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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 13th August 2026**



**WOODPLUMPTON ROAD, FULWOOD, PRESTON, PR2**

## Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

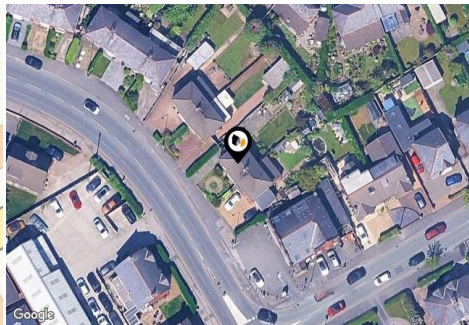
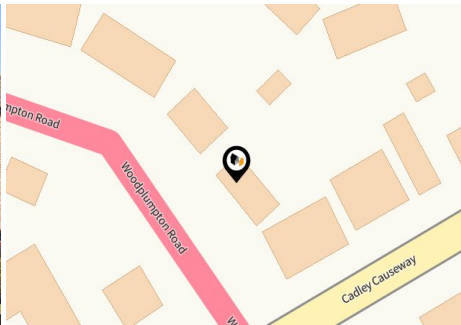
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\* Offered to the market with no onward chain \* 3-bedroom semi-detached home

Presenting an excellent opportunity for buyers looking to create a home tailored to their own style.

Requiring updating and redecoration throughout, it is an ideal first-time purchase, investment, or project property with fantastic potential to add value. To the front, the property benefits from off-road driveway parking and a welcoming entrance hall. The spacious dual-aspect living room is filled with natural light thanks to windows at both ends of the room and features a charming gas fireplace, creating a cosy focal point. The fitted kitchen provides ample storage and workspace, with plenty of scope for modernisation to suit individual tastes. To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, alongside a three-piece family bathroom. Externally, the property enjoys an enclosed rear garden, laid mainly to lawn, offering plenty of space for children, pets or keen gardeners, with excellent potential to landscape and transform into a fantastic outdoor entertaining area. Situated in a convenient location, the property is within easy reach of Sharoe Brook, offering picturesque walks, while the popular Haslam Park is also nearby. Excellent transport links provide straightforward access to Preston city centre, the motorway network, local schools and a wide range of everyday amenities.



## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 753 ft <sup>2</sup> / 70 m <sup>2</sup> |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £2,003                                  |

## Local Area

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

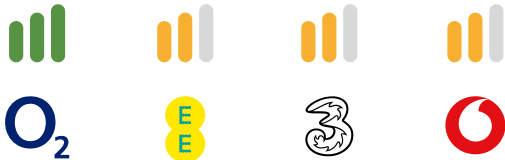
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|                   |                   |                      |
|-------------------|-------------------|----------------------|
| <b>14</b><br>mb/s | <b>80</b><br>mb/s | <b>10000</b><br>mb/s |
|                   |                   |                      |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



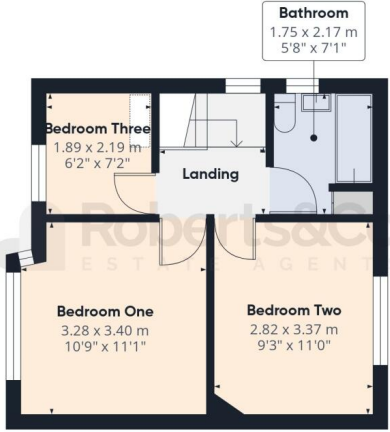




WOODPLUMPTON ROAD, FULWOOD, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
64.5 m<sup>2</sup>  
695 ft<sup>2</sup>

(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.

