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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st July 2026



LOWER BANK ROAD, FULWOOD, PRESTON, PR2

Roberts & Co

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

01772 746100

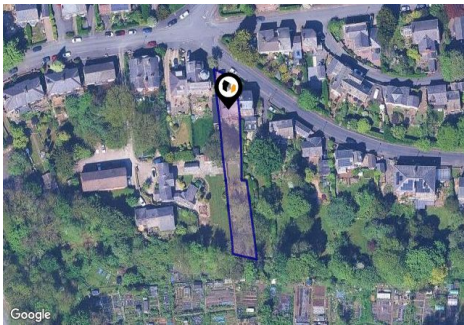
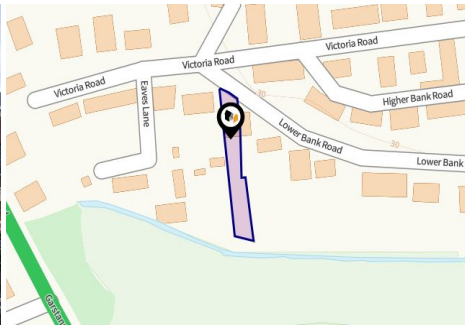
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* 3 Bedroom Semi-Detached Period Home with Self-Contained One Bedroom Annexe * Large Tiered Garden * Offered With No Chain * Detached Garage

This spacious three-bedroom semi-detached period home is set on a generous plot and offers versatile accommodation, making it an ideal choice for growing families, multi-generational living, buyers looking for an annexe for an elderly relative or independent teenager, or anyone wanting space to work from home. Situated on a substantial plot with a beautifully established rear garden, this traditional family home combines original character features with flexible living space. The property also benefits from a self-contained ground floor annexe with its own private entrance, kitchen and living accommodation, offering excellent potential for extended family, guest accommodation or even home business use (subject to any necessary permissions). The property is approached via a gated front garden with a detached single garage. Stepping through the vestibule, you're welcomed by attractive original wood panelling and a stained-glass internal door leading into the spacious L-shaped entrance hall, complete with decorative coving, access to the basement level and a useful storage cupboard. To the front, the bay-fronted living room enjoys plenty of natural light and features a wall-mounted gas fire and decorative coving. To the rear, a second reception room provides an excellent family or dining space, complete with built-in alcove shelving, a further gas fire and doors opening onto a balcony overlooking the stunning landscaped garden. The balcony provides a wonderful place to enjoy the far-reaching views across the property's extensive outdoor space. The kitchen is open to the rear reception room, creating a sociable layout and offering a bright, airy feel. It is fitted with a range of white wall and base units, wooden worktops and a gas range cooker. The first floor offers a split-level landing leading to three generous double bedrooms, with the two principal bedrooms retaining their original fireplaces. A family bathroom is fitted with a white suite comprising a bath, WC and pedestal wash basin. The basement has been thoughtfully part-converted to create a self-contained annexe with its own private entrance from the front of the property. The accommodation includes a kitchen, living room with direct access onto a private patio, and a small bedroom or storage space. This flexible layout is ideal for dependent relatives, older children, visiting guests, or anyone seeking separate living accommodation. Outside, the impressive rear garden is arranged over three landscaped tiers, creating a truly unique "secret garden" feel. Predominantly laid to lawn and enclosed by mature walls, the garden is beautifully stocked with established trees and shrubs, offering several distinct areas to enjoy throughout the seasons. This property is likely to appeal to buyers looking for a spacious period family home with generous outdoor space, multi-generational living opportunities, a home with an annexe, those needing space to work from home, or purchasers seeking a property with potential for flexible accommodation. The substantial plot, detached garage, character features and exceptional garden make this a rare opportunity that must be viewed to be fully appreciated.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.21 acres		
Council Tax :	Band D		
Annual Estimate:	£2,576		
Title Number:	LA398411		

