, and access to a useful carpeted loft room with velux window. Externally, the home benefits from a garage and gardens to the side and rear, offering superb potential to create a wonderful family residence tailored to your own taste and style.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,539 ft ² / 143 m ²
Council Tax :	Band D
Annual Estimate:	£2,478

Local Area

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

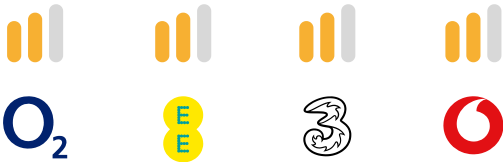
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



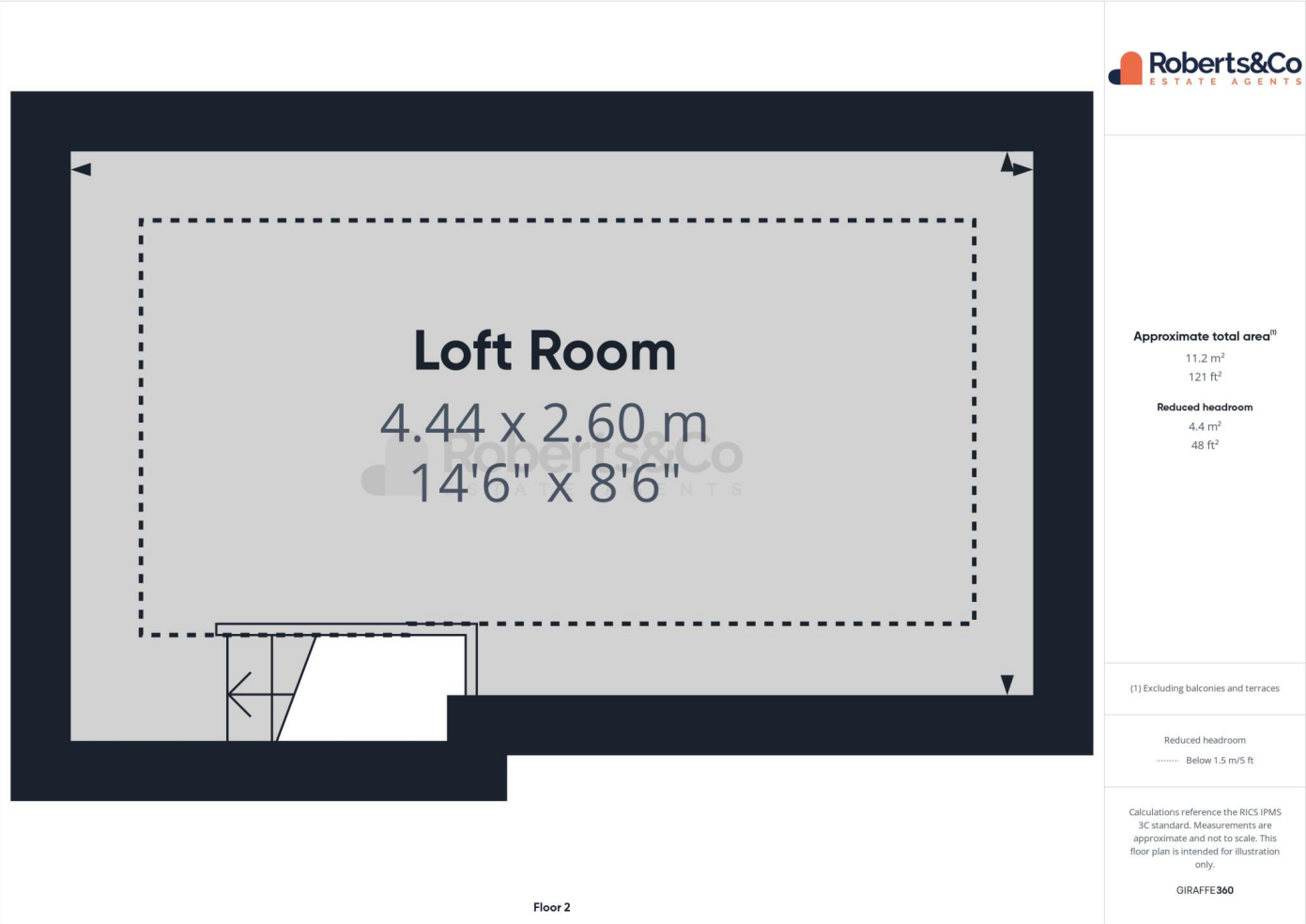
Satellite/Fibre TV Availability:



