

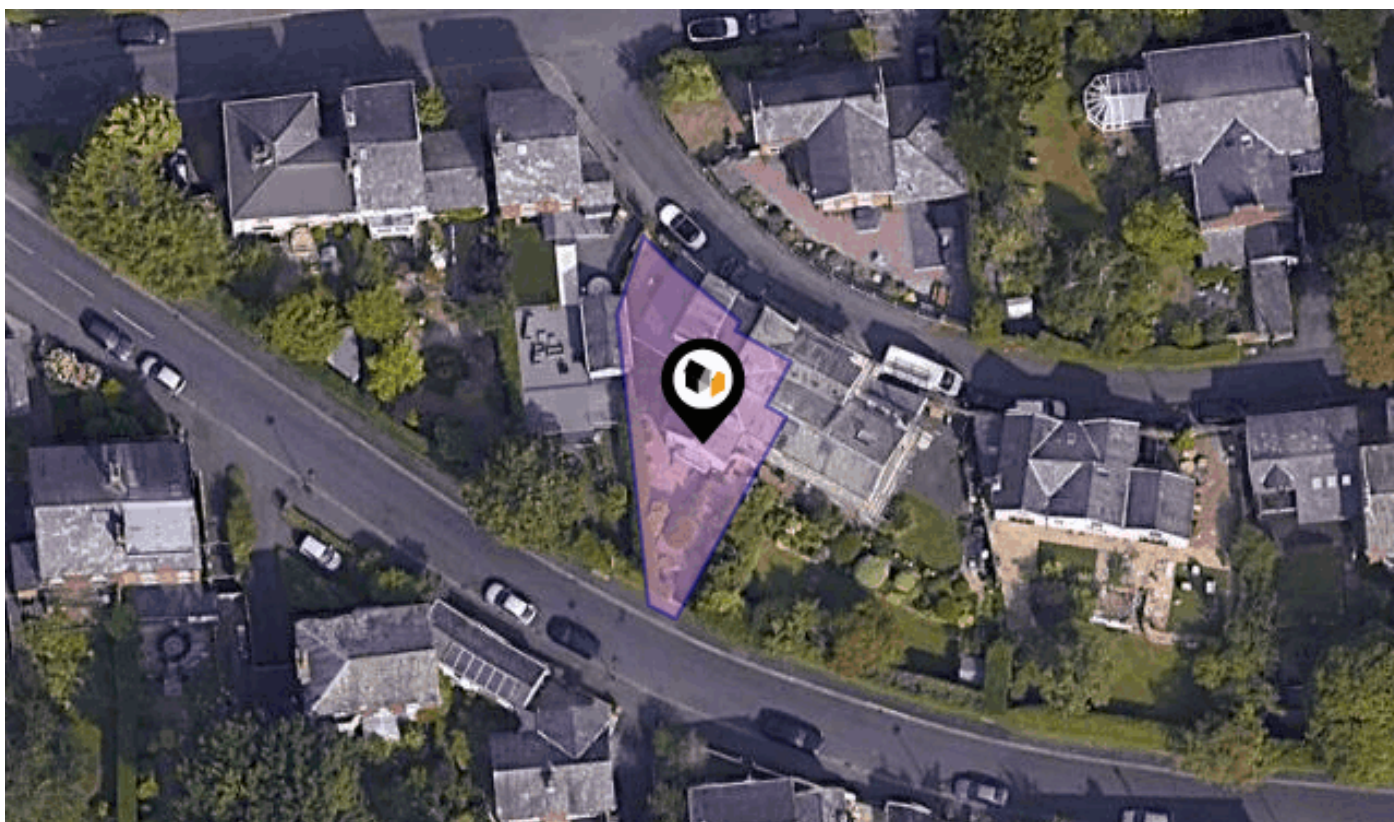


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th November 2025



HIGHER BANK ROAD, FULWOOD, PRESTON, PR2

Roberts & Co

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www.roberts-estates.co.uk



* Elegant Period Semi-Detached Home * 4 Double Bedrooms* Self Contained 1 Bed Annex

Nestled on a gently sloping plot between Lower Bank Road and Higher Bank Road, this beautifully renovated period semi-detached property boasts a wealth of original character, thoughtfully blended with modern comforts. Spread across multiple levels, the home includes a fully self-contained basement annex- perfect for multi-generational living, guest accommodation, or rental income.

