

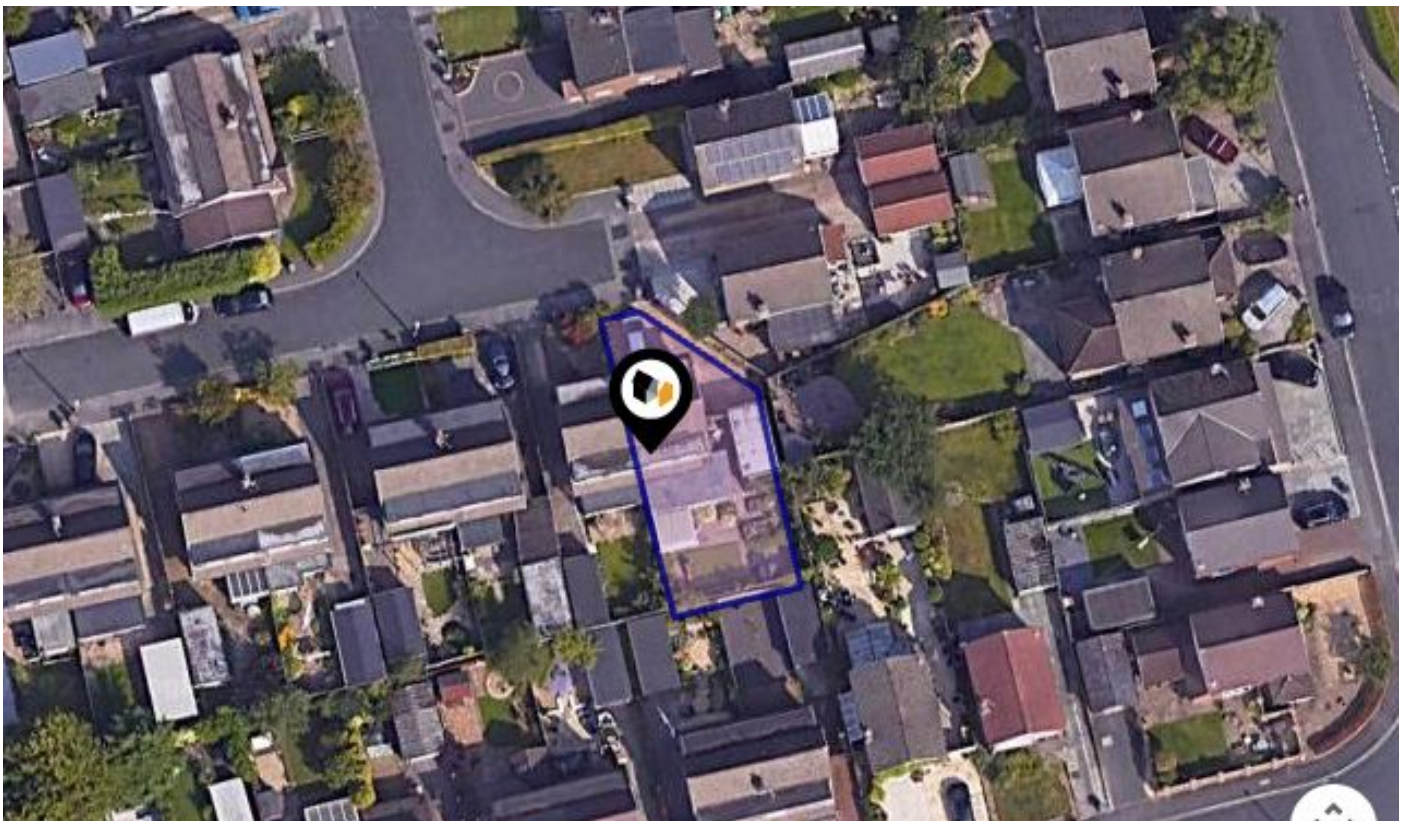


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 29<sup>th</sup> July 2025**