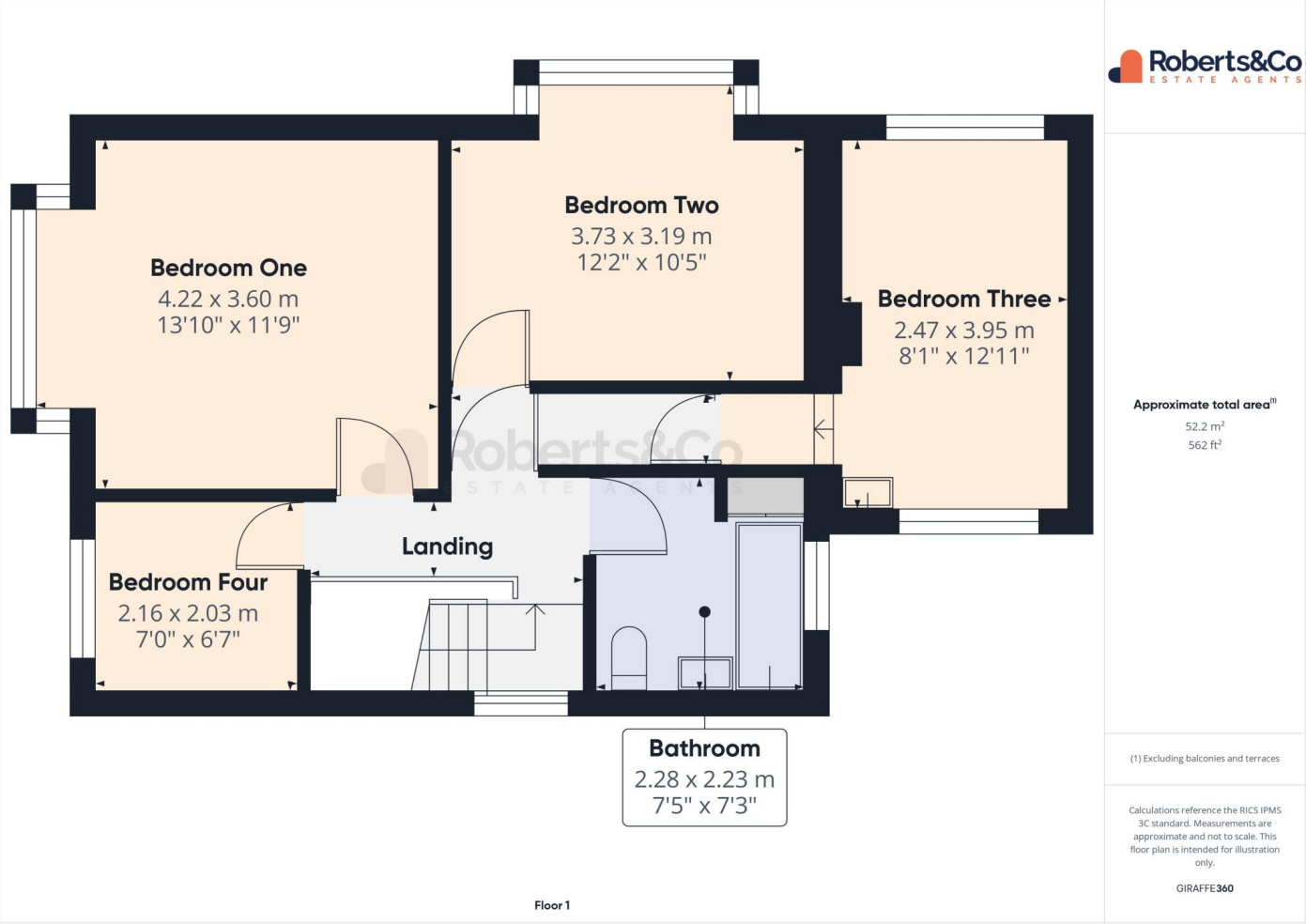




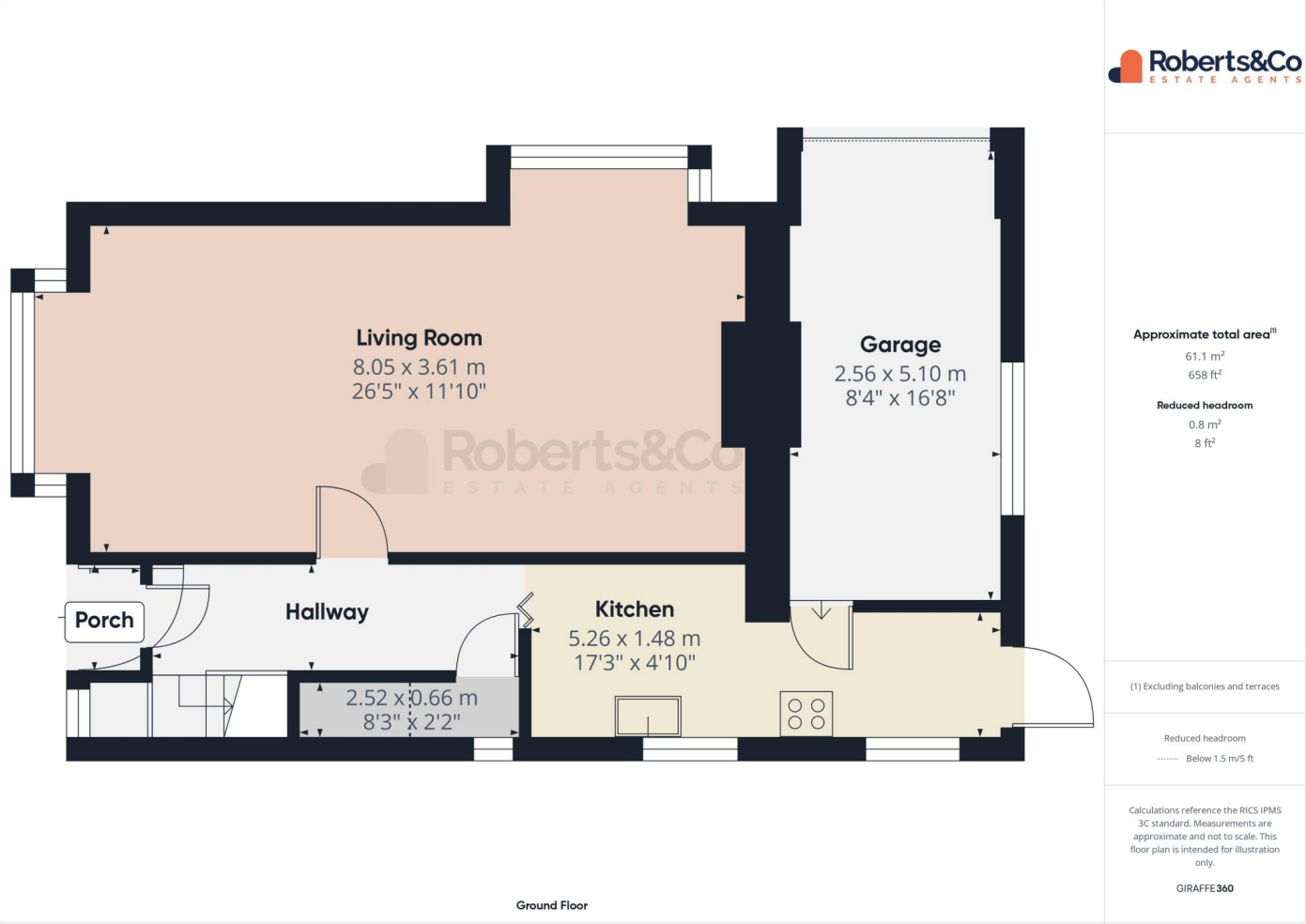
HAZELMERE ROAD, FULWOOD, PRESTON, PR2