The main residence offers spacious accommodation over three floors and includes four double bedrooms, two generous reception rooms, a modern fitted kitchen, utility room, ground floor shower room, first floor family shower room, and an additional WC on the second floor. A garage, private courtyard, and tiered rear garden further complement the home.

You are welcomed into a striking entrance hall, beautifully enhanced by a characterful staircase with wooden banister. From here, there is access to both reception rooms, the kitchen, and stairs leading to the upper floors.

The living room is bright and inviting, featuring a large window that floods the space with natural light and offers views over the garden. A striking feature fireplace adds a charming focal point to the room.

The separate dining room is generously proportioned, making it ideal for formal dining or entertaining guests.

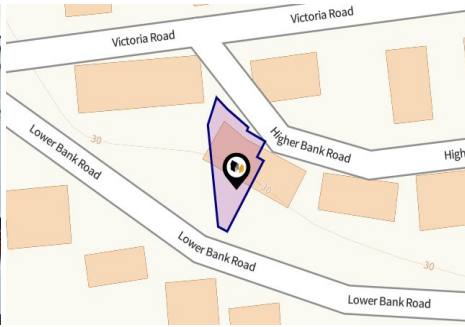
The contemporary breakfast kitchen is fitted with sleek white gloss units and complementary worktops. It includes a gas hob, double electric oven, and an integrated fridge-freezer. A breakfast bar enjoys lovely views of the garden, and there is convenient access to the side courtyard and the garage.

On the ground floor, there is a stylish shower room, while the first floor hosts two double bedrooms, a utility room, and a walk-in storage cupboard. The staircase continues to the second floor, where there are two further double bedrooms and a convenient WC.

The basement has been cleverly converted into a self-contained annex, offering an excellent opportunity for multigenerational living, guest accommodation, or rental income. It comprises an open-plan kitchen and living area, a separate bedroom, and a contemporary bathroom. The annex has its own access, ensuring privacy and independence from the main residence.

Outside, the property enjoys a beautifully tiered garden to the rear, ideal for relaxing or entertaining. A private courtyard is accessible from the kitchen, providing a peaceful and secluded space. There is pedestrian access via steps from Lower Bank Road to the front of the house, while vehicular access is available from Higher Bank Road at the rear.

This is a rare opportunity to acquire a substantial period home with flexible living arrangements and a blend of classic charm and modern comfort.



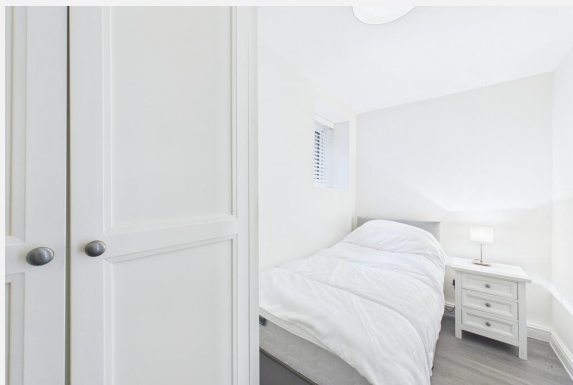
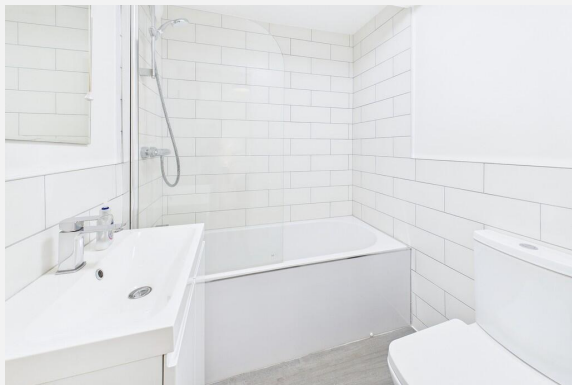
Property

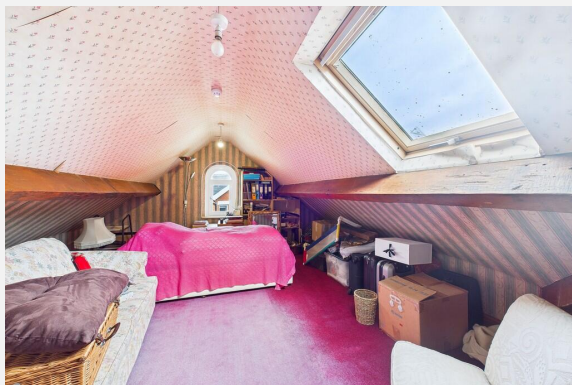
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,249 ft ² / 209 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,652		
Title Number:	LA552509		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	Fulwood Conservation Area	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	80	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

