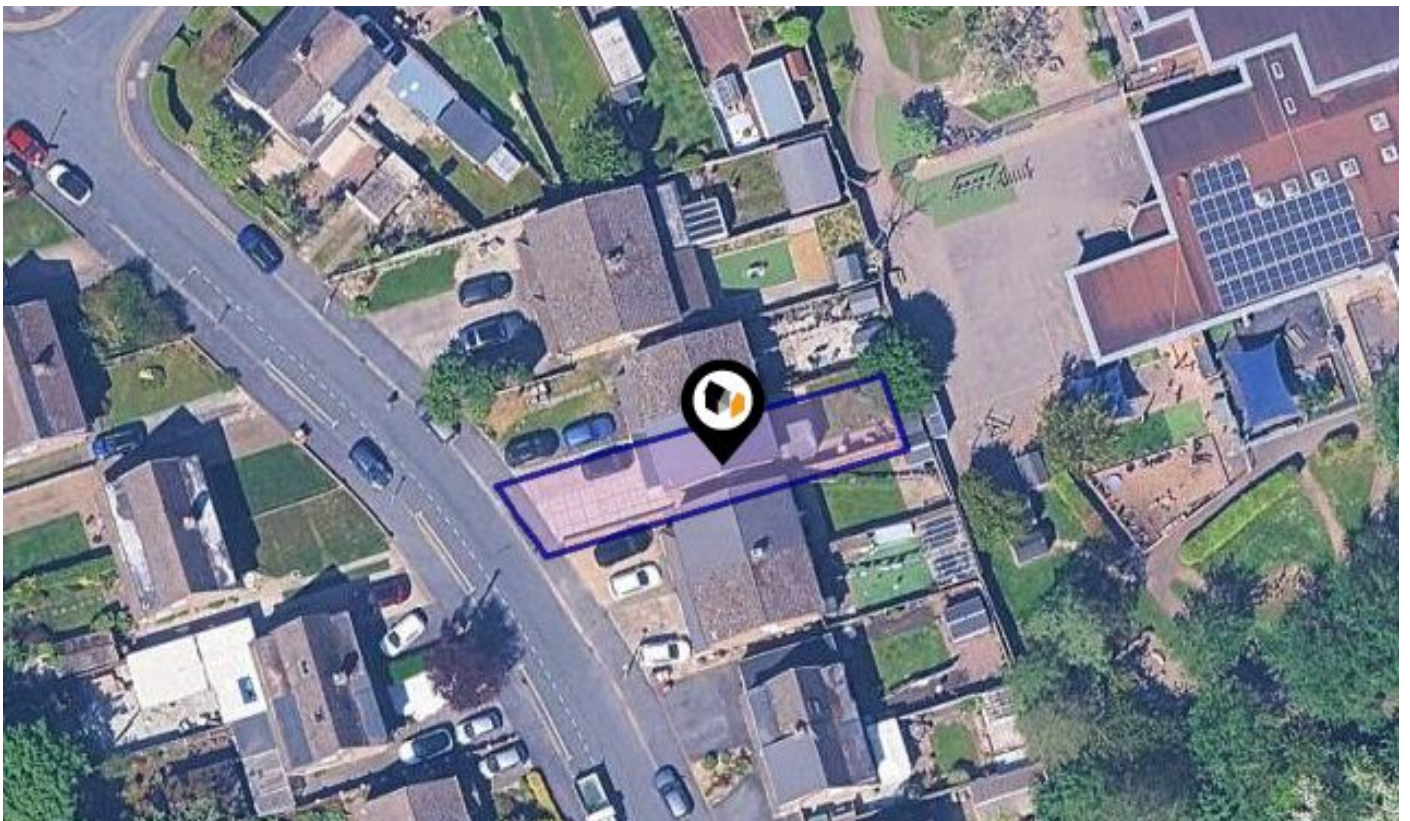




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 15th May 2026



BROADWOOD DRIVE, FULWOOD, PRESTON, PR2

Roberts & Co

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

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www.roberts-estates.co.uk

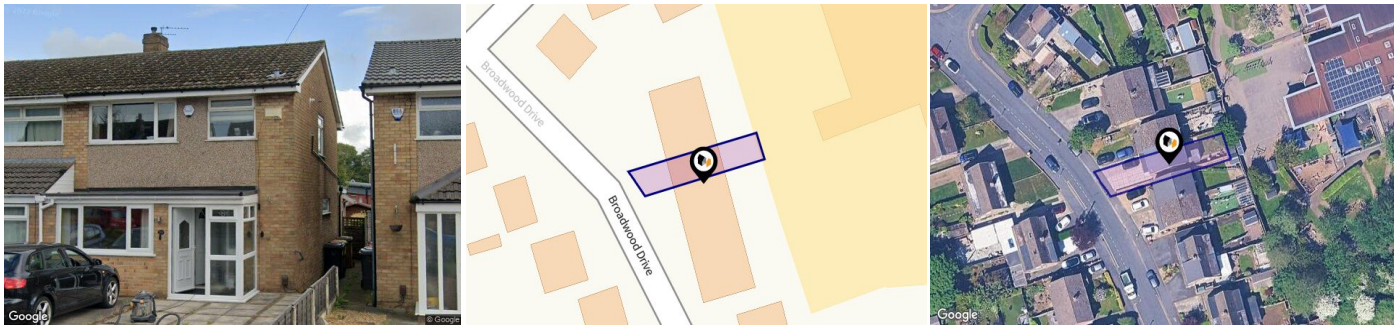


Introduction

Our Comments

* 3 Bedroom Semi-Detached Home * Spacious and Versatile Accommodation Throughout * Fantastic Open Plan Family Dining Kitchen

To the front of the property, a private driveway provides comfortable off-road parking for two vehicles. Head into a welcoming porch, which in turn opens into the entrance hallway, setting the tone for the rest of the home. At the front of the house sits a bright and inviting reception room, ideal as a separate lounge or cosy living space. To the rear lies the true heart of the home – an impressive open-plan family dining kitchen. This sociable space has been thoughtfully designed for modern living, with a relaxed family seating area positioned around a feature media wall with a wall-mounted electric fire. Patio doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow. The kitchen area is fitted with sleek white gloss cabinetry complemented by stylish wood-effect worktops. It includes ample storage, integrated workspace, and a breakfast bar that connects beautifully with the family and dining area, making it perfect for both everyday living and entertaining. Just