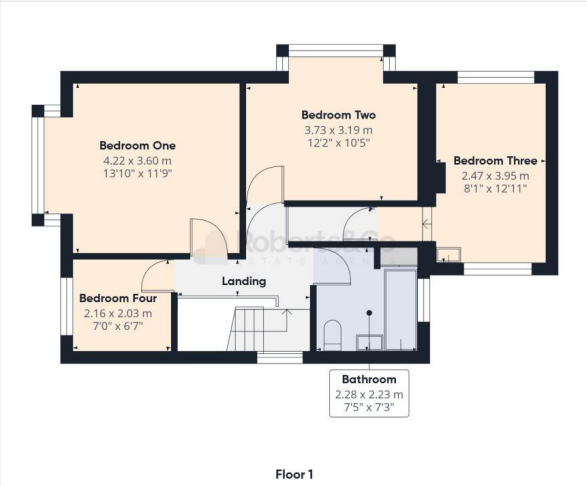
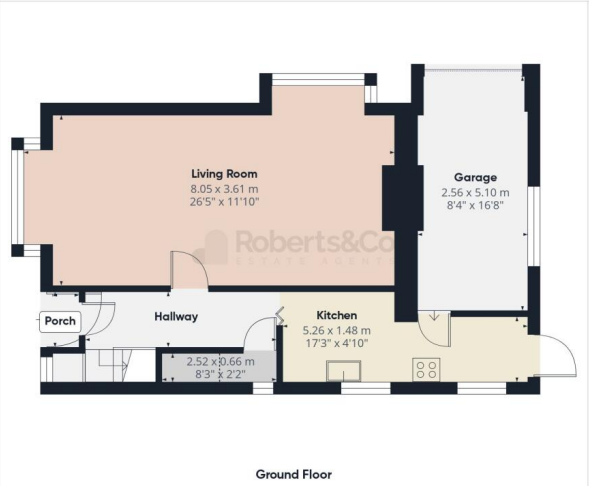
HAZELMERE ROAD, FULWOOD, PRESTON, PR2