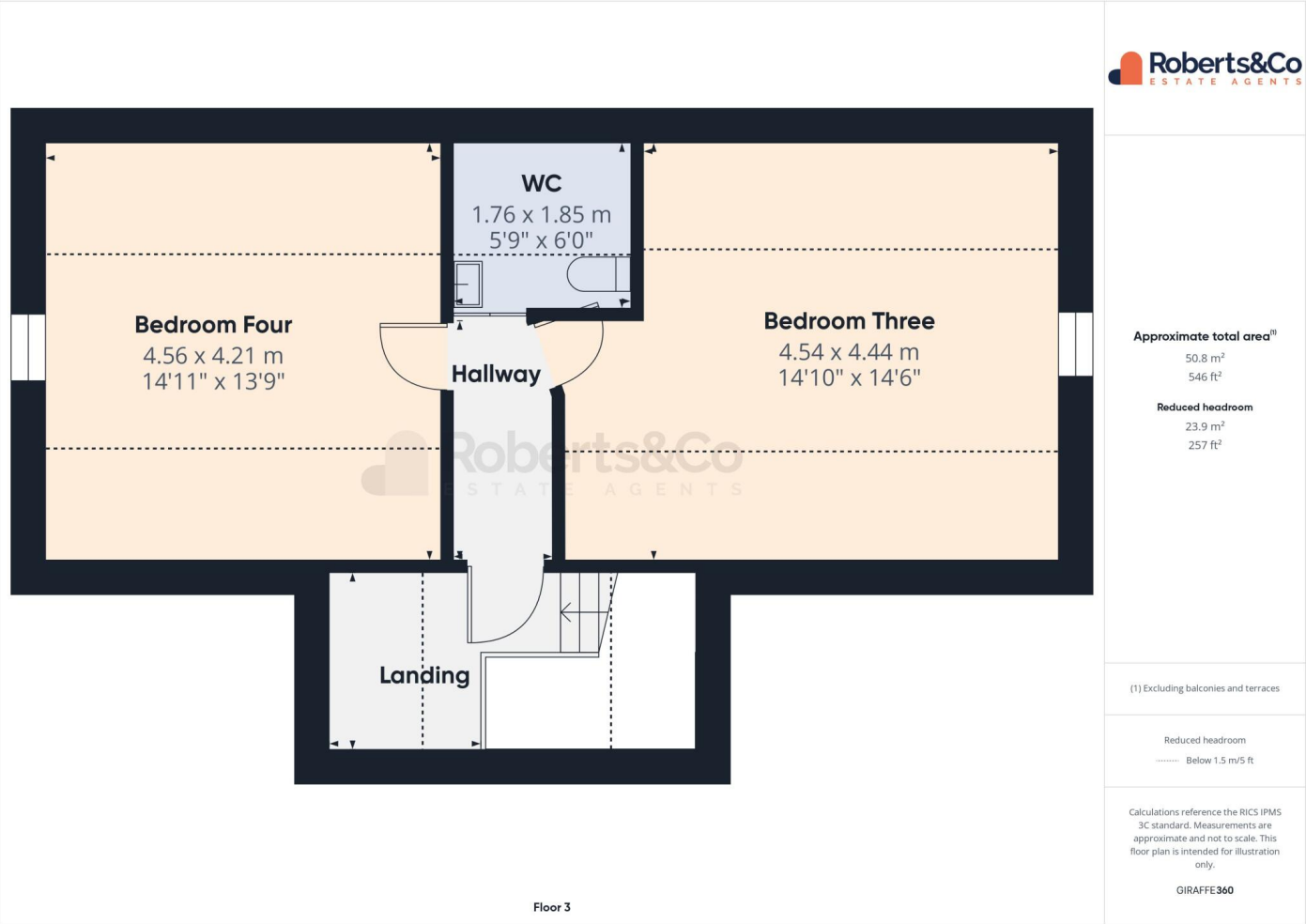
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			