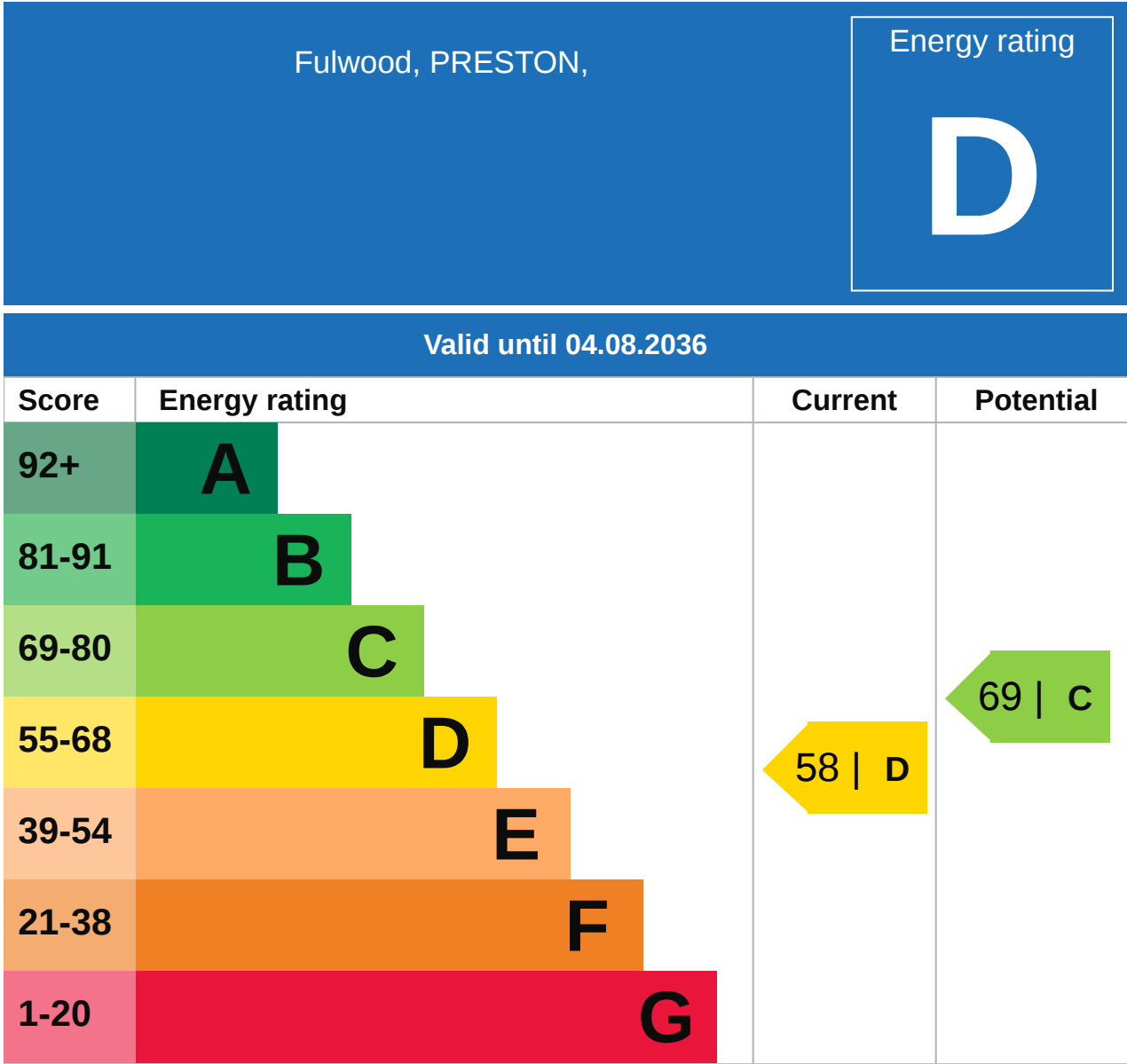
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### Additional EPC Data