Local Area

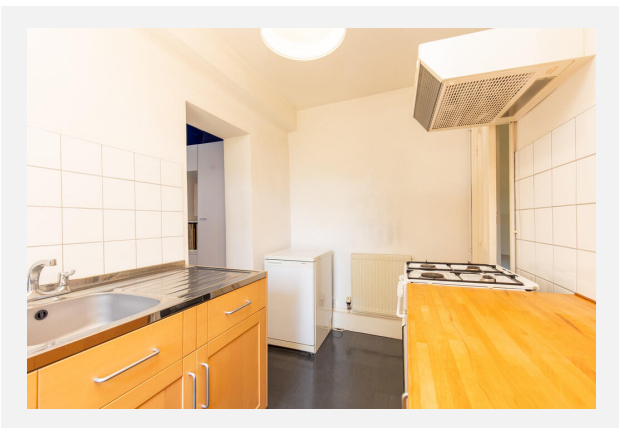
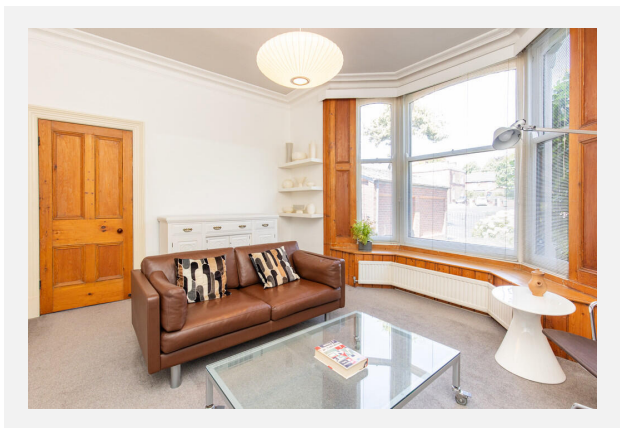
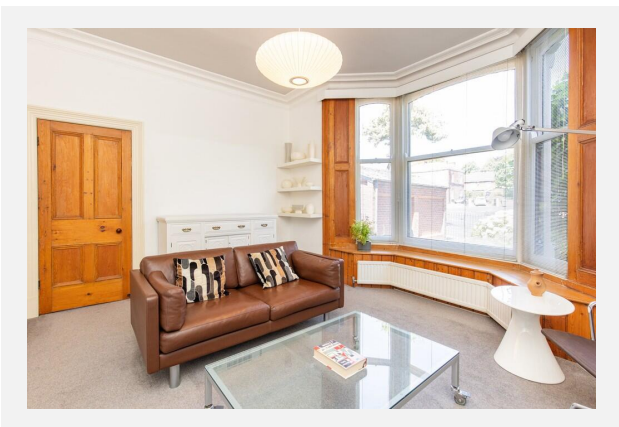
Local Authority:	Preston	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Fulwood Conservation Area	18 mb/s	80 mb/s	10000 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

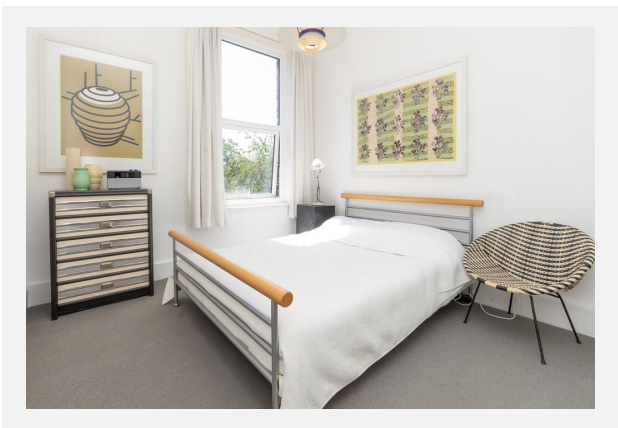
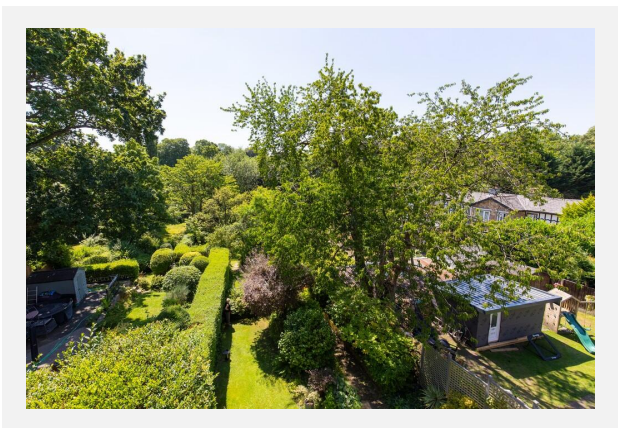
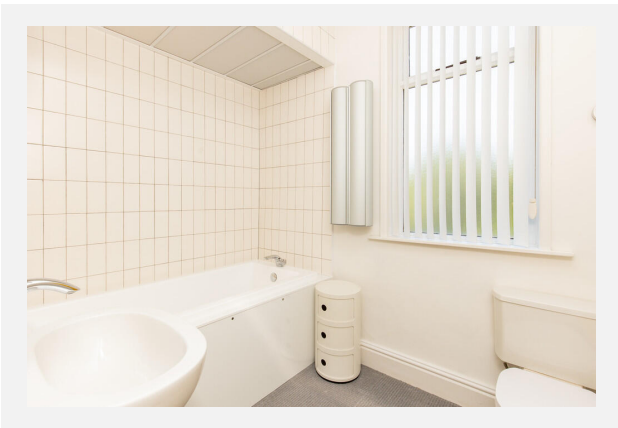
Planning History