off the kitchen, there is a separate utility room, providing additional storage and practical space for laundry appliances and household tasks, helping to keep the main living areas clutter-free. Upstairs, the property offers three well-proportioned bedrooms, comprising two generous double rooms, both with fitted wardrobes, and a good-sized single bedroom, making it ideal for families or those needing a home office or guest space. The accommodation is completed by a modern three-piece shower room. Externally, the rear garden is mainly laid to lawn, offering a safe and private outdoor space for children, pets, or relaxation. A large wooden shed at the bottom of the garden provides excellent additional storage. Situated in a highly sought-after area of Fulwood, the property is ideally located just a short five-minute walk from the Royal Preston Hospital. A wide range of local shops, everyday amenities, and well-regarded primary and secondary schools are all within easy reach, making this a highly convenient and desirable location. This home represents an excellent opportunity for first-time buyers, young families, or anyone seeking a ready-to-move-into property in a well-connected and popular residential area.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£2,003		
Title Number:	LAN256345		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

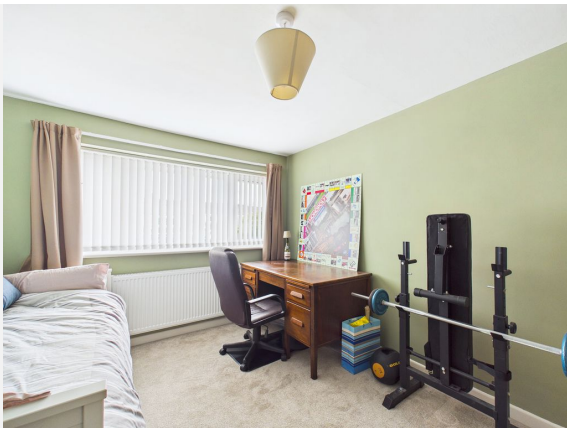
7 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