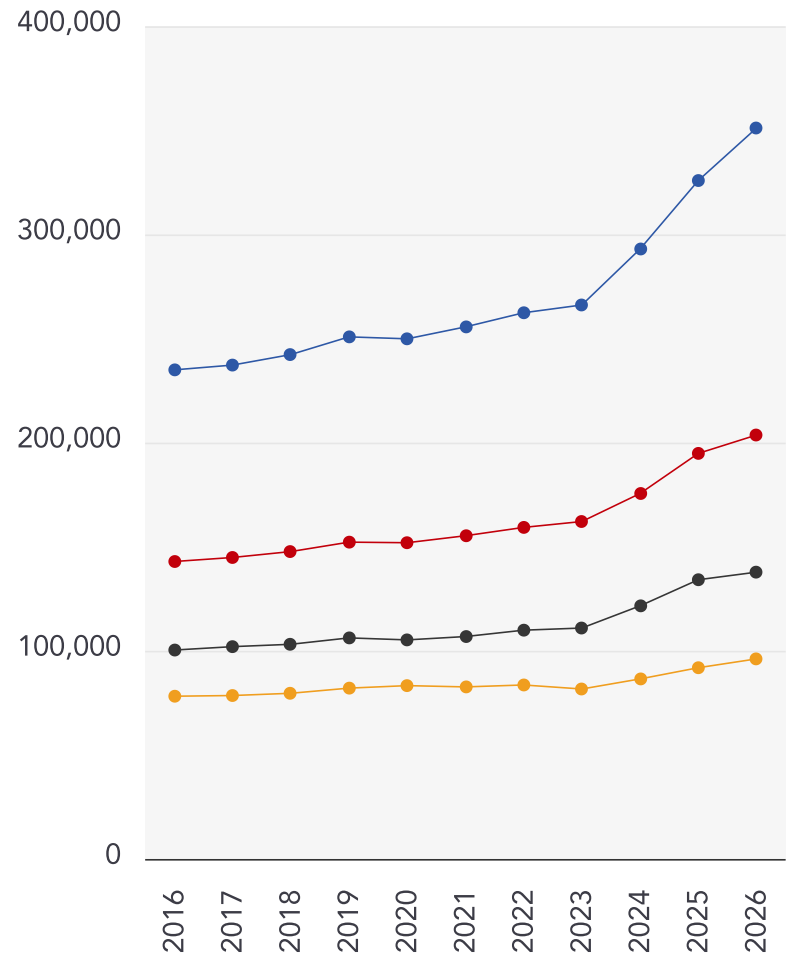
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|                                      |                                   |
|--------------------------------------|-----------------------------------|
| <b>Property Type:</b>                | Semi-detached house               |
| <b>Walls:</b>                        | Cavity wall, filled cavity        |
| <b>Walls Energy:</b>                 | Good                              |
| <b>Roof:</b>                         | Pitched, insulated (assumed)      |
| <b>Roof Energy:</b>                  | Average                           |
| <b>Window:</b>                       | Fully double glazed               |
| <b>Window Energy:</b>                | Poor                              |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas   |
| <b>Main Heating Energy:</b>          | Good                              |
| <b>Main Heating Controls:</b>        | Programmer, TRVs and bypass       |
| <b>Main Heating Controls Energy:</b> | Average                           |
| <b>Hot Water System:</b>             | From main system                  |
| <b>Hot Water Energy Efficiency:</b>  | Good                              |
| <b>Lighting:</b>                     | Below average lighting efficiency |
| <b>Lighting Energy:</b>              | Average                           |
| <b>Floors:</b>                       | Solid, no insulation (assumed)    |
| <b>Secondary Heating:</b>            | Room heaters, mains gas           |
| <b>Air Tightness:</b>                | (not tested)                      |
| <b>Total Floor Area:</b>             | 70 m <sup>2</sup>                 |