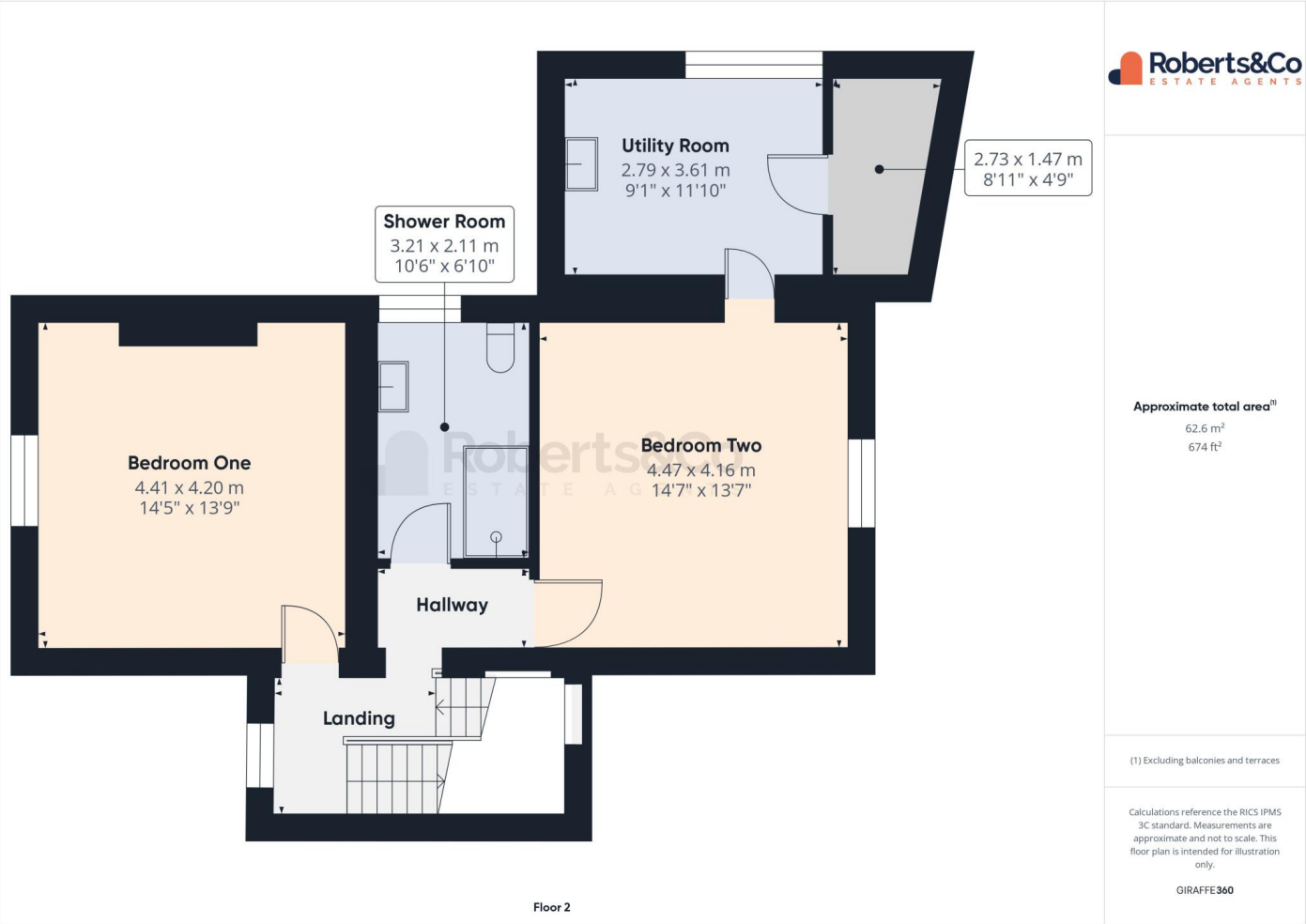




HIGHER BANK ROAD, FULWOOD, PRESTON, PR2



HIGHER BANK ROAD, FULWOOD, PRESTON, PR2

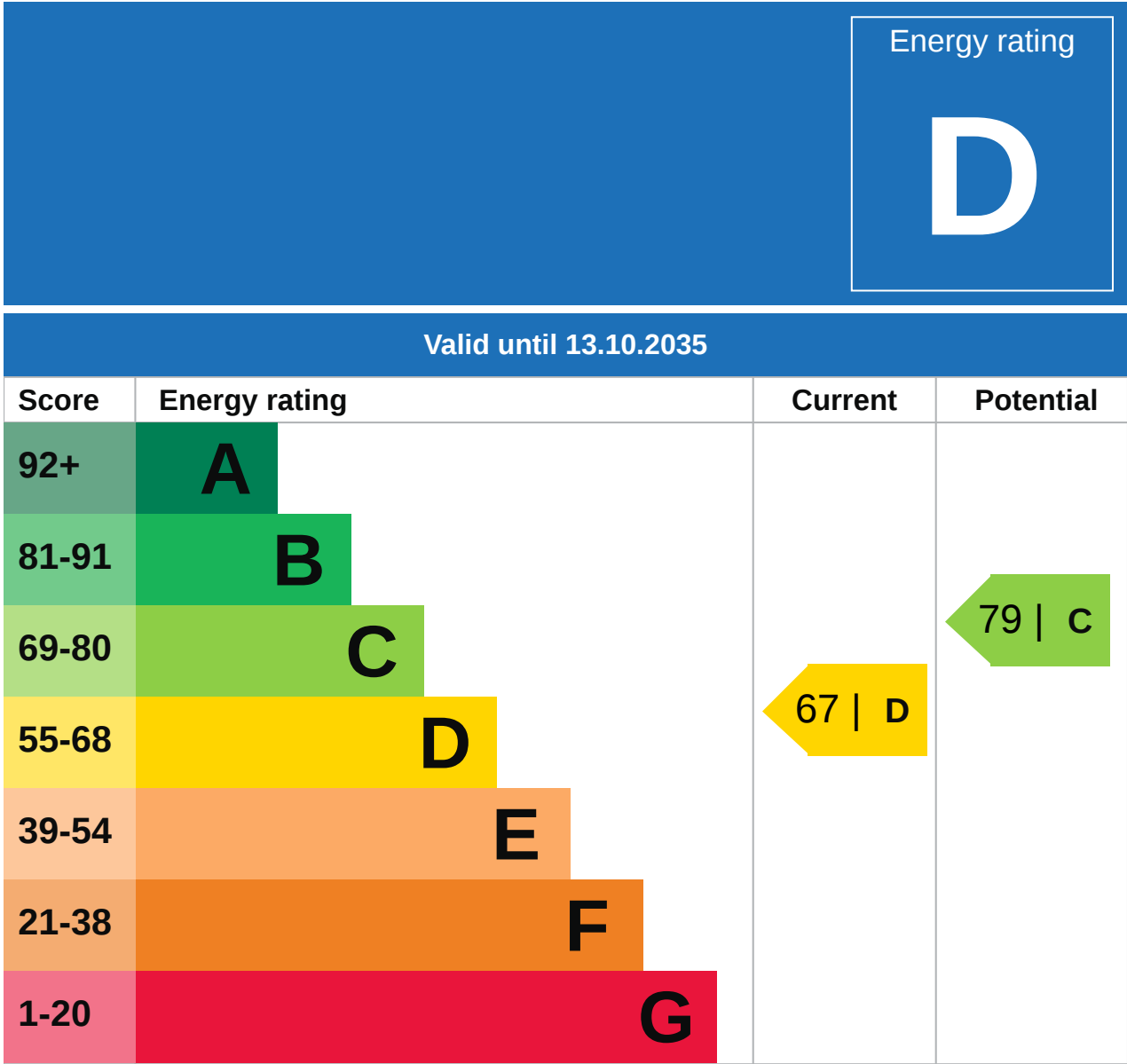


HIGHER BANK ROAD, FULWOOD, PRESTON, PR2