HAZELMERE ROAD, FULWOOD, PRESTON, PR2



HAZELMERE ROAD, FULWOOD, PRESTON, PR2



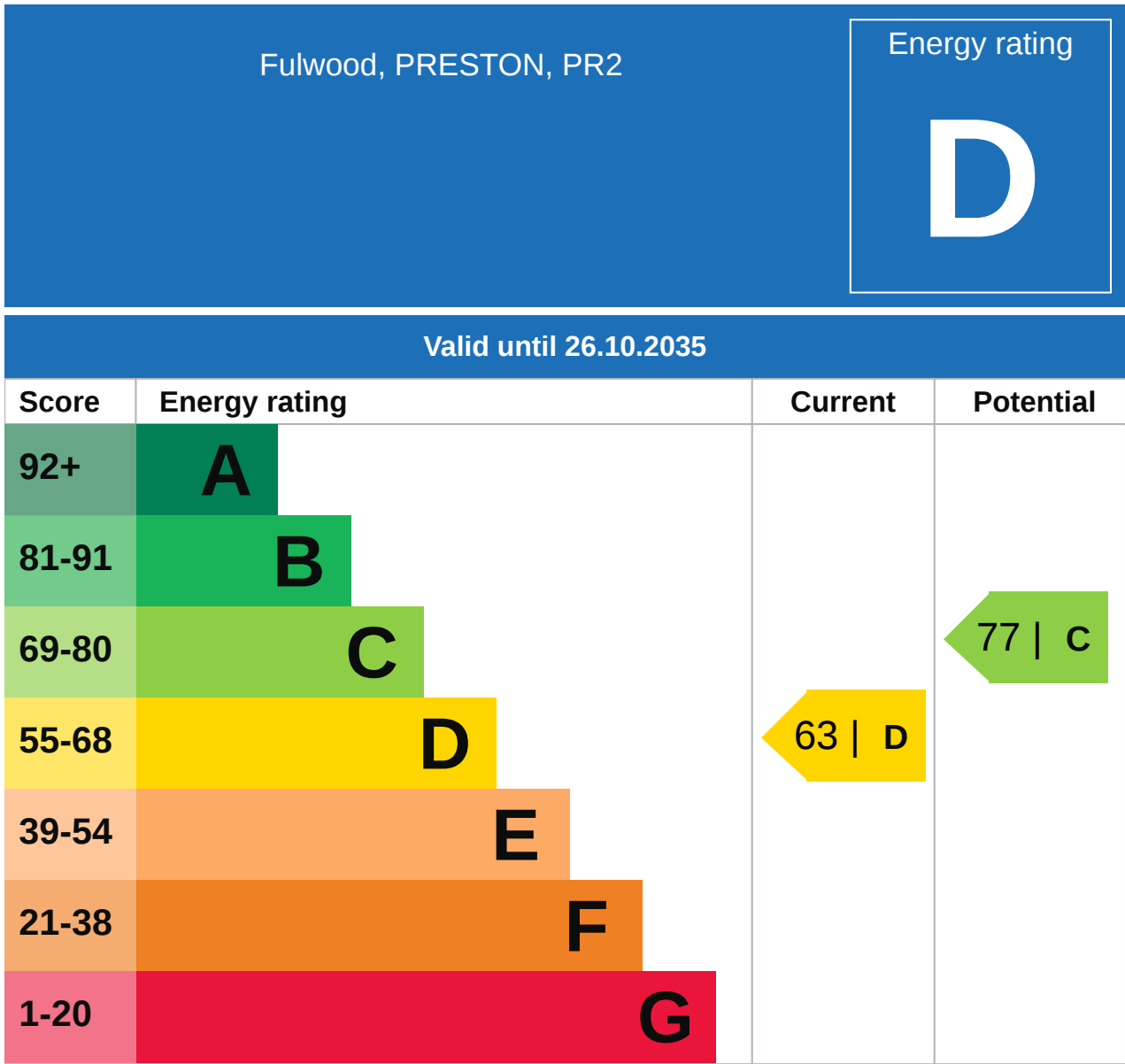
Approximate total area⁽¹⁾
124.5 m²
1341 ft²
Reduced headroom
5.2 m²
56 ft²

(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