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

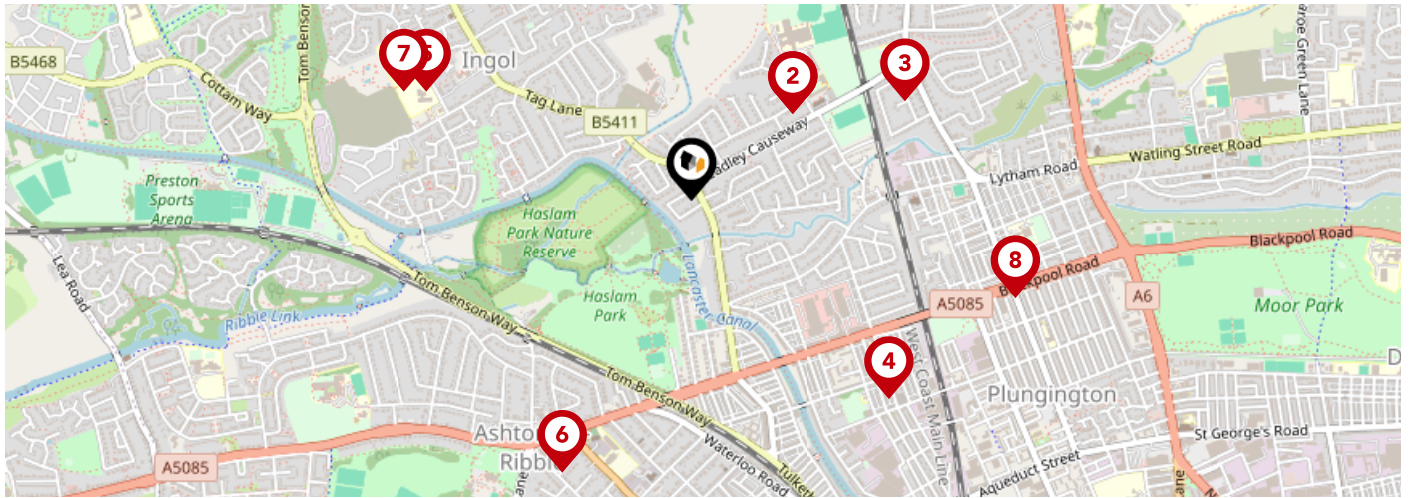
**+42.52%**

Terraced

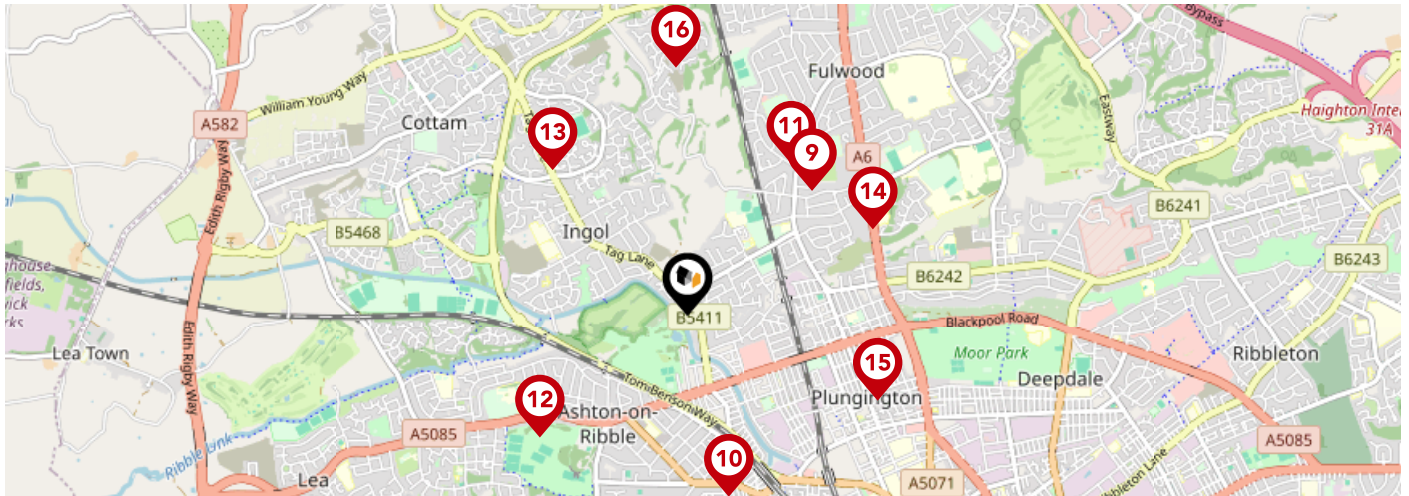
**+37.28%**

Flat

**+22.94%**



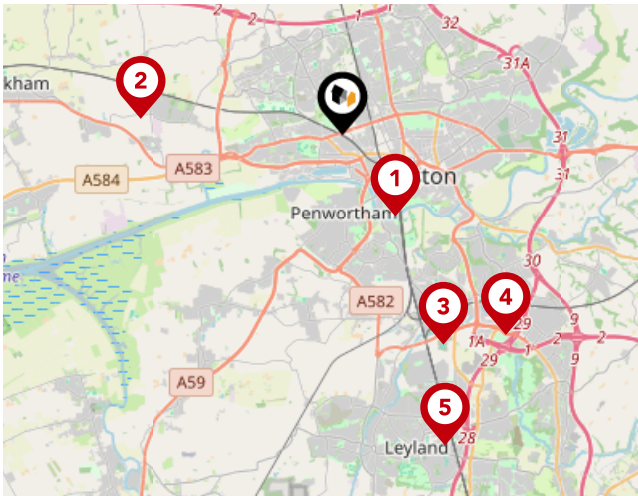
|          |                                                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Anthony's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 319   Distance:0.29                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Our Lady's Catholic High School</b><br>Ofsted Rating: Good   Pupils: 895   Distance:0.29                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Fulwood and Cadley Primary School</b><br>Ofsted Rating: Good   Pupils: 315   Distance:0.52                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Roebuck School</b><br>Ofsted Rating: Good   Pupils: 334   Distance:0.61                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ingol Community Primary School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.63                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Ashton-on-Ribble St Andrew's Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 425   Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Holy Family Catholic Primary School, Ingol, Preston</b><br>Ofsted Rating: Good   Pupils: 203   Distance:0.67                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Moorbrook School</b><br>Ofsted Rating: Good   Pupils: 57   Distance:0.74                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Queen's Drive Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 