HIGHER BANK ROAD, FULWOOD, PRESTON, PR2





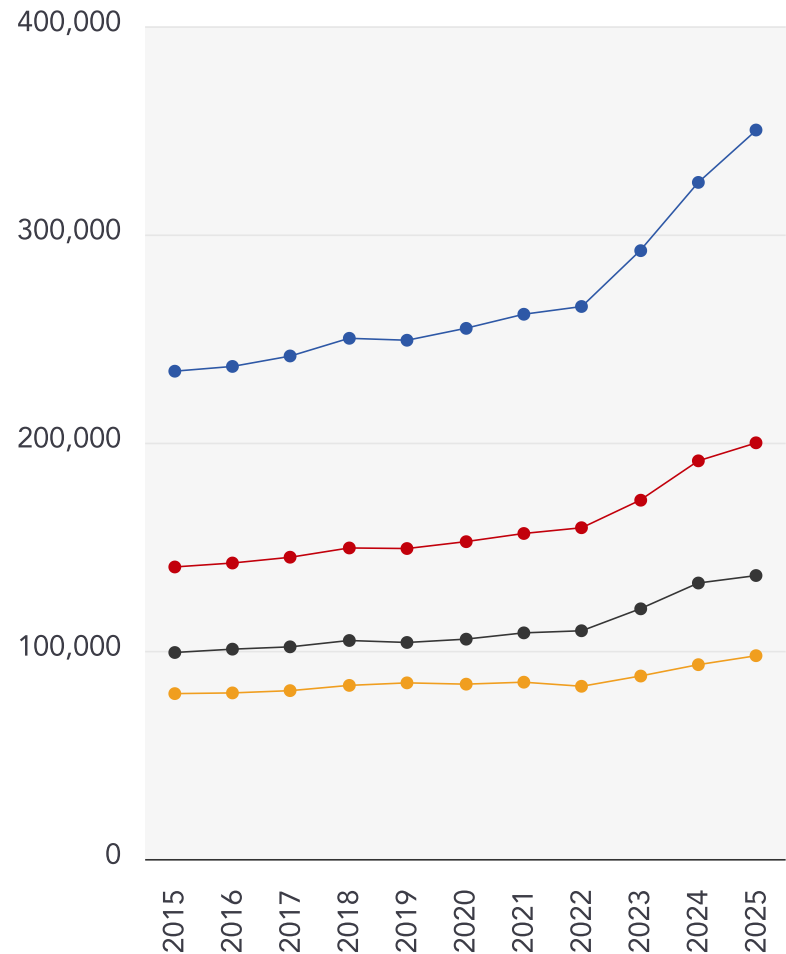
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	209 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

