

Property Details

13 Joyce Road, Whittingham,
Preston, Lancashire, PR3 2JY

OIRO £210,000



Property Photos

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY



Creation Date
10/07/2026

Property Photos

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY



Creation Date

10/07/2026

Property Photos

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY



Creation Date
10/07/2026

Property Photos

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY



Creation Date

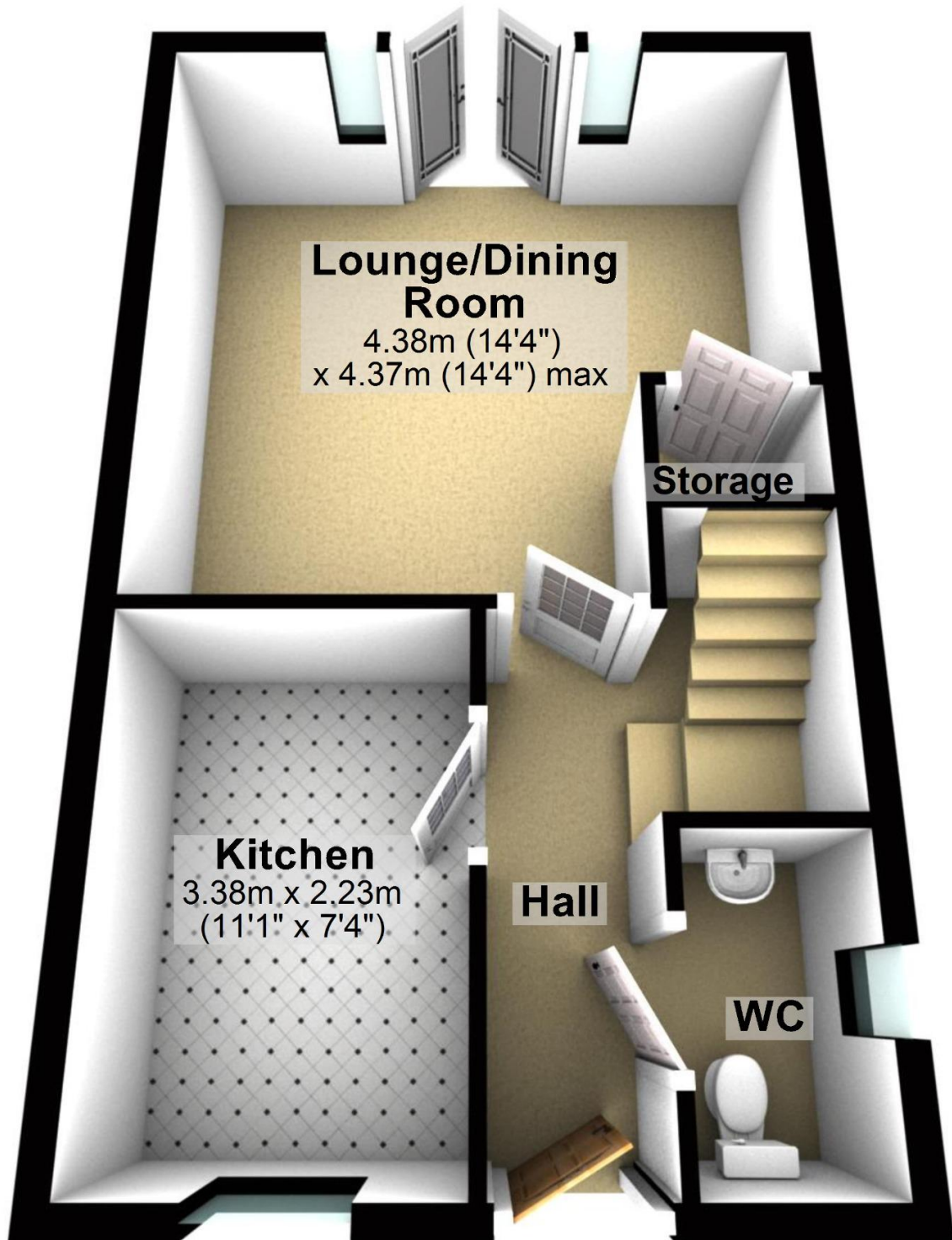
10/07/2026

Property Floor Plans

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



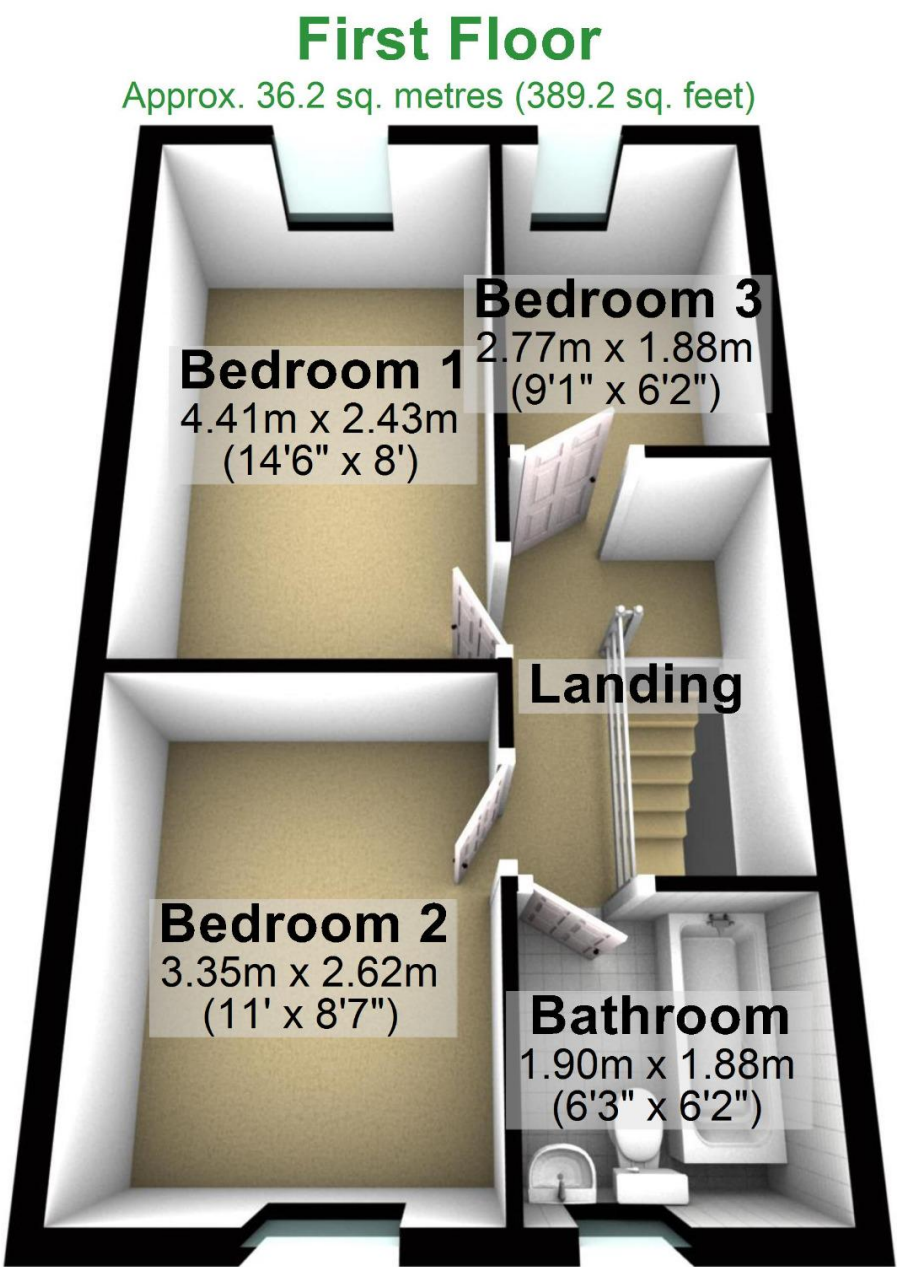
Total area: approx. 72.3 sq. metres (778.4 sq. feet)