This Address

Planning records for: *Lower Bank Road, Fulwood, Preston, PR2*

Reference - 06/2023/0431	
Decision:	-
Date:	20th April 2023
Description:	Fell and remove 1no. Apple tree

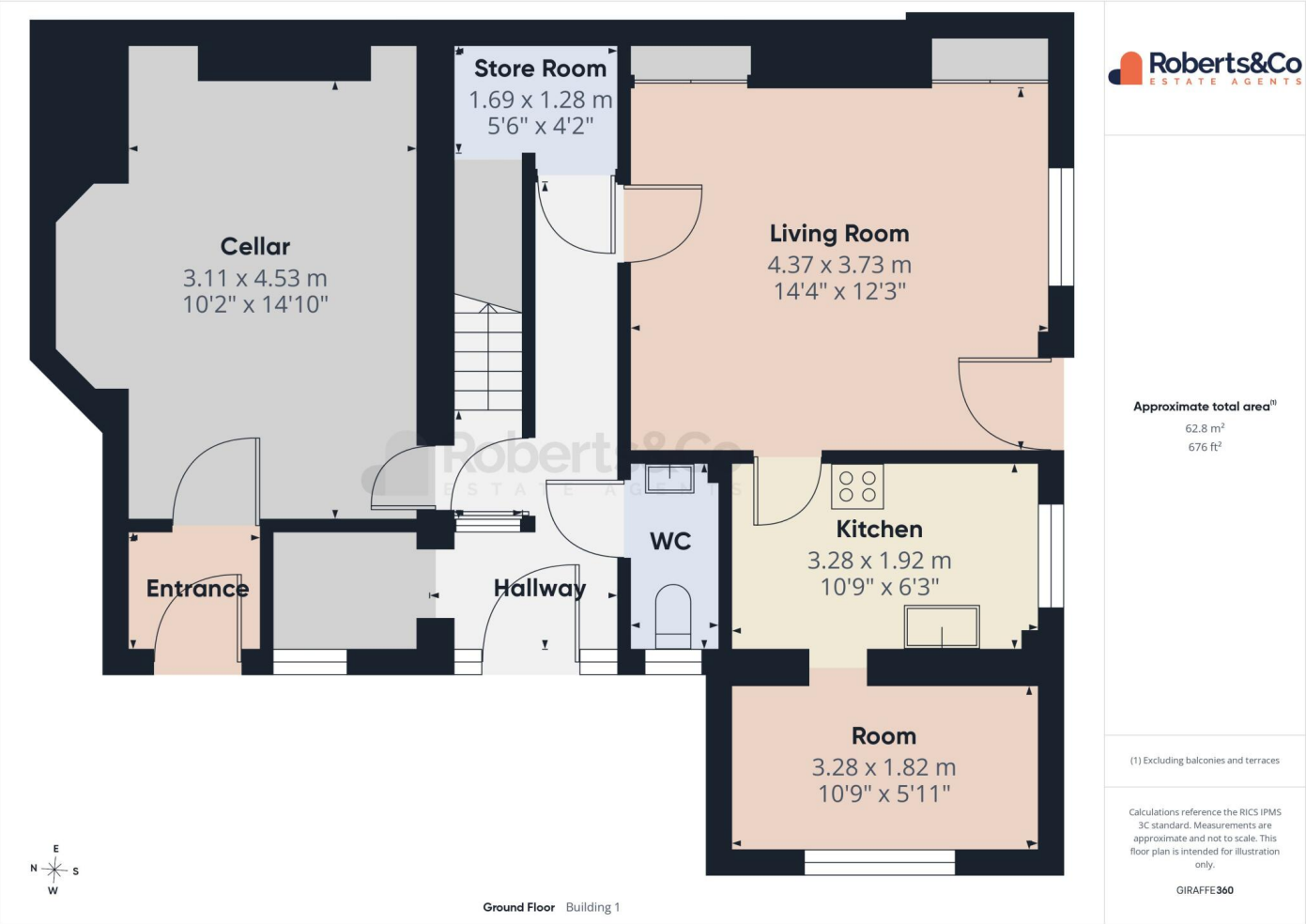




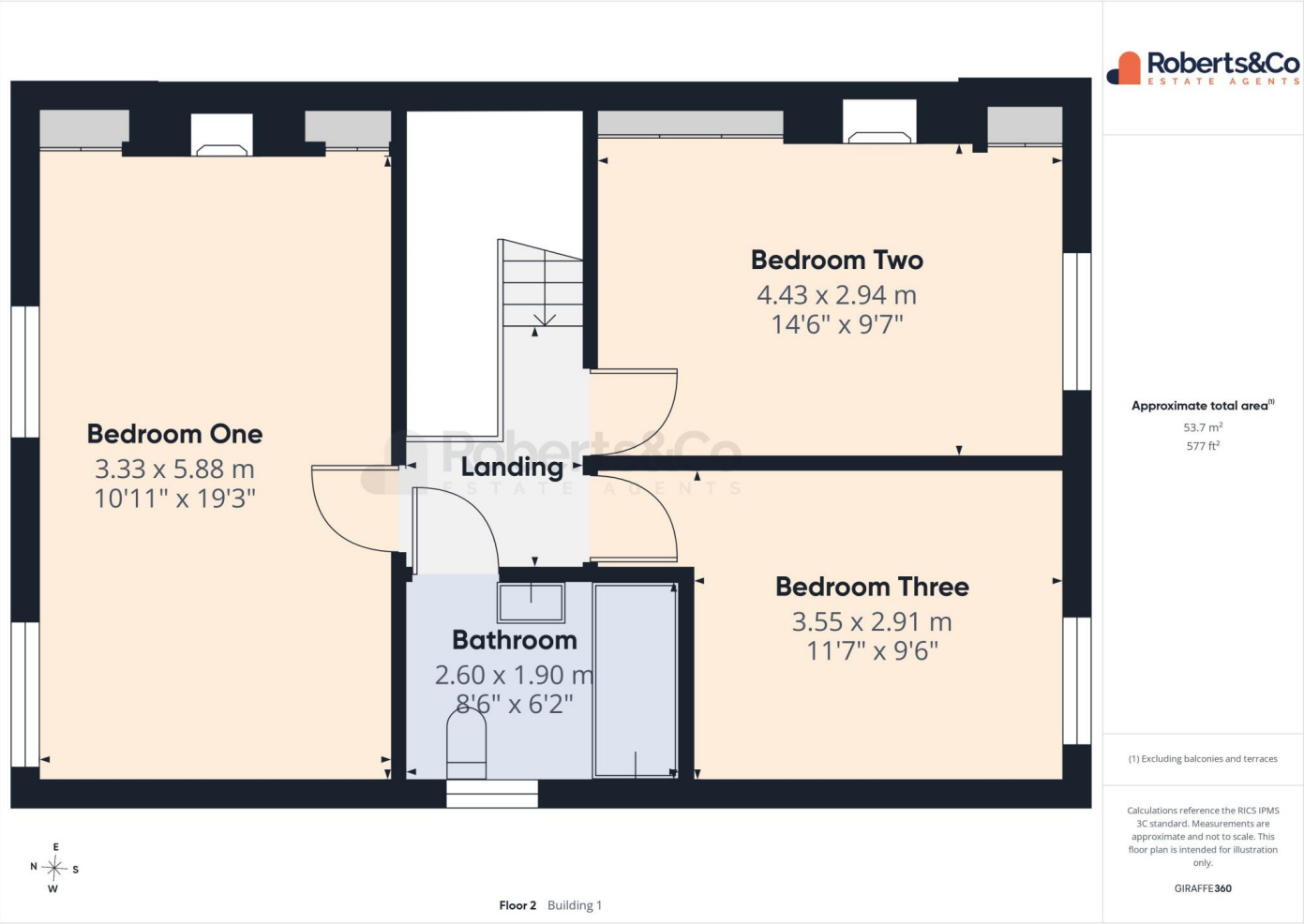