**ALFORD FOLD, FULWOOD, PRESTON, PR2**

## Roberts & Co

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

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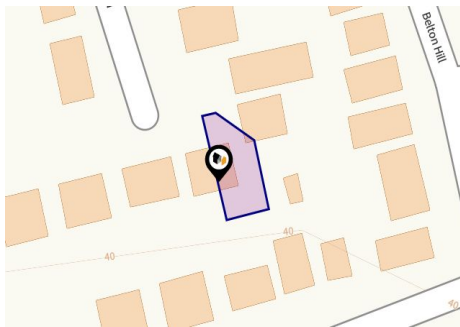
\* Extended 3 Bedroom Semi-Detached\* Living Room, Playroom and Dining Kitchen\* Conservatory, Utility and Home Office

This fantastic property offers a huge amount of space for family living, with versatile accommodation situated in a corner plot in a cul-de-sac close to transport links and Royal Preston Hospital. The useful entrance porch leads on to a spacious living room, perfect for cosy nights in and decorated neutrally to a high standard. The playroom is a versatile space, ready to house children's toys or become a hobby room for adults.

To the rear of the property is a bright, spacious dining kitchen with ample space for entertaining as it opens on to the conservatory. The well-laid out kitchen has a gas hob, electric double oven and plumbing for a dishwasher, as well as space for a freestanding fridge freezer. Beyond this is the utility room, with plenty of storage and plumbing for a washing machine and dryer. Finally, a spacious downstairs WC provides useful additional facilities and houses the boiler which is only 2.5 years old.

Upstairs are two double bedrooms and a good-sized single, along with a family bathroom. Bedroom 1 also benefits from fitted wardrobes.




This home also offers a generous amount of space outside, with a landscaped South-facing garden which wraps around the rear and the side. A printed concrete driveway provides ample parking, while the detached garage has been split and the rear half fully finished with heating to provide a home office space. This is a wonderful family home which offers a huge amount of additional space and is well-located for schools and local amenities.












## Property

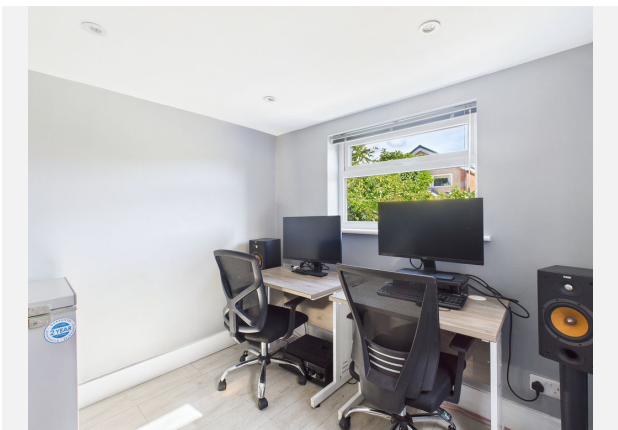
|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Semi-Detached                             | Tenure: | Freehold |
| Bedrooms:        | 3   |         |          |
| Floor Area:      | 1,001 ft <sup>2</sup> / 93 m <sup>2</sup> |         |          |
| Plot Area:       | 0.06 acres                                |         |          |
| Year Built :     | 1967-1975                                 |         |          |
| Council Tax :    | Band C                                    |         |          |
| Annual Estimate: | £2,203                                    |         |          |
| Title Number:    | LA198875                                  |         |          |

## Local Area

|                    |            |   |   |   |
|--------------------|------------|---|---|---|
| Local Authority:   | Lancashire | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |   |   |
| Conservation Area: | No         |   |   |   |
| Flood Risk:        |            |   |   |   |
| • Rivers & Seas    | Very low   | 6<br>mb/s   | 80<br>mb/s  | 1000<br>mb/s  |
| • Surface Water    | Very low   |  |  |  |

|   |   |   |   |
|---|---|---|---|
| Mobile Coverage:<br>(based on calls indoors)  |   | Satellite/Fibre TV Availability:  |   |
|  |  |    |  |
|  |  |  |   |
|  |  |   |   |