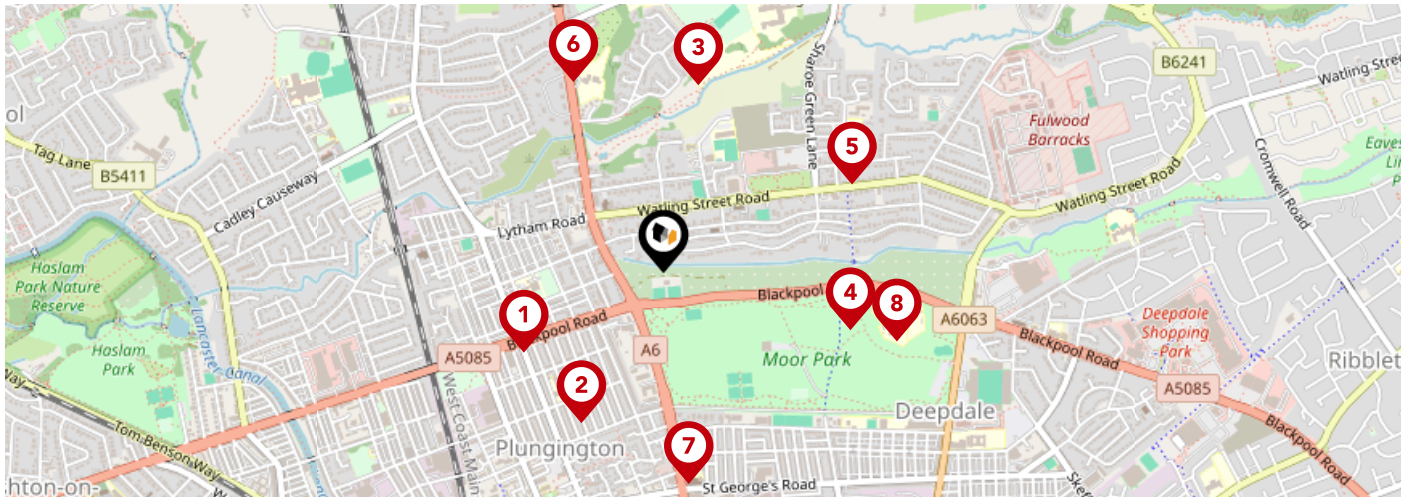
+42.52%

Terraced

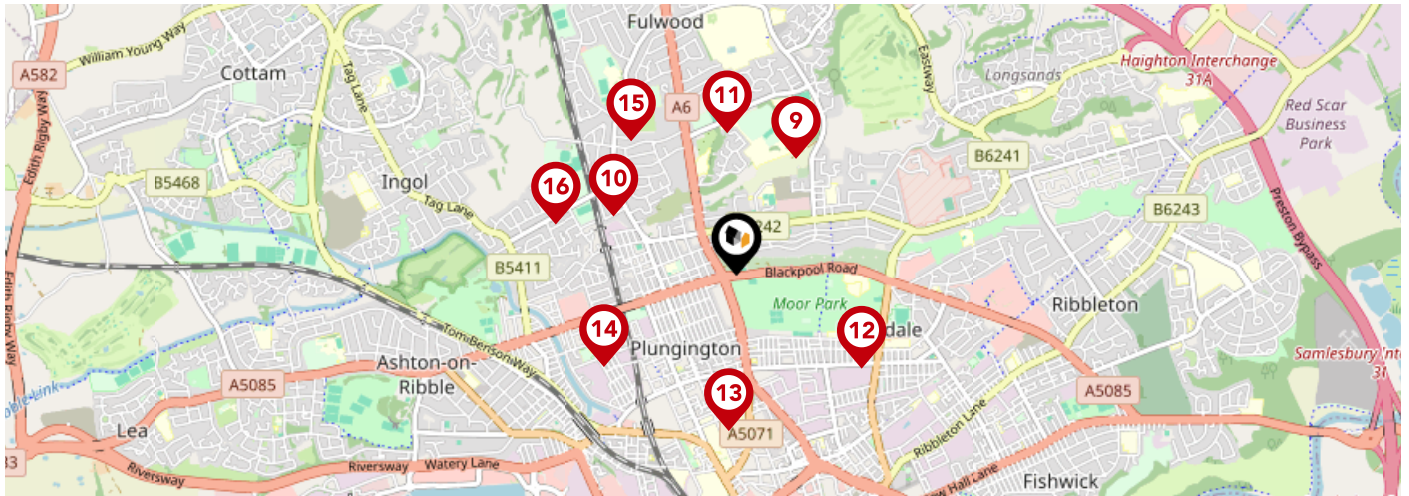
+37.28%

Flat

+22.94%



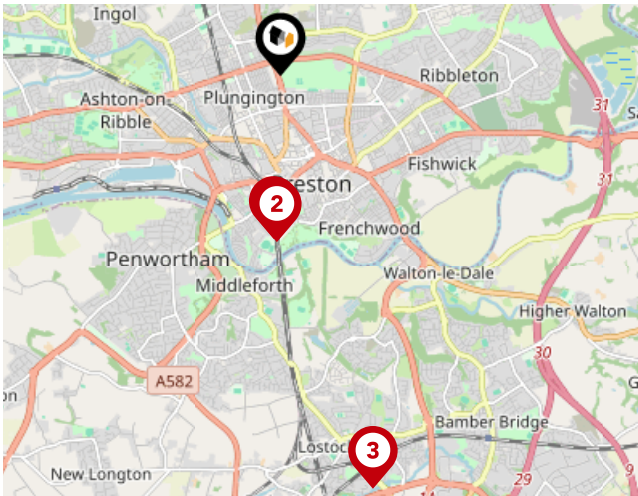
		Nursery	Primary	Secondary	College	Private
1	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.35	☐	☐	☒	☐	☐
2	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.38	☐	☒	☐	☐	☐
3	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.42	☐	☐	☒	☐	☐
4	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.43	☐	☒	☐	☐	☐
5	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.46	☐	☒	☐	☐	☐
6	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.46	☐	☒	☐	☐	☐
7	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.47	☐	☐	☒	☐	☐
8	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.53	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Preston College Ofsted Rating: Good Pupils: 0 Distance: 0.57	☐	☐	☒	☐	☐
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance: 0.6	☐	☒	☐	☐	☐
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance: 0.62	☐	☐	☒	☐	☐
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance: 0.68	☐	☐	☒	☐	☐
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance: 0.68	☐	☒	☐	☐	☐
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance: 0.71	☐	☒	☐	☐	☐
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance: 0.75	☐	☒	☐	☐	☐
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance: 0.83	☐	☒	☐	☐	☐