LOWER BANK ROAD, FULWOOD, PRESTON, PR2



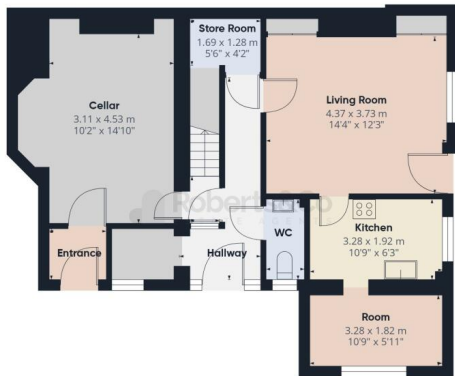
LOWER BANK ROAD, FULWOOD, PRESTON, PR2



LOWER BANK ROAD, FULWOOD, PRESTON, PR2



LOWER BANK ROAD, FULWOOD, PRESTON, PR2



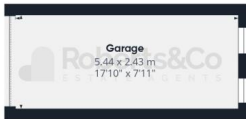
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

186.3 m²
2004 ft²

Balconies and terraces

10.2 m²
110 ft²

(1) Excluding balconies and terraces

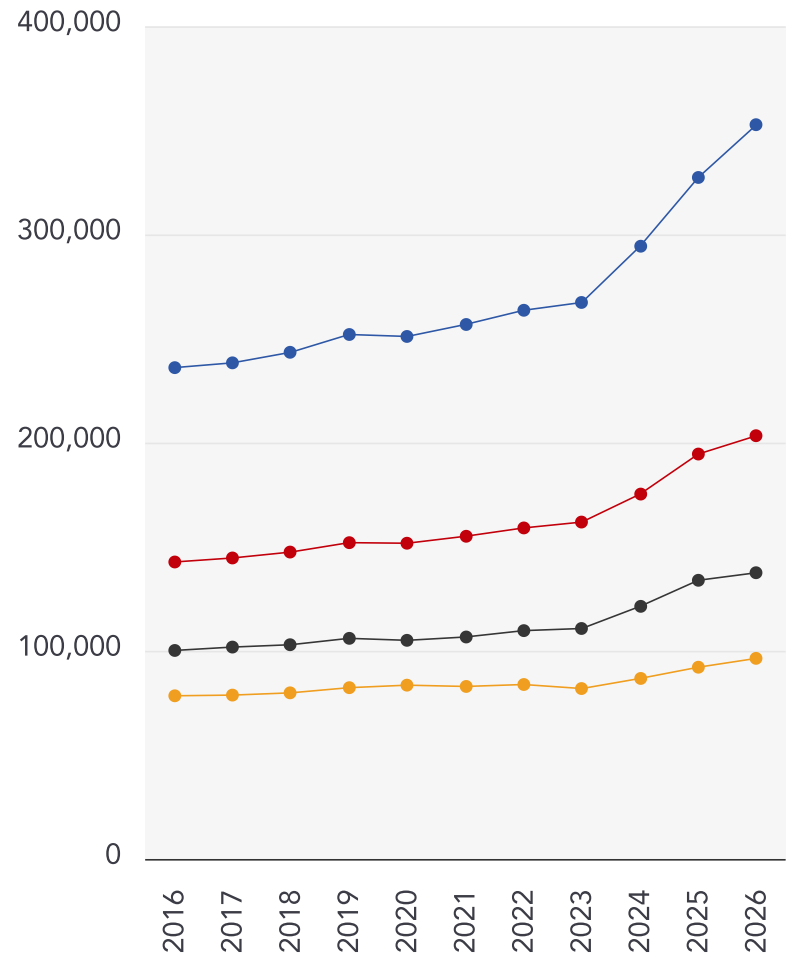
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