PRESTON, PR2

Energy rating

D

Valid until 07.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

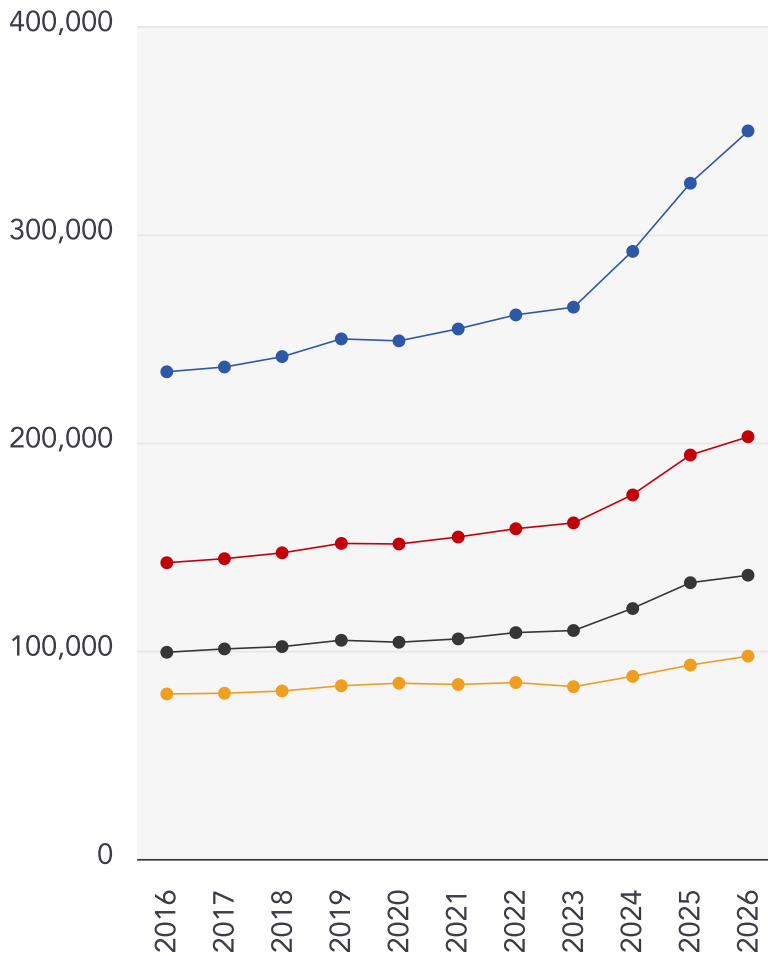
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 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%