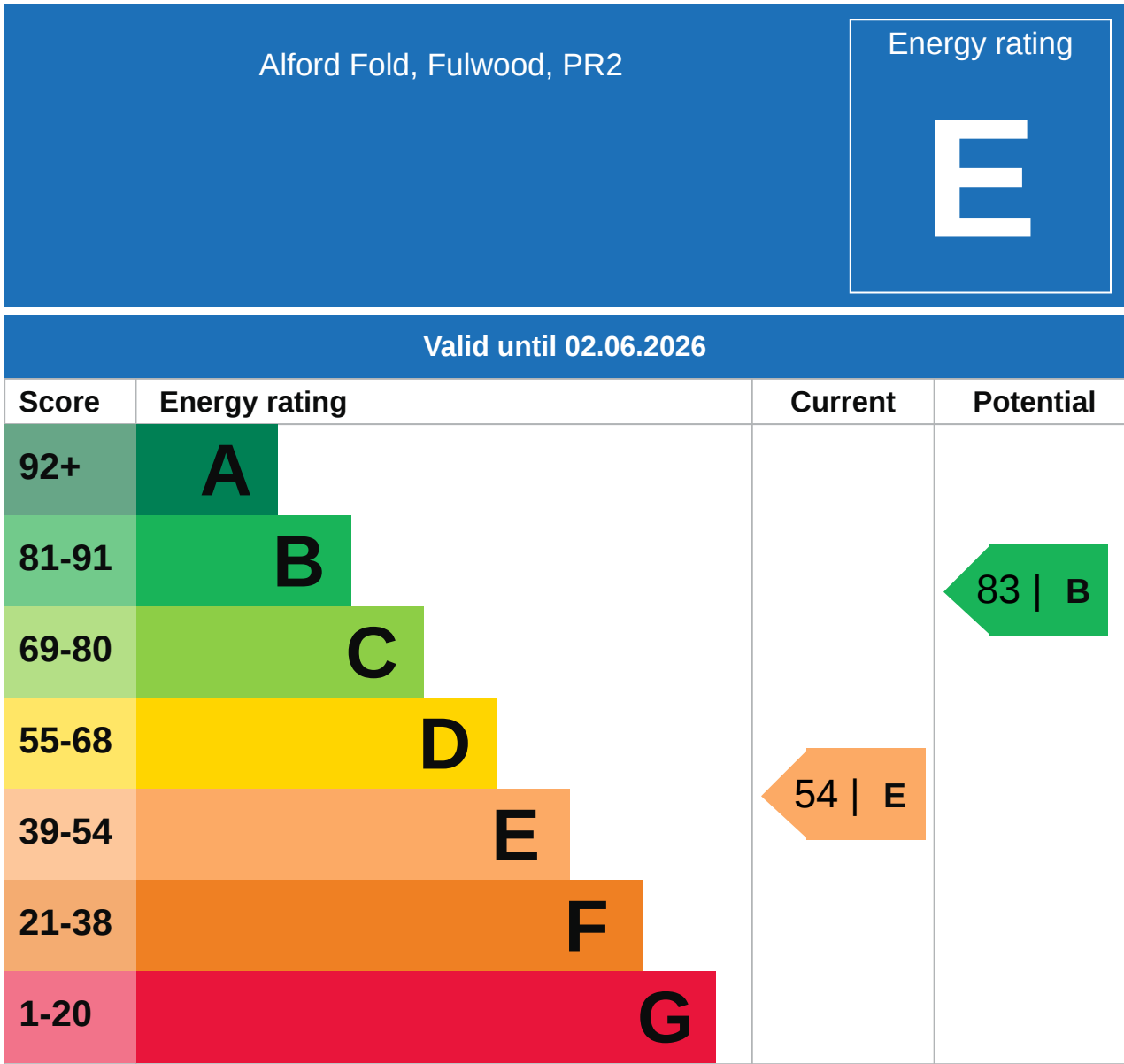












### Additional EPC Data

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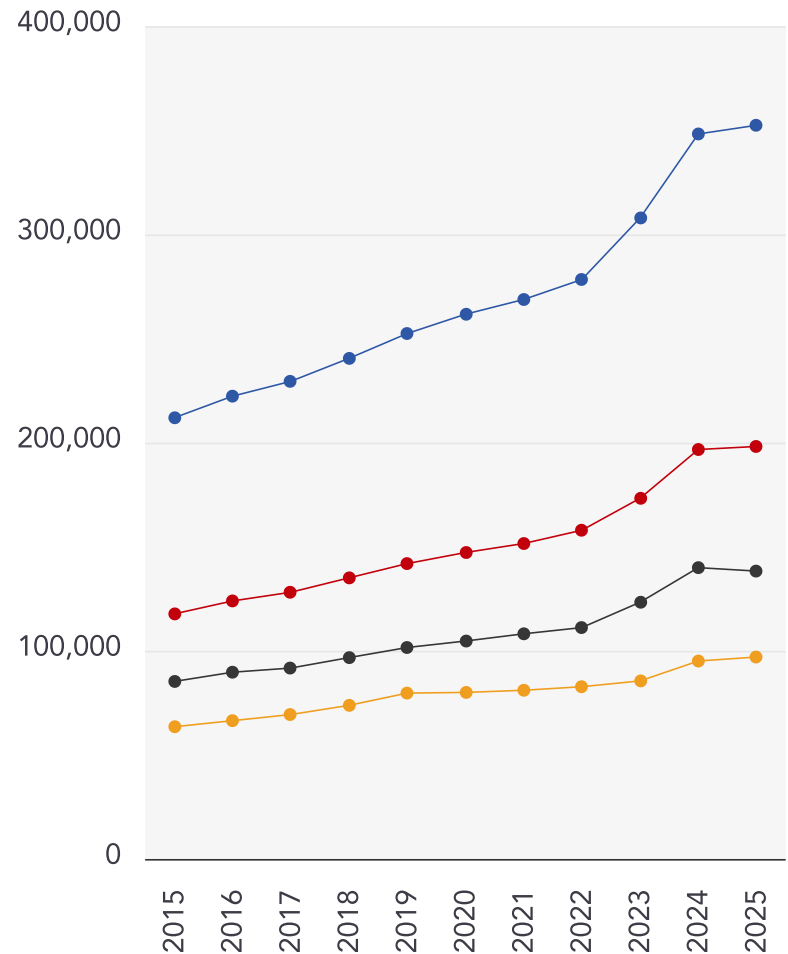
|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Bungalow                                   |
| <b>Build Form:</b>                  | Semi-Detached                              |
| <b>Transaction Type:</b>            | Marketed sale                              |
| <b>Energy Tariff:</b>               | Single                                     |
| <b>Main Fuel:</b>                   | Mains gas (not community)                  |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Previous Extension:</b>          | 1  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural                                    |
| <b>Walls:</b>                       | Cavity wall, filled cavity                 |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | Roof room(s), limited insulation (assumed) |
| <b>Roof Energy:</b>                 | Poor                                       |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs       |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | Good                                       |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | Solid, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 93 m <sup>2</sup>                          |