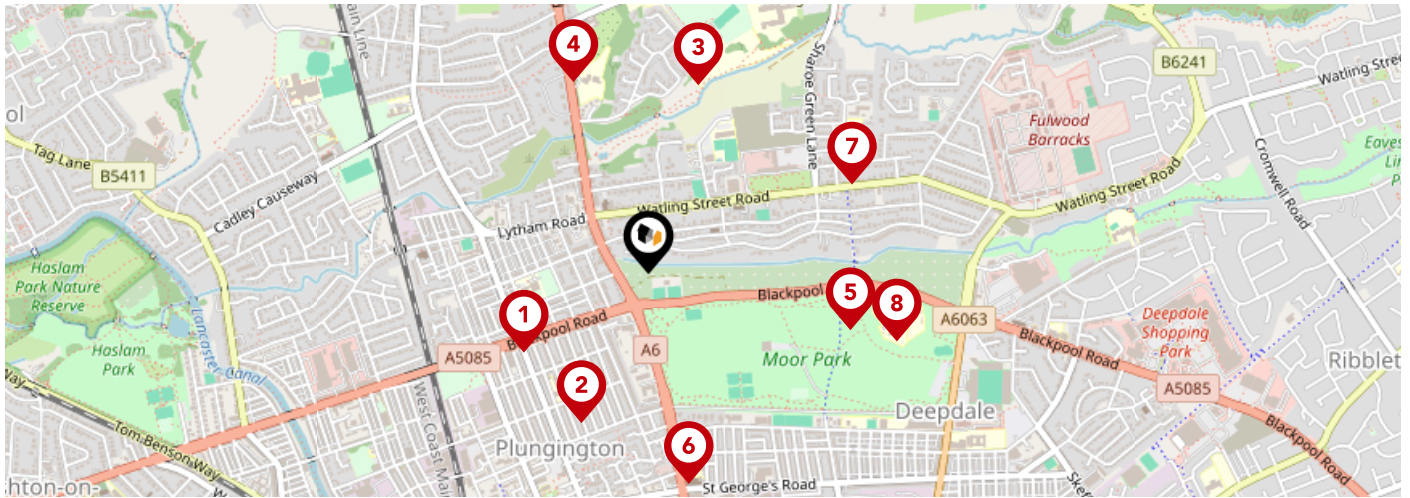
+42.52%

Terraced

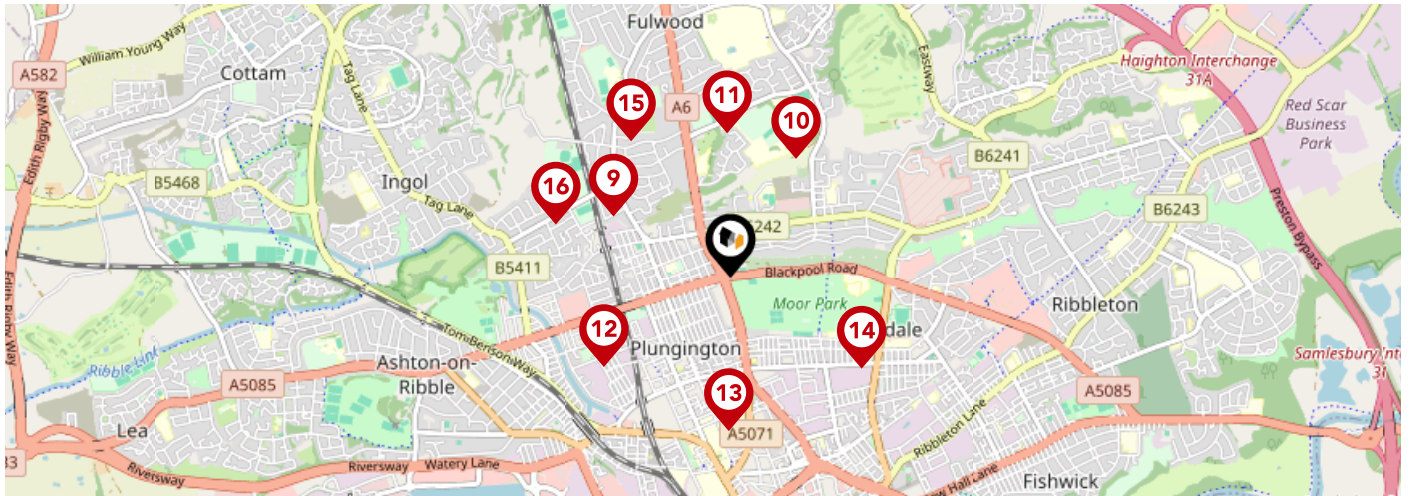
+37.28%

Flat

+22.94%



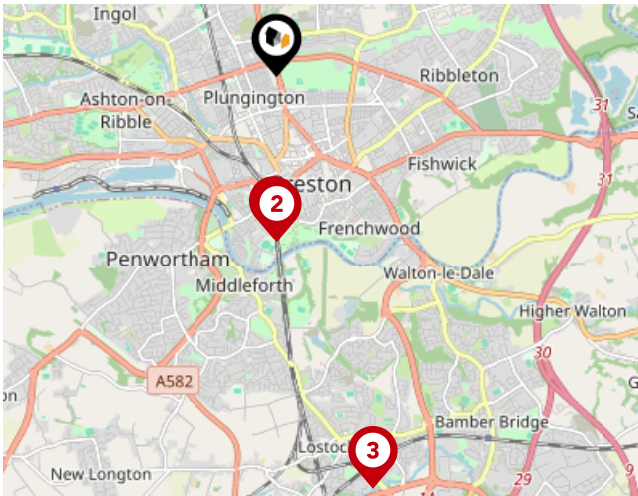
		Nursery	Primary	Secondary	College	Private
1	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.32	☐	☐	☒	☐	☐
2	Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.36	☐	☒	☐	☐	☐
3	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.43	☐	☐	☒	☐	☐
4	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.45	☐	☒	☐	☐	☐
5	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.46	☐	☒	☐	☐	☐
6	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.47	☐	☐	☒	☐	☐
7	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.49	☐	☒	☐	☐	☐
