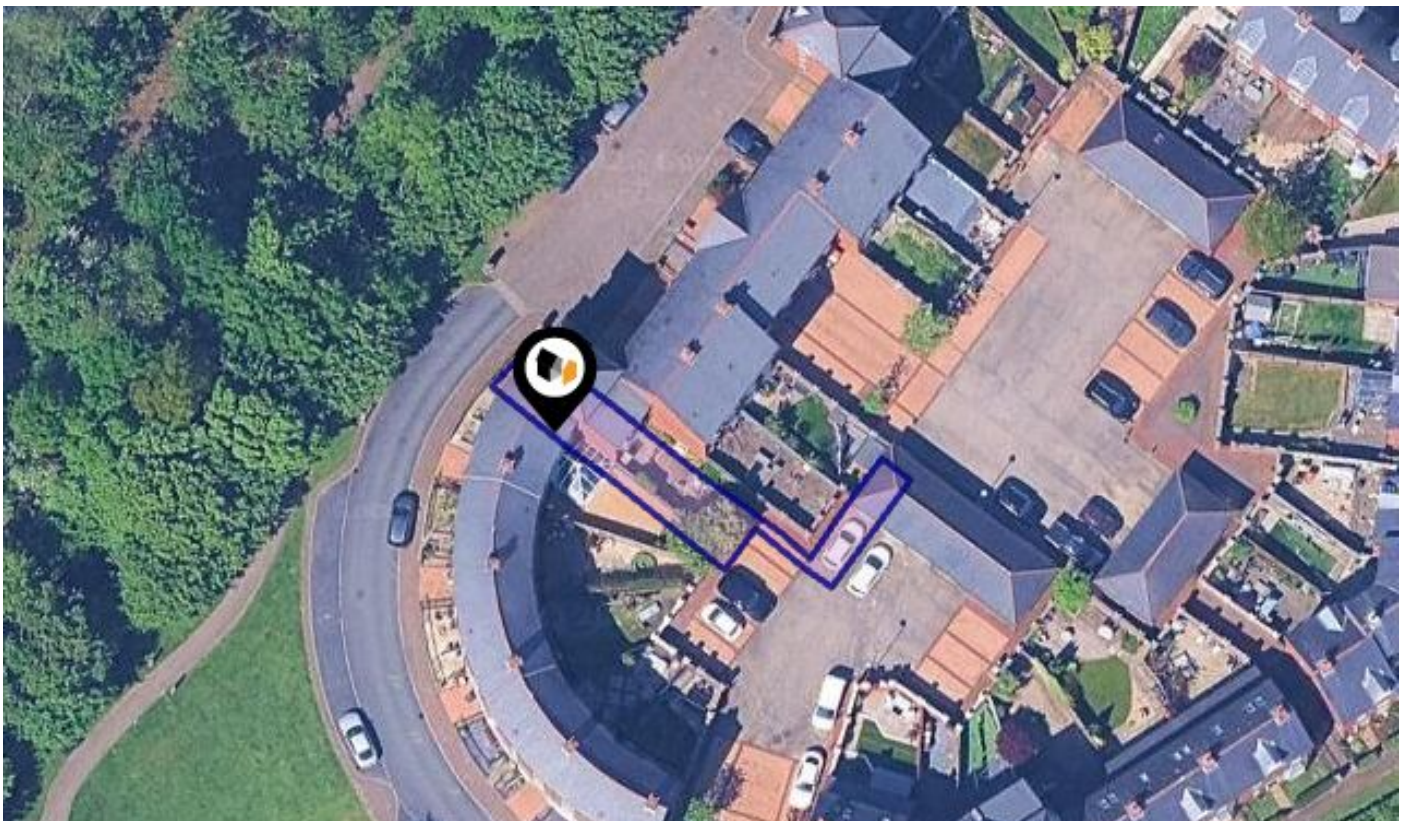




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 15th April 2026**



**DANVERS WAY, FULWOOD, PRESTON, PR2**

## Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk

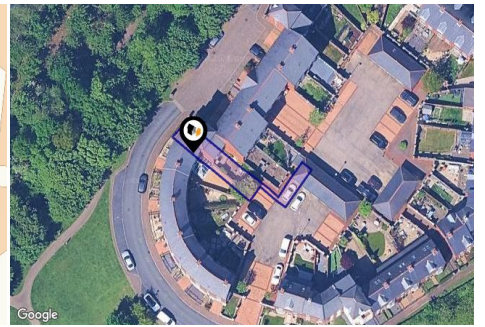


# Introduction

## Our Comments

\* Four Double Bedrooms \* Set Over Four Floor \* Versatile Home

This impressive four-storey townhouse offers spacious and versatile accommodation, making it an ideal home for growing or larger families. Situated in a highly sought-after location, the property benefits from excellent access to local amenities, schools, and convenient transport links, ensuring both comfort and practicality for everyday living. The home boasts four generously sized bedrooms, thoughtfully arranged across four levels to provide flexibility for family life, home working, or guest accommodation. A key feature of the property is the presence of WC or bathroom facilities on every floor, adding to the convenience and functionality of the layout. The ground floor comprises a welcoming reception room, a convenient WC, and a stylish kitchen diner. The kitchen is fitted with modern white cabinetry and wood-effect worktops, complemented by a range of integrated appliances including a fridge freezer, dishwasher, double electric ovens, and a gas hob. Patio doors open directly onto the enclosed rear garden, allowing for seamless indoor-outdoor living. The garden itself