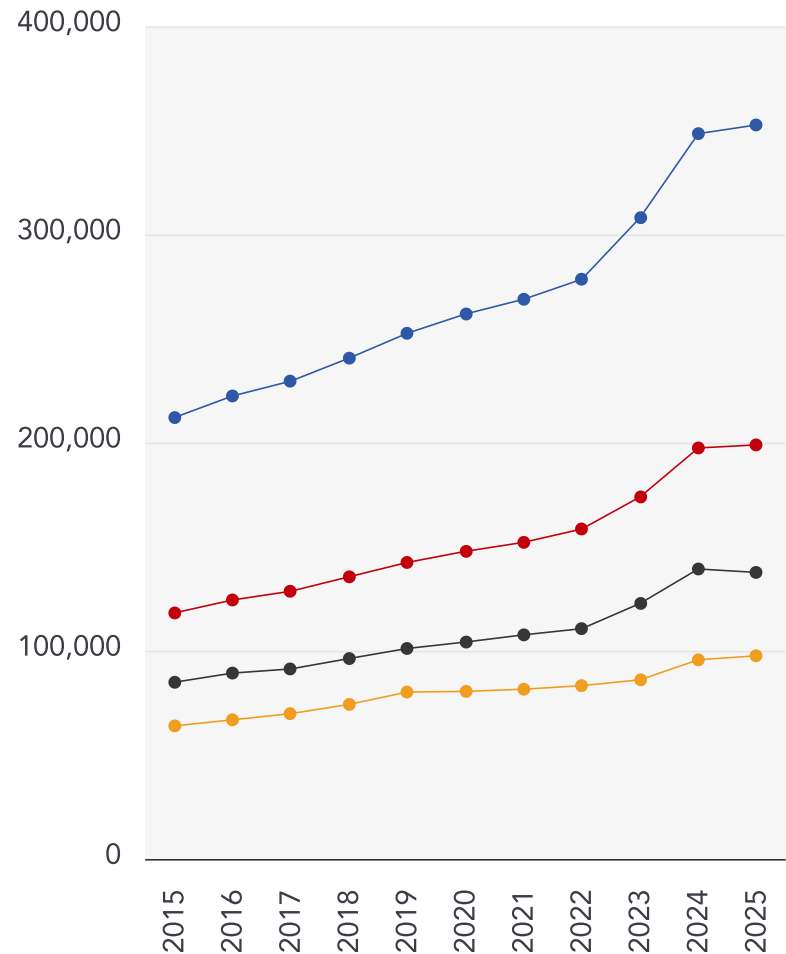
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
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:	None
Air Tightness:	(not tested)
Total Floor Area:	143 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