8	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.56	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.58	☐	☒	☐	☐	☐
	Preston College Ofsted Rating: Good Pupils:0 Distance:0.59	☐	☐	☒	☐	☐
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance:0.63	☐	☐	☒	☐	☐
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.68	☐	☒	☐	☐	☐
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.68	☐	☒	☐	☐	☐
	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:0.7	☐	☐	☒	☐	☐
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.74	☐	☒	☐	☐	☐
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.8	☐	☒	☐	☐	☐

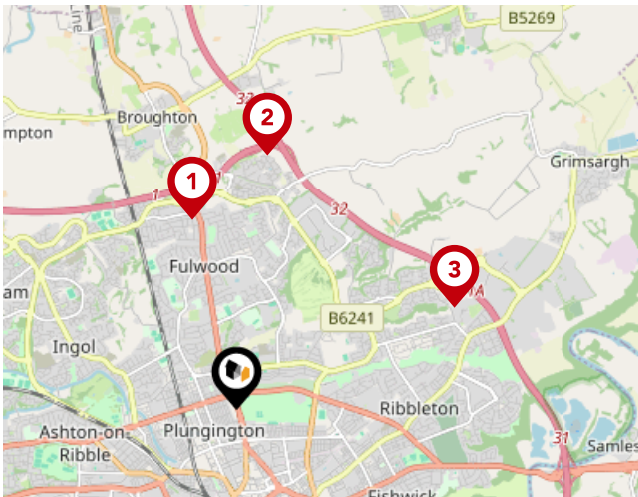
Area

Transport (National)