434   Distance:0.78  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Sacred Heart Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Fulwood Academy</b><br>Ofsted Rating: Good   Pupils: 884   Distance:0.81                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashton Community Science College</b><br>Ofsted Rating: Good   Pupils: 854   Distance:0.84     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Pool House Community Primary School</b><br>Ofsted Rating: Good   Pupils: 179   Distance:0.87  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Pius X Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 115   Distance:0.9     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Eldon Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 257   Distance:0.91          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Harris Primary School</b><br>Ofsted Rating: Good   Pupils: 247   Distance:1.09                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

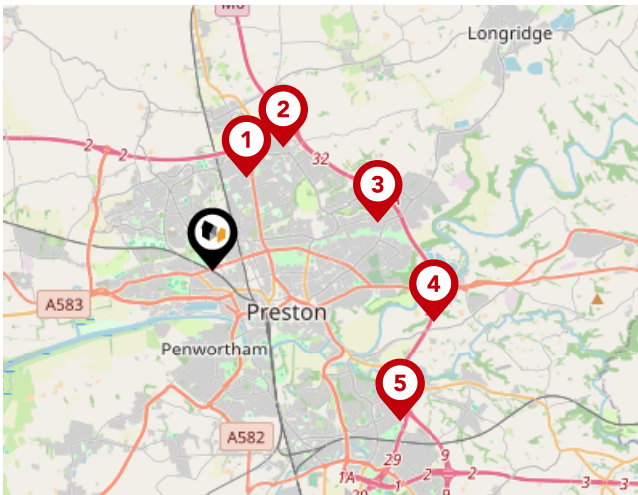
# Area

## Transport (National)



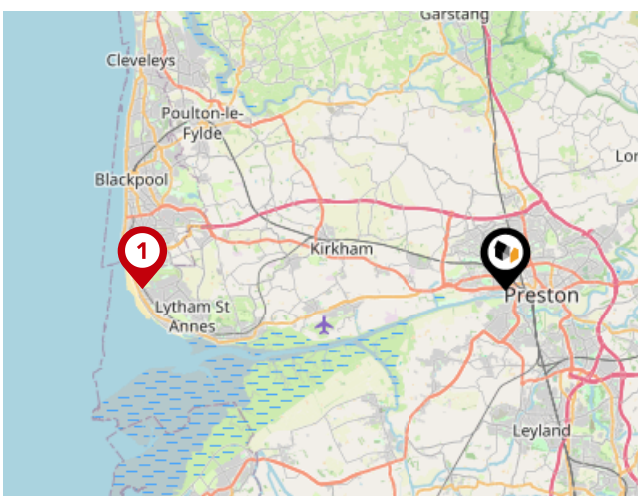
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Preston Rail Station       | 1.69 miles |
| 2   | Salwick Rail Station       | 3.53 miles |
| 3   | Lostock Hall Rail Station  | 4.07 miles |
| 4   | Bamber Bridge Rail Station | 4.51 miles |
| 5   | Leyland Rail Station       | 5.71 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M55 J1  | 1.72 miles |
| 2   | M6 J32  | 2.5 miles  |
| 3   | M6 J31A | 3.01 miles |
| 4   | M6 J31  | 3.97 miles |
| 5   | M6 J30  | 4.19 miles |