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

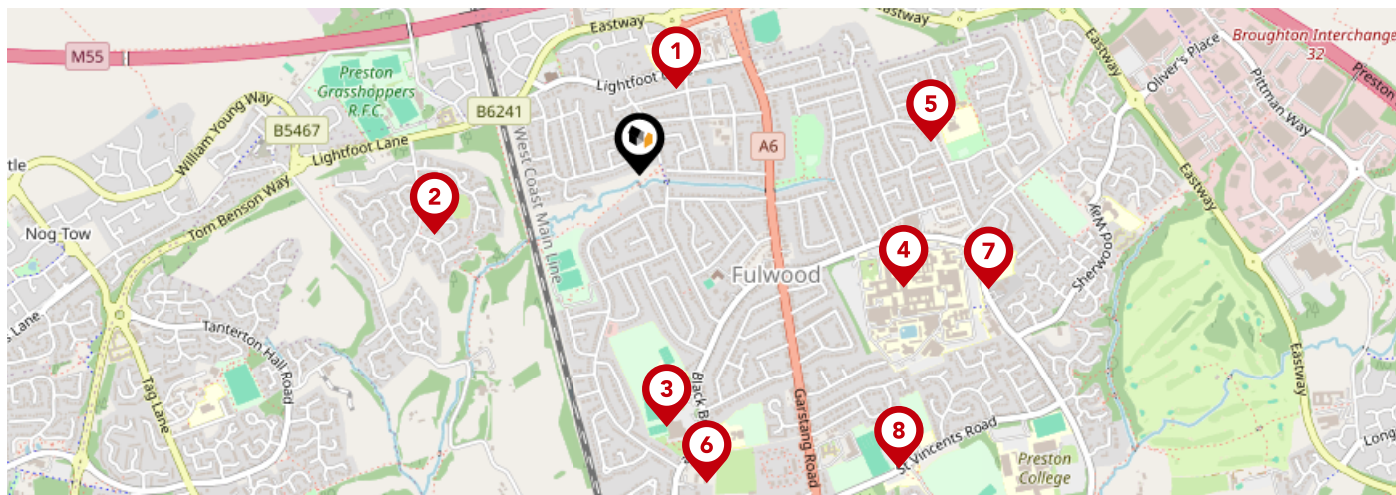
**+68.31%**

Terraced

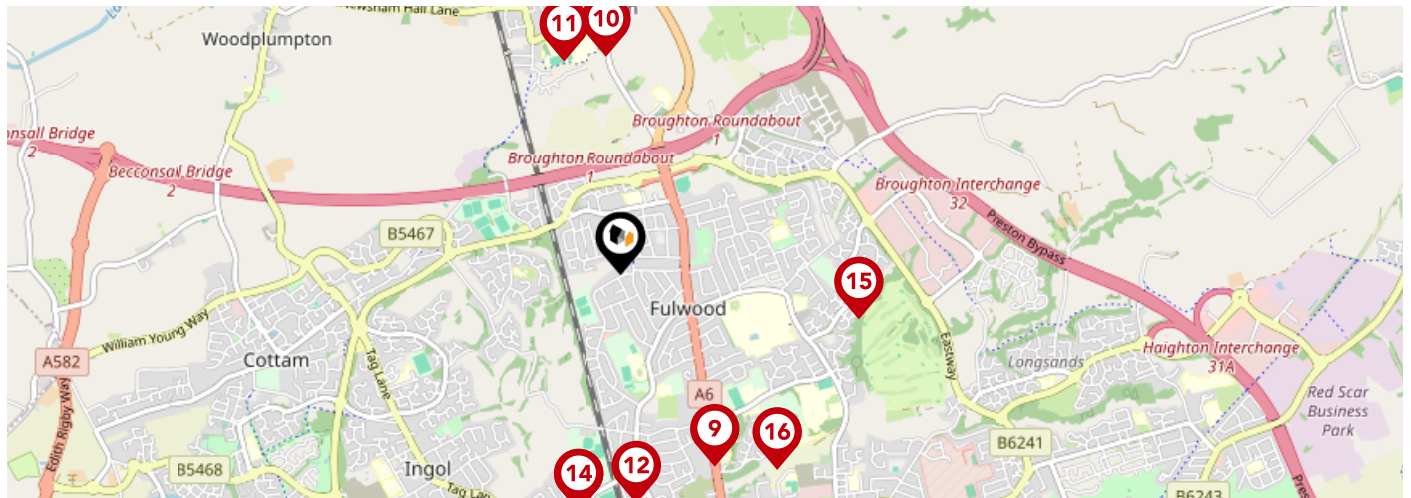
**+62.15%**

Flat

**+52.7%**



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Our Lady and St Edward's Catholic Primary School, Preston</b><br>Ofsted Rating: Good   Pupils: 211   Distance:0.21               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Harris Primary School</b><br>Ofsted Rating: Good   Pupils: 247   Distance:0.46   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Fulwood Academy</b><br>Ofsted Rating: Good   Pupils: 884   Distance:0.55   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Lancashire Education Medical Services</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.63                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Fulwood, St Peter's Church of England Primary School and Nursery</b><br>Ofsted Rating: Outstanding   Pupils: 241   Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Queen's Drive Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 434   Distance:0.69                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Clare's Catholic Primary School, Preston</b><br>Ofsted Rating: Good   Pupils: 288   Distance:0.8                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Corpus Christi Catholic High School</b><br>Ofsted Rating: Good   Pupils: 804   Distance:0.86                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