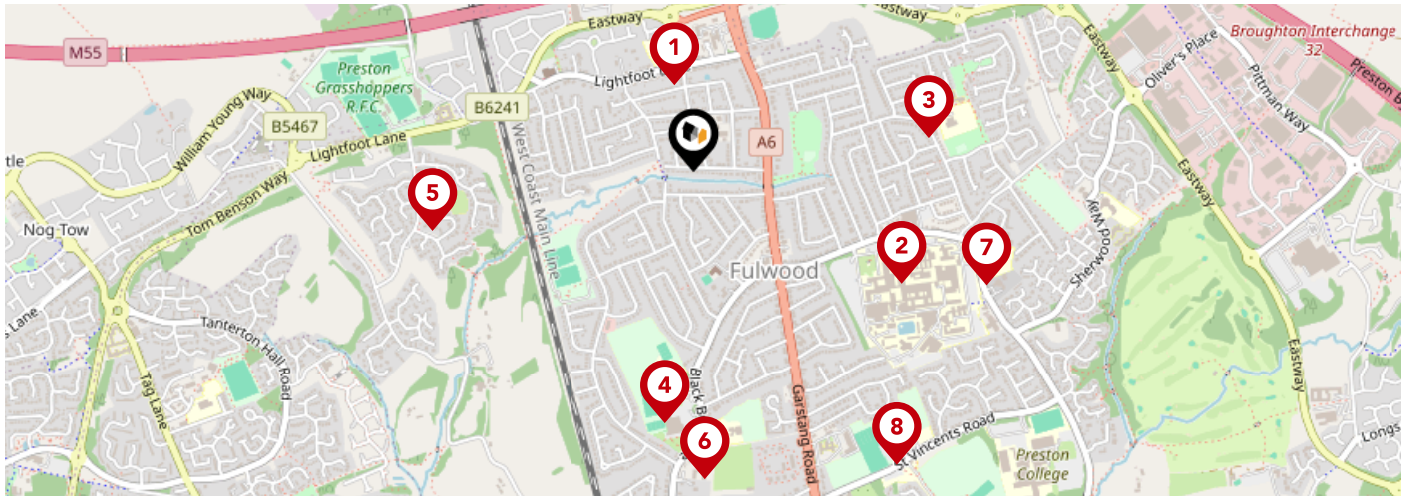
+68.31%

Terraced

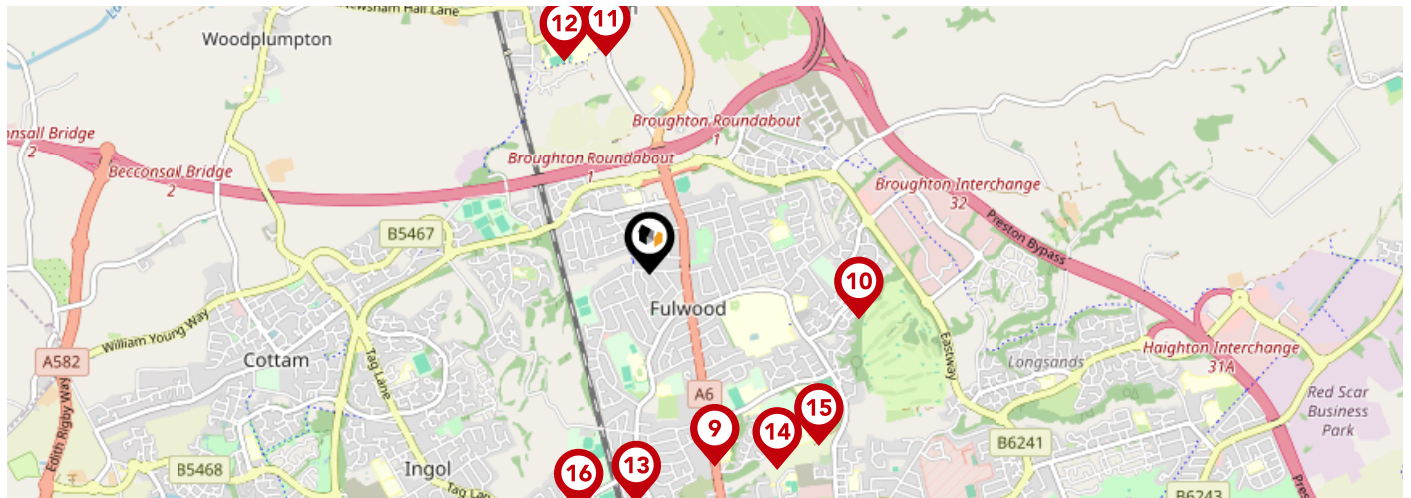
+62.15%

Flat

+52.7%



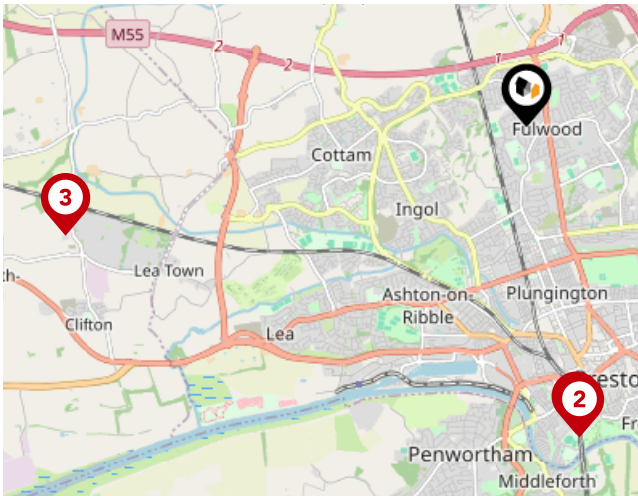
		Nursery	Primary	Secondary	College	Private
1	Our Lady and St Edward's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 211 Distance:0.19	☐	☒	☐	☐	☐
2	Lancashire Education Medical Services Ofsted Rating: Not Rated Pupils:0 Distance:0.52	☐	☐	☒	☐	☐
3	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 241 Distance:0.52	☐	☒	☐	☐	☐
4	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.56	☐	☐	☒	☐	☐
5	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:0.59	☐	☒	☐	☐	☐
6	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.67	☐	☒	☐	☐	☐
7	St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 288 Distance:0.69	☐	☒	☐	☐	☐