is designed in a low-maintenance, courtyard style-perfect for relaxing or entertaining without the upkeep of a larger outdoor space. On the first floor, you will find a bright and spacious living room, along with a well-proportioned fourth bedroom and a contemporary three-piece family bathroom. The second floor offers two further double bedrooms, one of which benefits from its own en-suite bathroom and access to a private balcony, providing a lovely retreat within the home. The top floor is dedicated to an additional bedroom complete with its own WC, making it ideal as a principal suite, guest room, or private workspace. Externally, the property includes allocated parking as well as a garage, providing secure and convenient storage or parking options. Overall, this substantial townhouse combines space, style, and versatility in a fantastic location-perfect for modern family living.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2007		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,576		
<b>Title Number:</b>	LAN52529		

## Local Area

<b>Local Authority:</b>	Preston	<b>Estimated Broadband Speeds</b>	
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)	
<b>Flood Risk:</b>		<b>7</b>	<b>2000</b>
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		

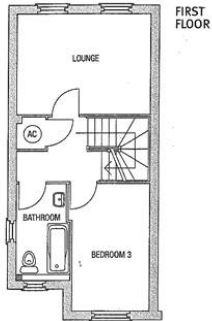
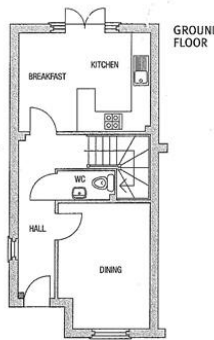
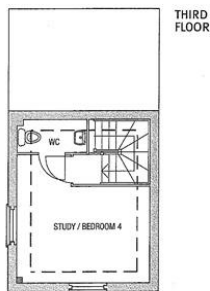
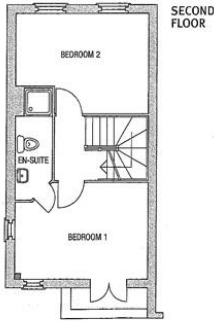