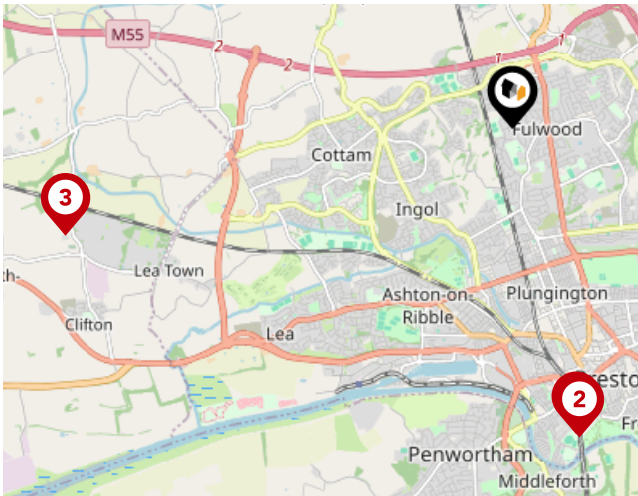


|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Pius X Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 115   Distance:0.94                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Broughton-in-Amounderness Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 326   Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Broughton High School</b><br>Ofsted Rating: Outstanding   Pupils: 909   Distance:0.97                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Fulwood and Cadley Primary School</b><br>Ofsted Rating: Good   Pupils: 315   Distance:1.01                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>St Anthony's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 319   Distance:1.05                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Our Lady's Catholic High School</b><br>Ofsted Rating: Good   Pupils: 895   Distance:1.05                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Sherwood Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 426   Distance:1.07                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Archbishop Temple Church of England High School</b><br>Ofsted Rating: Requires improvement   Pupils: 775   Distance:1.1    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