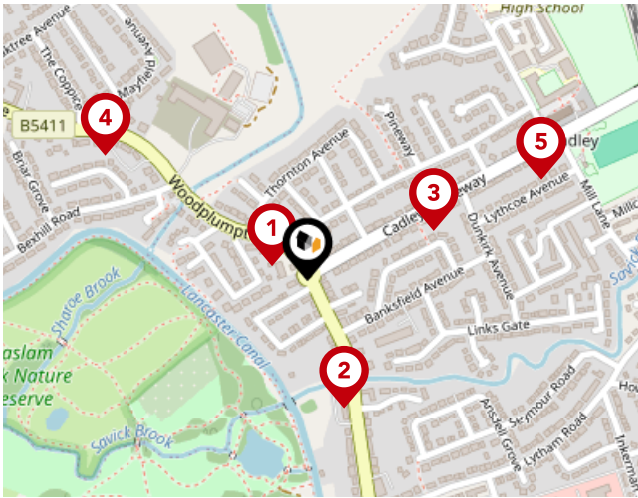


### Airports/Helipads

| Pin | Name                            | Distance    |
|-----|---------------------------------|-------------|
| 1   | Blackpool International Airport | 12.69 miles |

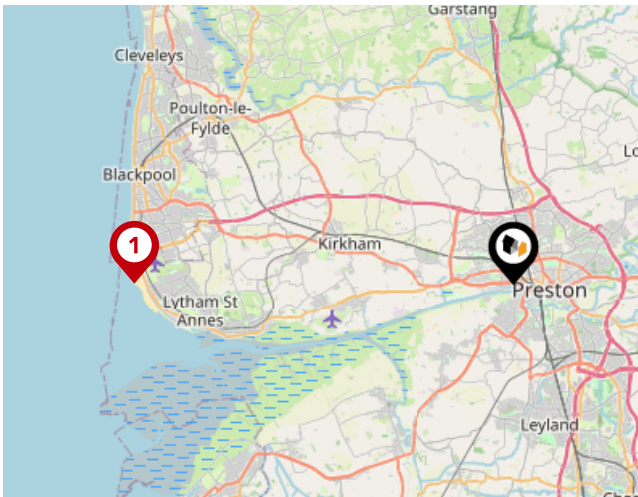
# Area

## Transport (Local)



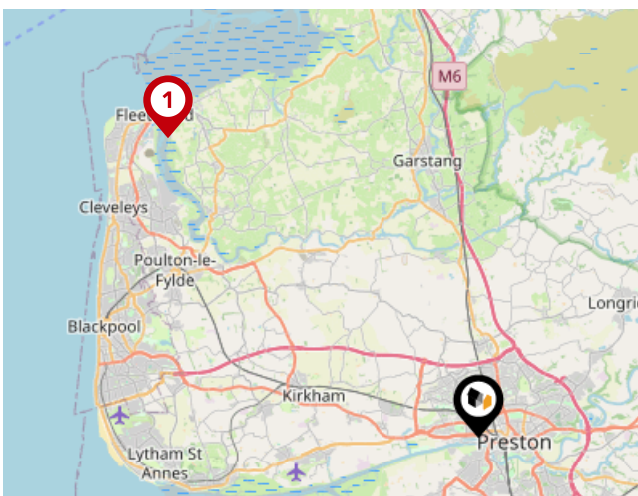
### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Cadley Causeway   | 0.04 miles |
| 2   | Drakes Croft      | 0.14 miles |
| 3   | Dunkirk Avenue    | 0.14 miles |
| 4   | Mayfield Ave      | 0.25 miles |
| 5   | St Anthonys Drive | 0.27 miles |



### Local Connections

| Pin | Name                           | Distance    |
|-----|--------------------------------|-------------|
| 1   | Starr Gate (Blackpool Tramway) | 13.28 miles |



### Ferry Terminals

| Pin | Name                           | Distance    |
|-----|--------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing | 15.05 miles |



### Roberts & Co

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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

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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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