**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**









# Property EPC - Certificate

Fulwood, PRESTON, PR2

Energy rating

**C**

Valid until 31.03.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

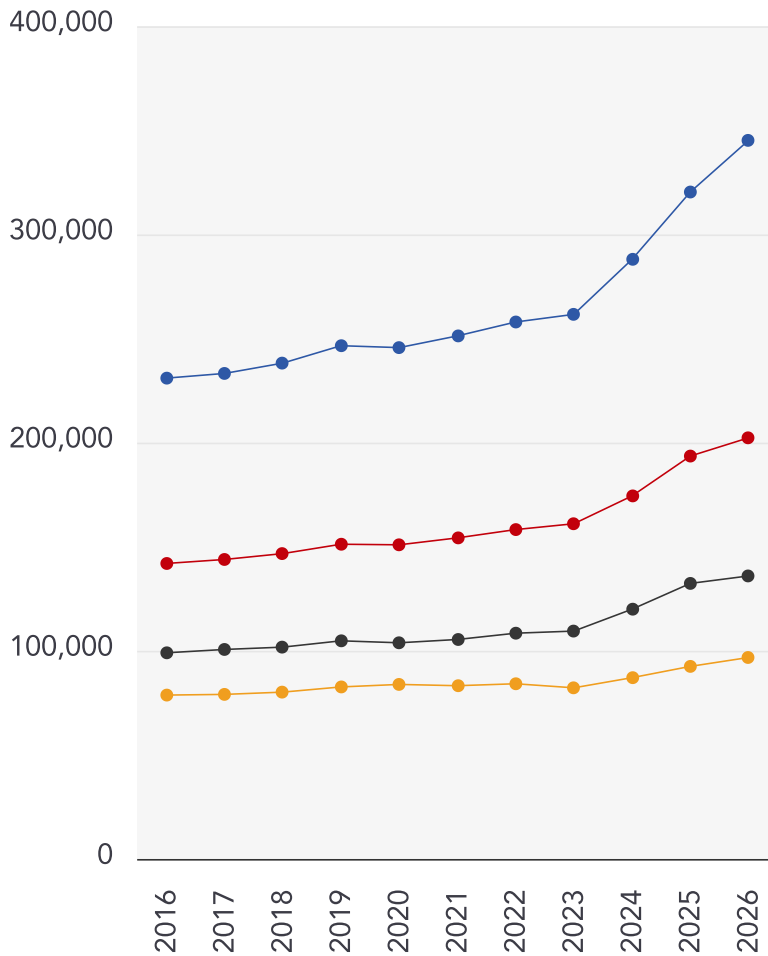
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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>	Poor
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	132 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%**