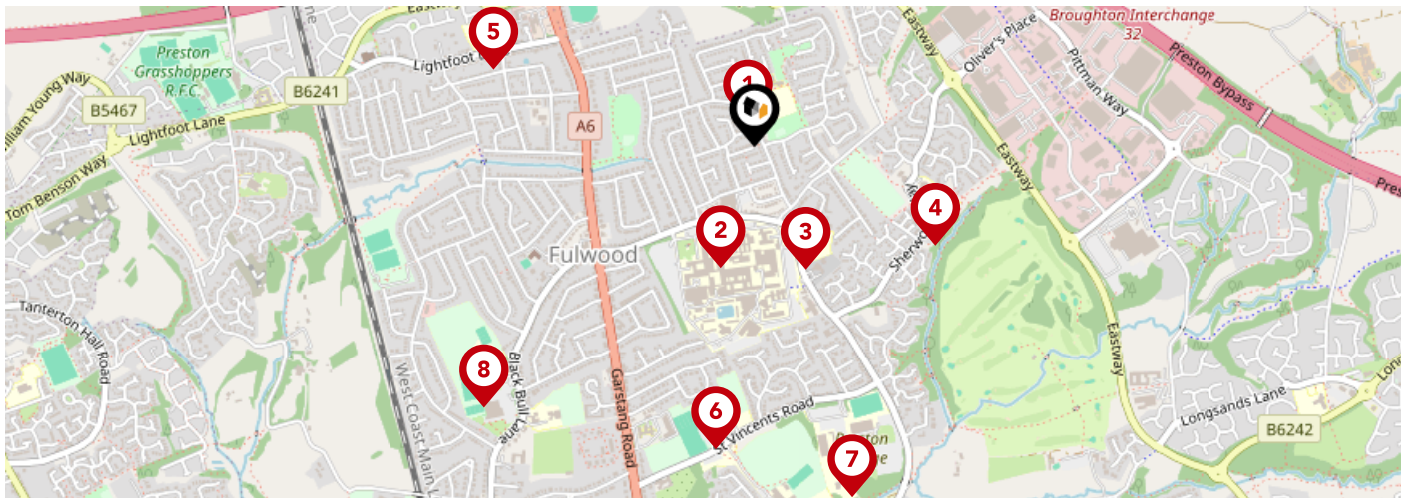
Terraced

+37.28%

Flat

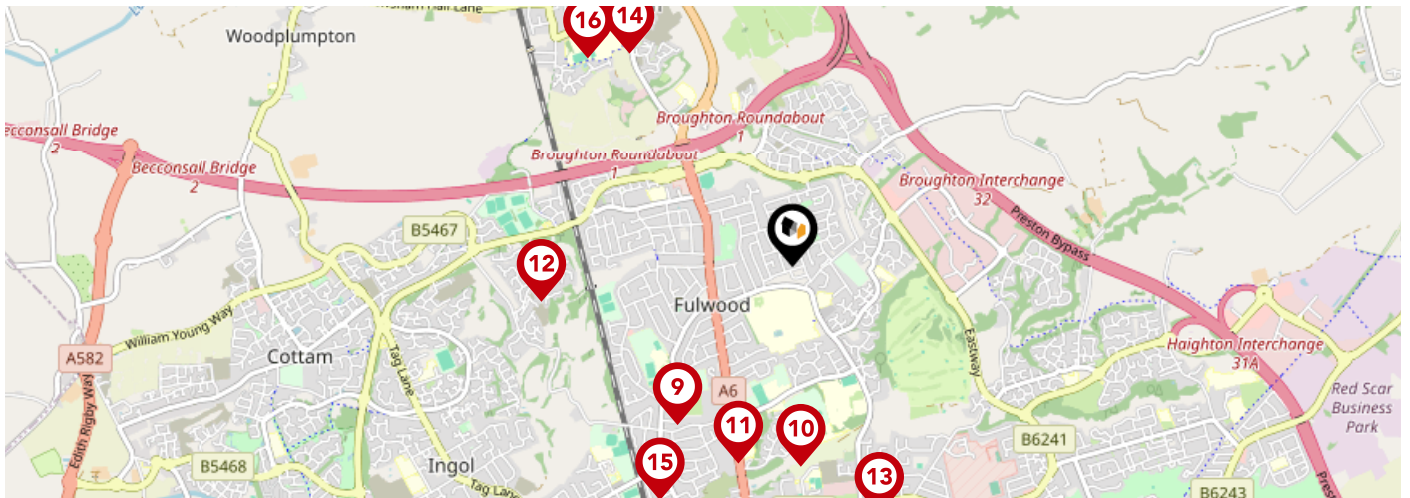
+22.94%

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Fulwood, St Peter's Church of England Primary School and Nursery</p> <p>Ofsted Rating: Outstanding Pupils: 241 Distance:0.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Lancashire Education Medical Services</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Clare's Catholic Primary School, Preston</p> <p>Ofsted Rating: Good Pupils: 288 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Sherwood Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 426 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Our Lady and St Edward's Catholic Primary School, Preston</p> <p>Ofsted Rating: Good Pupils: 211 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Corpus Christi Catholic High School</p> <p>Ofsted Rating: Good Pupils: 804 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Preston College</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Fulwood Academy</p> <p>Ofsted Rating: Good Pupils: 884 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

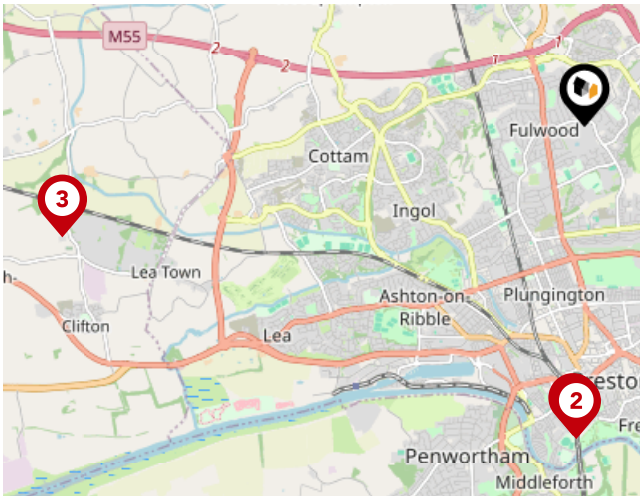
Area Schools



		Nursery	Primary	Secondary	College	Private
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School 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"/>
	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broughton High School Ofsted Rating: Outstanding Pupils: 909 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