8	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance:0.78	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.9	☐	☒	☐	☐	☐
10	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 426 Distance:0.94	☐	☒	☐	☐	☐
11	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.97	☐	☒	☐	☐	☐
12	Broughton High School Ofsted Rating: Outstanding Pupils: 909 Distance:1	☐	☐	☒	☐	☐
13	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:1.01	☐	☒	☐	☐	☐
14	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:1.03	☐	☐	☒	☐	☐
15	Preston College Ofsted Rating: Good Pupils:0 Distance:1.06	☐	☐	☒	☐	☐
16	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:1.08	☐	☒	☐	☐	☐

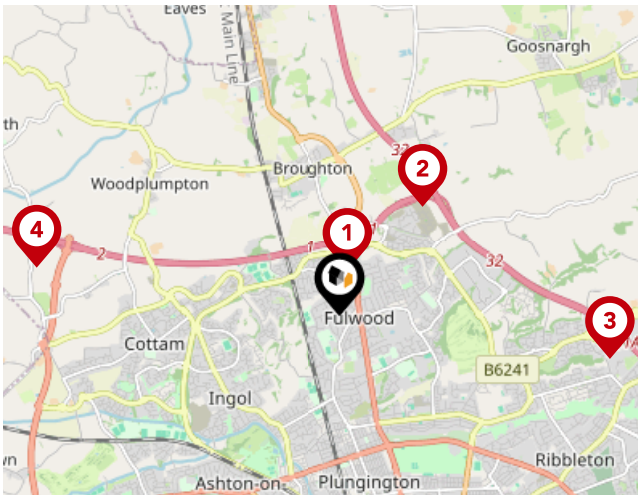
Area

Transport (National)