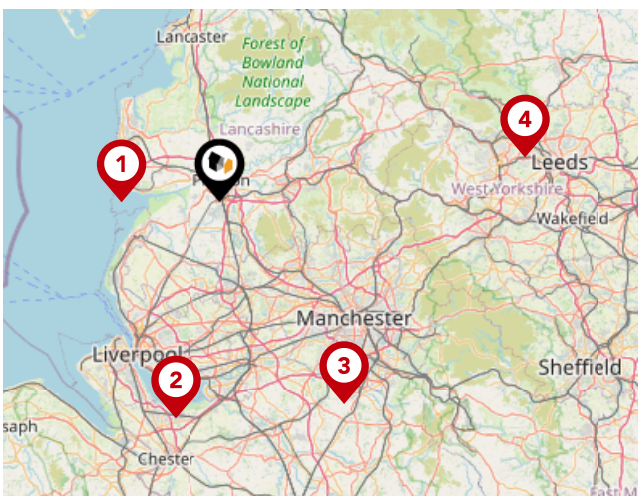
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.41 miles
2	Preston Rail Station	1.44 miles
3	Lostock Hall Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.72 miles
2	M6 J32	2.24 miles
3	M6 J31A	2.11 miles
4	M6 J30	3.45 miles
5	M65 J1A	4.4 miles

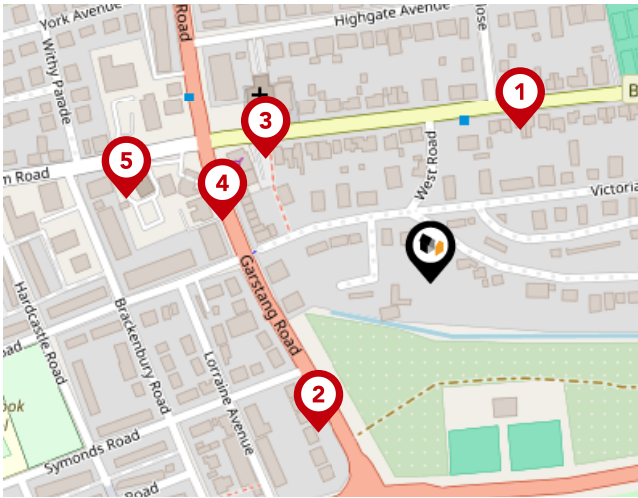


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.69 miles
2	Speke	30.98 miles
3	Manchester Airport	33.3 miles
4	Leeds Bradford Airport	43.21 miles

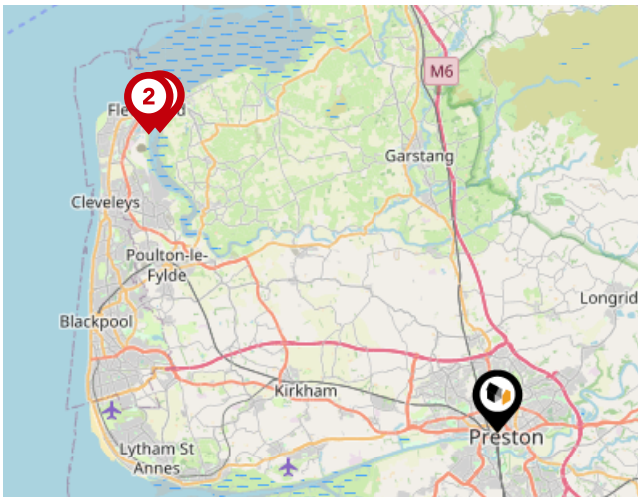
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Highgate Close	0.1 miles
	Symonds Road	0.1 miles
	Methodist Church	0.11 miles
	Watling Street Road	0.12 miles
	Clinic	0.17 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	15.82 miles
	Fleetwood for Knott End Ferry Landing	16.06 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.



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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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