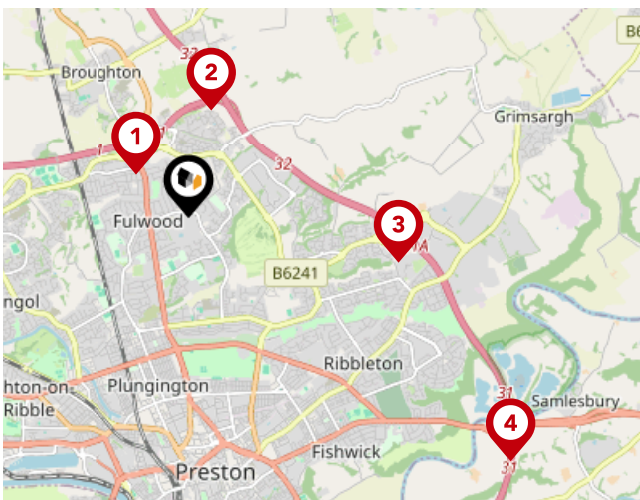
Area

Transport (National)



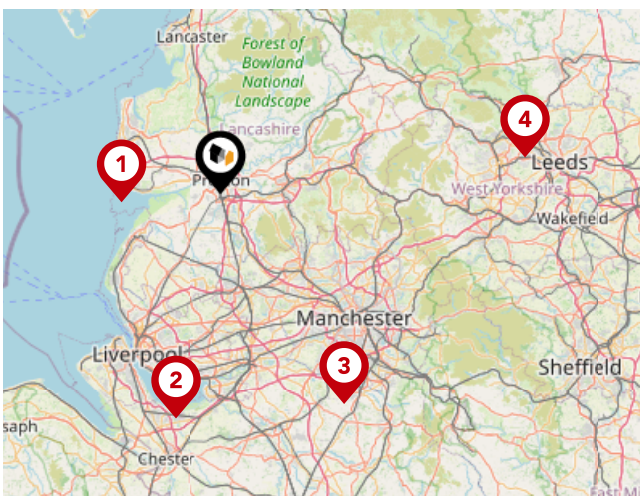
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.7 miles
2	Preston Rail Station	2.73 miles
3	Salwick Rail Station	4.67 miles



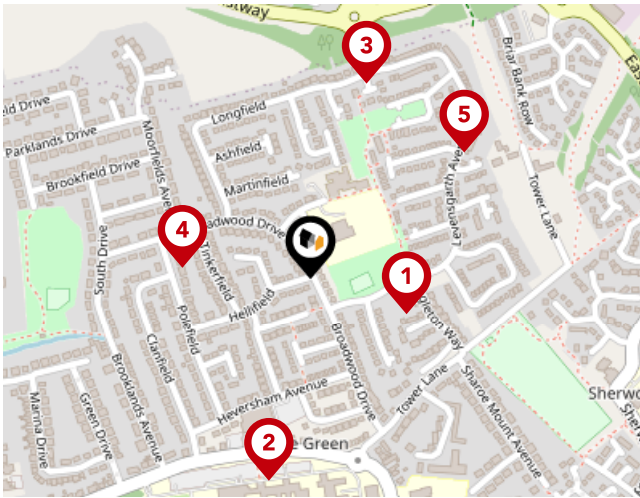
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	0.6 miles
2	M6 J32	0.95 miles
3	M6 J31A	1.88 miles
4	M6 J31	3.54 miles
5	M6 J30	4.46 miles



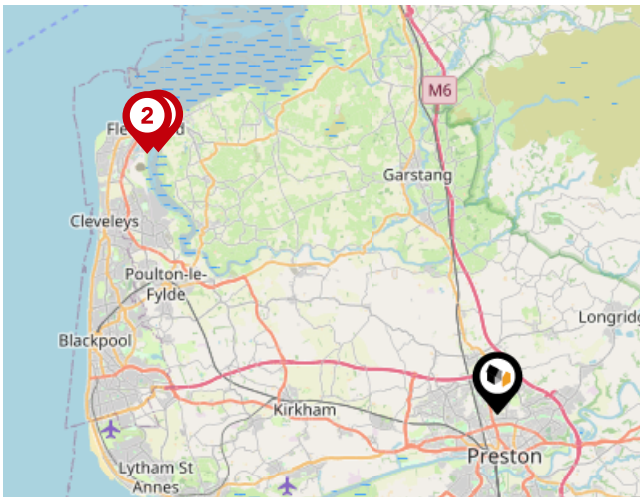
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.81 miles
2	Speke	32.25 miles
3	Manchester Airport	34.36 miles
4	Leeds Bradford Airport	42.96 miles



Bus Stops/Stations

Pin	Name	Distance
1	Singleton Way	0.11 miles
2	Booths	0.23 miles
3	Eastway	0.22 miles
4	Broadwood Drive	0.14 miles
5	Ashness Close	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.05 miles
2	Fleetwood for Knott End Ferry Landing	15.31 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



@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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