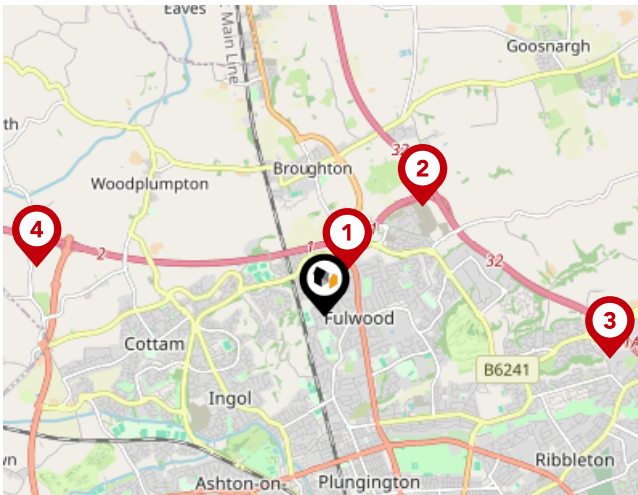
# Area

## Transport (National)



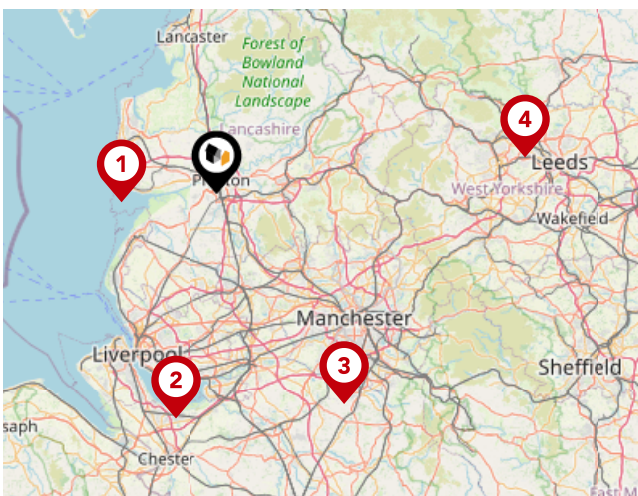
### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Preston Rail Station | 2.74 miles |
| 2   | Preston Rail Station | 2.77 miles |
| 3   | Salwick Rail Station | 4.03 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M55 J1  | 0.45 miles |
| 2   | M6 J32  | 1.28 miles |
| 3   | M6 J31A | 2.52 miles |
| 4   | M55 J2  | 2.56 miles |
| 5   | M6 J30  | 4.8 miles  |

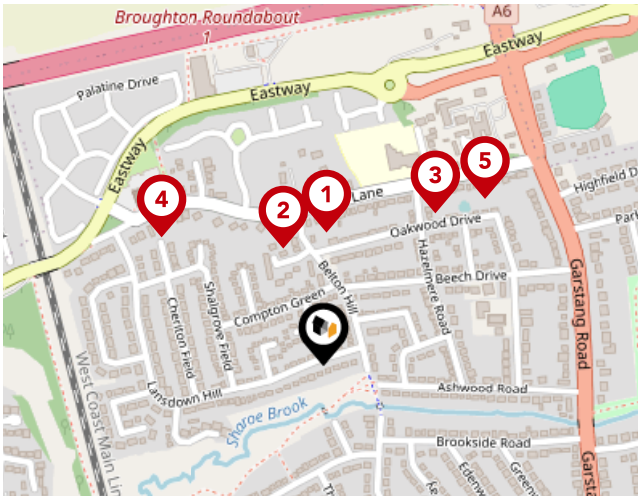


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Highfield              | 13.16 miles |
| 2   | Speke                  | 32.11 miles |
| 3   | Manchester Airport     | 34.68 miles |
| 4   | Leeds Bradford Airport | 43.61 miles |

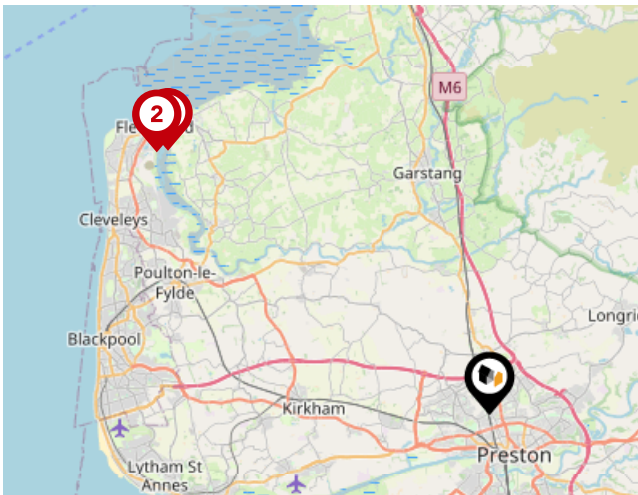
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Belton Hill     | 0.15 miles |
| 2   | Belton Hill     | 0.13 miles |
| 3   | Hazelmere Rd    | 0.21 miles |
| 4   | Lansdown Hill   | 0.23 miles |
| 5   | Lightfoot Close | 0.25 miles |



### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 14.55 miles |
| 2   | Fleetwood for Knott End Ferry Landing | 14.8 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 from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

### 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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