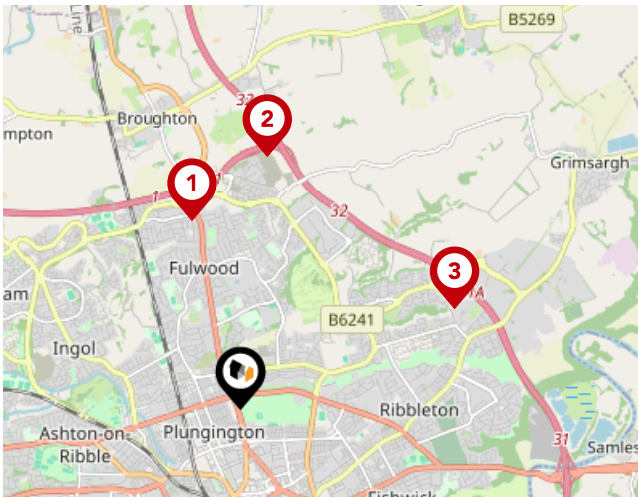
Area

Transport (National)



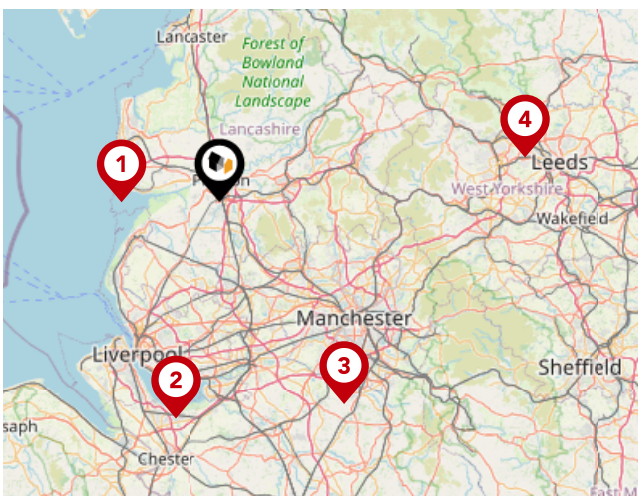
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.42 miles
2	Preston Rail Station	1.45 miles
3	Lostock Hall Rail Station	3.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.72 miles
2	M6 J32	2.23 miles
3	M6 J31A	2.08 miles
4	M6 J30	3.43 miles
5	M65 J1A	4.39 miles

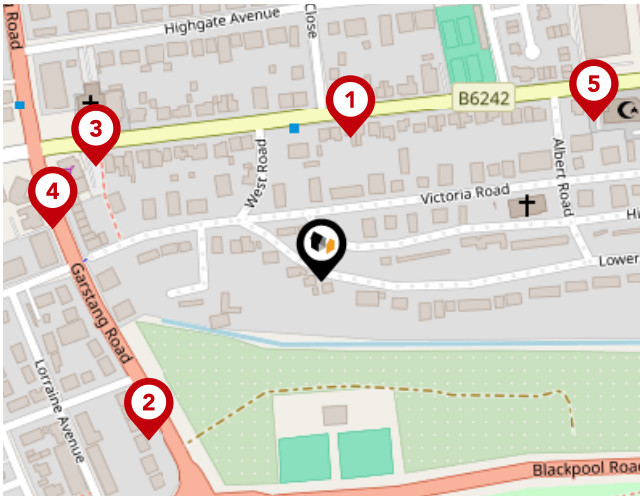


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.72 miles
2	Speke	30.99 miles
3	Manchester Airport	33.28 miles
4	Leeds Bradford Airport	43.18 miles

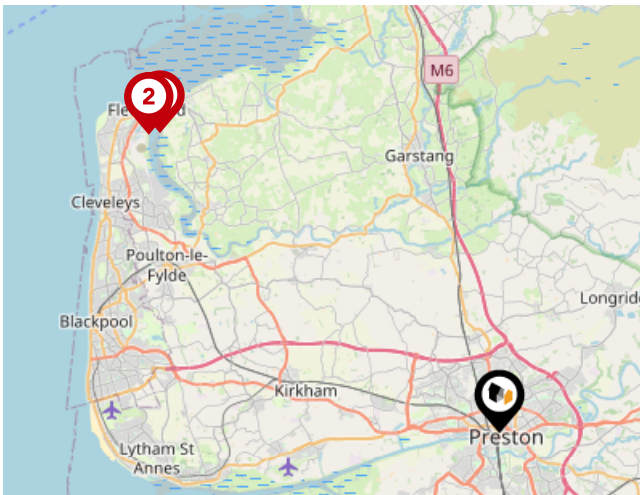
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Highgate Close	0.08 miles
	Symonds Road	0.13 miles
	Methodist Church	0.14 miles
	Watling Street Road	0.15 miles
	Business Centre	0.17 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.84 miles
	Fleetwood for Knott End Ferry Landing	16.08 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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