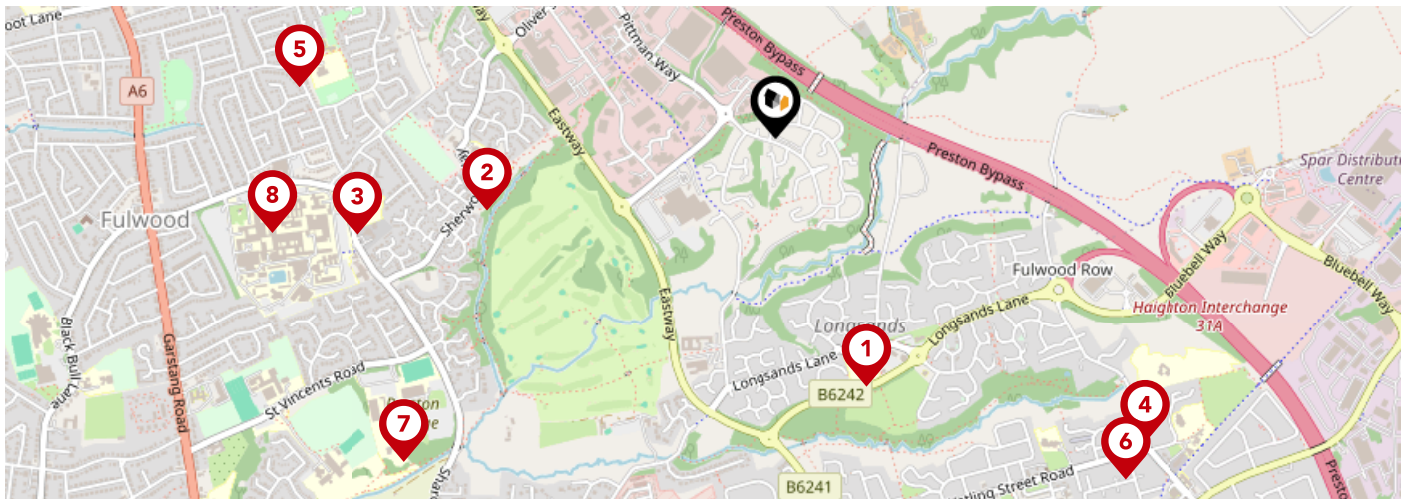
Terraced

**+37.28%**

Flat

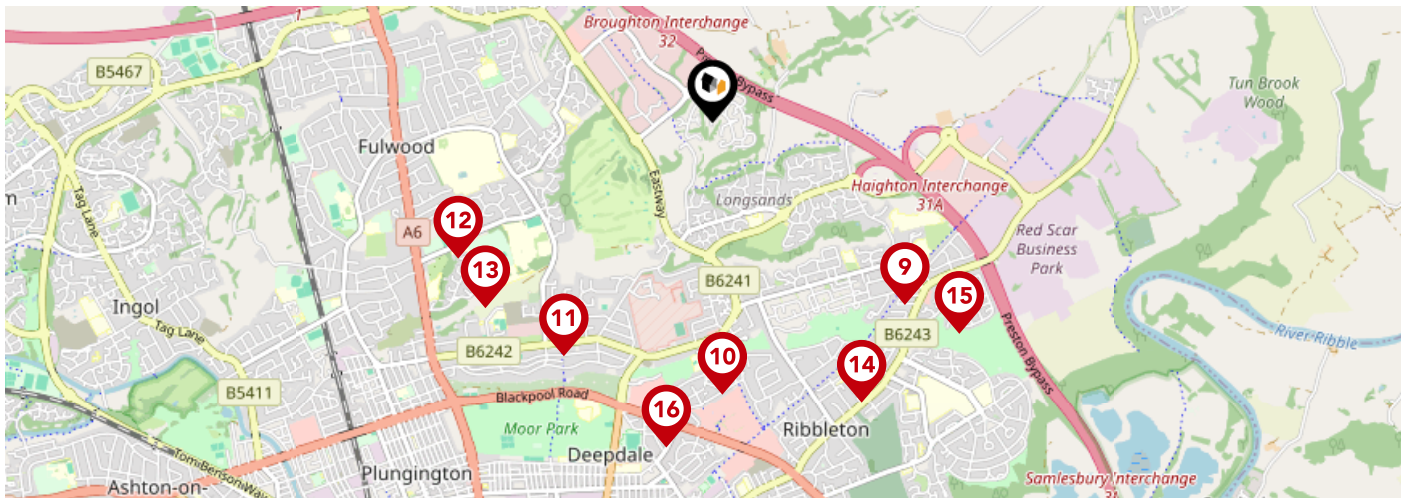
**+22.94%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Longsands Community Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sherwood Primary School</b> Ofsted Rating: Outstanding   Pupils: 426   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Clare's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 288   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Highfield Priory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fulwood, St Peter's Church of England Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 241   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brookfield Community Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Preston College</b> Ofsted Rating: Good   Pupils:0   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lancashire Education Medical Services</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

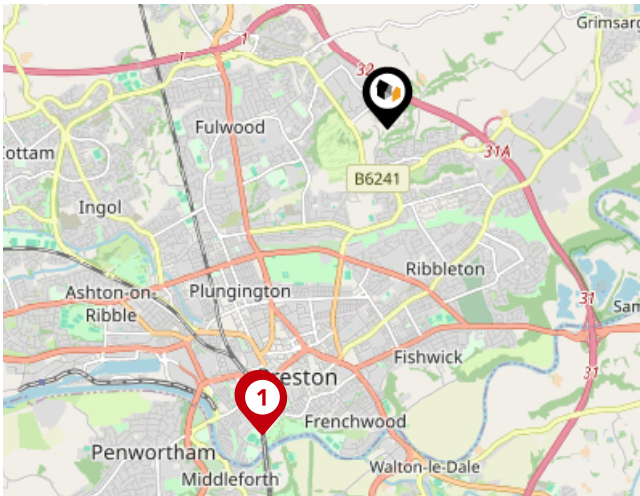
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>St Maria Goretti Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 217   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Holme Slack Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kennington Primary School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Corpus Christi Catholic High School</b> Ofsted Rating: Good   Pupils: 804   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Archbishop Temple Church of England High School</b> Ofsted Rating: Requires improvement   Pupils: 775   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Preston Greenlands Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 195   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Preston Grange Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Gregory's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 209   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