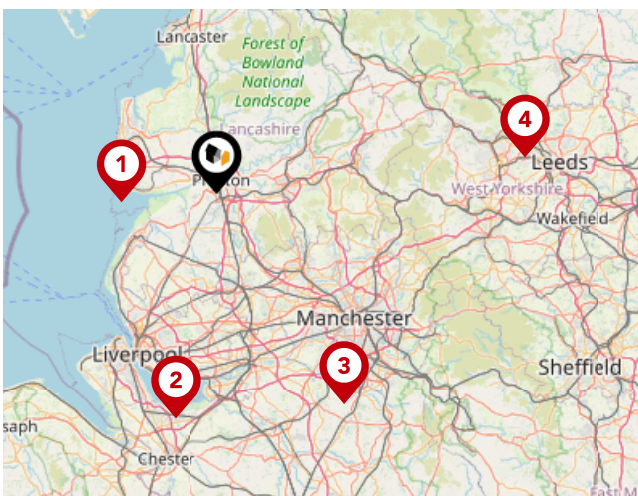
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.72 miles
2	Preston Rail Station	2.75 miles
3	Salwick Rail Station	4.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	0.41 miles
2	M6 J32	1.2 miles
3	M6 J31A	2.4 miles
4	M55 J2	2.68 miles
5	M6 J30	4.73 miles

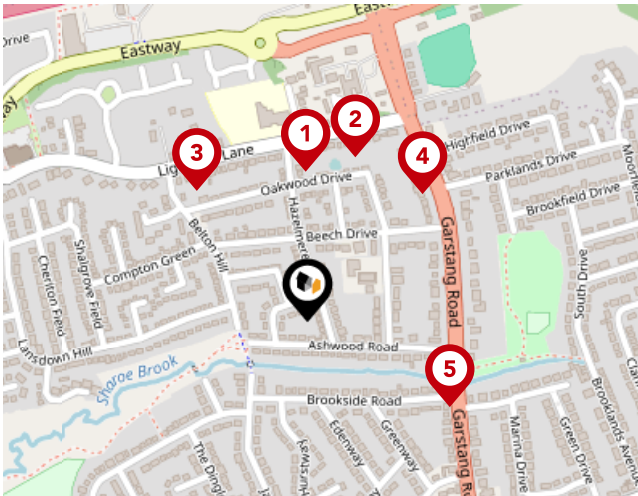


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.28 miles
2	Speke	32.14 miles
3	Manchester Airport	34.62 miles
4	Leeds Bradford Airport	43.49 miles

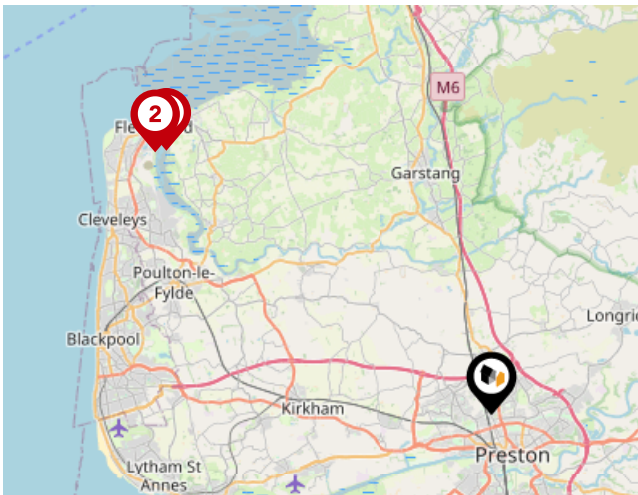
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Hazelmere Rd	0.16 miles
	Lightfoot Close	0.19 miles
	Belton Hill	0.19 miles
	Lightfoot Lane	0.19 miles
	Brookside Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	14.65 miles
	Fleetwood for Knott End Ferry Landing	14.9 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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