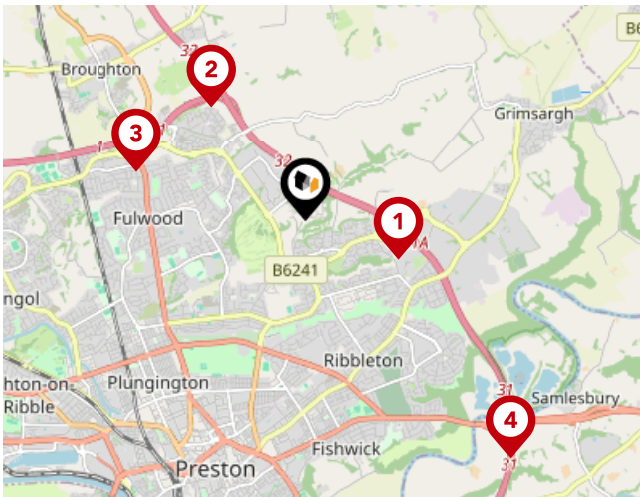
# Area

## Transport (National)



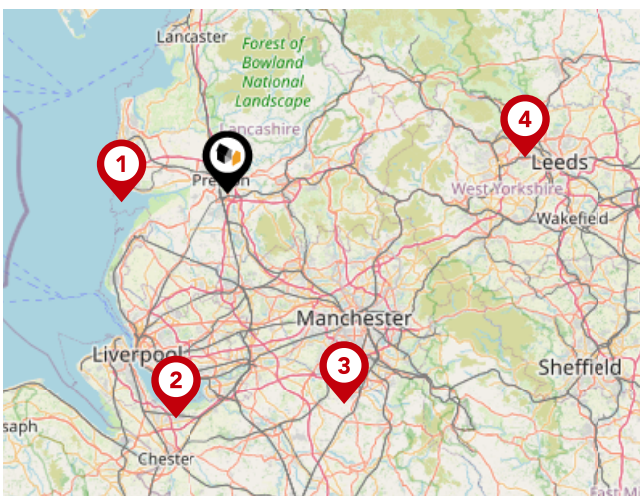
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.88 miles
2	Preston Rail Station	2.87 miles
3	Bamber Bridge Rail Station	4.74 miles



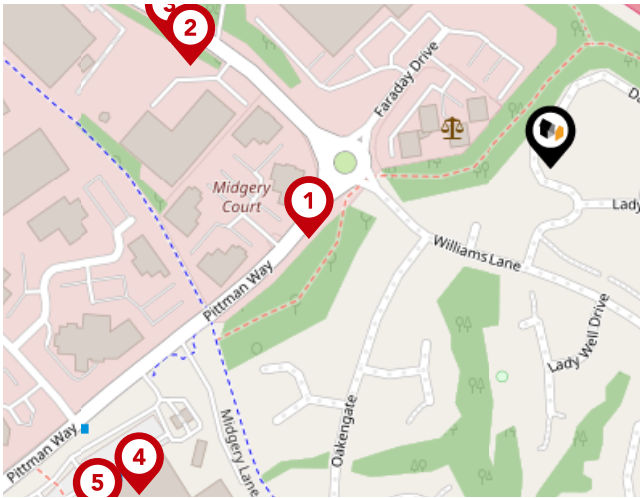
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	0.88 miles
2	M6 J32	1.3 miles
3	M55 J1	1.55 miles
4	M6 J31	2.74 miles
5	M6 J30	3.99 miles



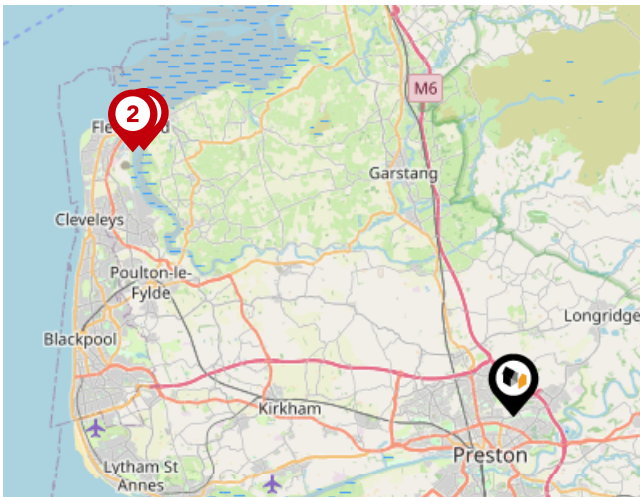
### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	14.83 miles
2	Speke	32.41 miles
3	Manchester Airport	33.79 miles
4	Leeds Bradford Airport	41.94 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Williams Lane	0.14 miles
2	Sorting Office	0.21 miles
3	Sorting Office	0.22 miles
4	Fulwood Asda	0.29 miles
5	Fulwood Asda	0.32 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.91 miles
2	Fleetwood for Knott End Ferry Landing	16.18 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

---

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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