Creation Date

10/07/2026

Property Floor Plans

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

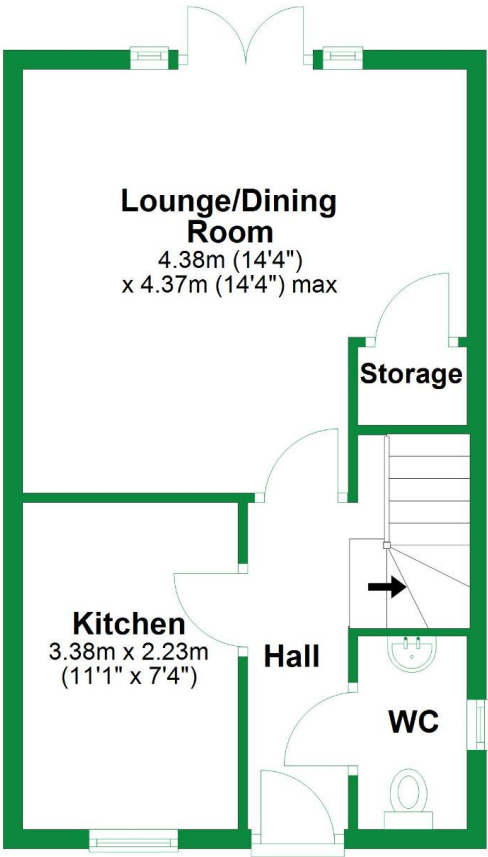


Property Floor Plans

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Ground Floor

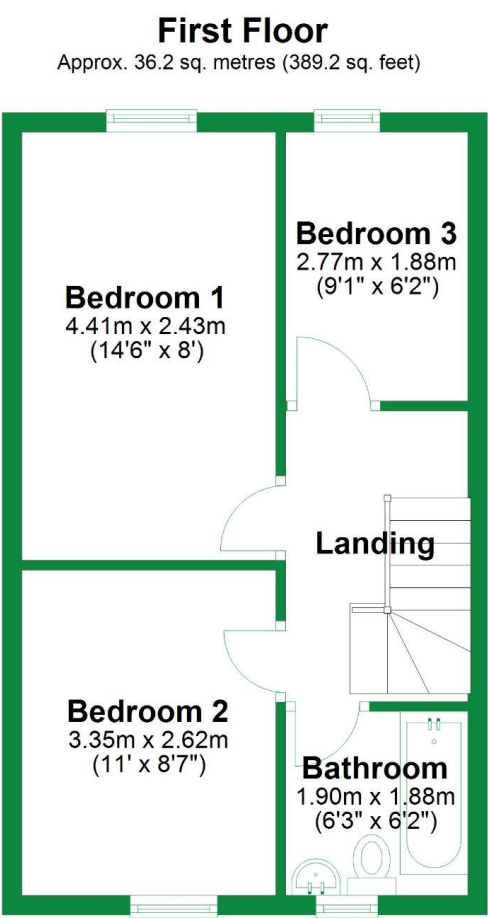
Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 72.3 sq. metres (778.4 sq. feet)

Property Floor Plans

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY



Property EPC

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

01/05/2026, 13:35

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

13, Joyce Road Whittingham PRESTON PR3 2JY	Energy rating B	Valid until: 9 March 2027 Certificate number: 0118-1051-7377-5303-5984
Property type	Semi-detached house	
Total floor area	69 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	63 B	90 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0118-1051-7377-5303-5984?print=true>

1/4

Creation Date

10/07/2026

Page 10

Property Info

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Leasehold
Floor Area
778
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
150
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2267-10-01
Price Qualifier
OIRO
Price
£210,000
Land Size
-
Age of Property
-
Year Built
2017
New Home
No

Property Features

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Feature 1

Three Bedroom Semi-detached Home

Feature 2

Idea For First Time Buyers Or Small Families

Feature 3

Lounge With Doors Opening Onto Rear Garden

Feature 4

Fully Fitted Kitchen

Feature 5

Three Good Sized Bedrooms

Feature 6

Four Piece Family Bathroom

Feature 7

Flagged Rear Garden With Pergola

Feature 8

Driveway For Off Road Parking

Feature 9

Good Access To Local Amenities, Schools And Transport Links

Creation Date

10/07/2026

Property Description

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

Modern Three-Bedroom Semi-Detached Home in Whittingham

Situated on a popular modern development in the sought-after village of Whittingham, this beautifully presented three-bedroom semi-detached property offers stylish and practical accommodation, making it an ideal purchase for first-time buyers, young families, or those looking to downsize without compromise.

Key Features

- Modern three-bedroom semi-detached home
- Situated on a popular residential development in Whittingham
- Ideal for first-time buyers and young families
- Contemporary fitted kitchen
- Spacious lounge with French doors opening onto the rear garden
- Downstairs WC
- Three well-sized bedrooms
- Stylish four-piece family bathroom
- Landscaped rear garden with flagged patio areas
- Attractive pergola seating area
- Mature planted borders
- Driveway providing off-road parking
- Excellent access to local amenities, schools and transport links

Agent's Perspective

Built relatively recently, the property benefits from contemporary living throughout and has been well-maintained by the current owner. Upon entering, you are welcomed into a bright and inviting hallway with a convenient downstairs WC. The modern fitted kitchen is well equipped with a range of units and integrated appliances, providing an excellent space for both everyday family life and entertaining. To the rear of the property, the spacious lounge enjoys plenty of natural light and features French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. To the first floor are three well-proportioned bedrooms, all offering comfortable and versatile accommodation to suit the needs of a growing family. The accommodation is completed

Creation Date

10/07/2026

Property Description

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

by a stylish four-piece family bathroom, comprising a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped with flagged patio areas, mature planted borders and an attractive pergola seating area, creating the perfect setting for outdoor dining, relaxation and family gatherings. To the front, a driveway provides off-road parking for multiple vehicles.

Client's Perspective

I am preparing to leave my wonderful home in Whittingham as I am now looking to downsize for the future. This property has been a truly special place to live, offering both comfort and a welcoming atmosphere. One of the things I have loved most is the peaceful and quiet estate. It provides a real sense of tranquillity while still being conveniently located. The neighbours are friendly and welcoming, and there is a genuine sense of community that makes living here feel safe and enjoyable.

The location has also been a huge benefit, with a range of local amenities within easy walking distance. Whether it's shops, services, or places to meet friends, everything you need is close at hand, making day-to-day life both convenient and enjoyable.

I hope the next owners will enjoy this home and the community around it as much as I have over the years.

Location

Whittingham remains a highly desirable location, offering a semi-rural feel whilst being conveniently placed for excellent transport links, local amenities, highly regarded schools and access to nearby towns and cities. The area is particularly popular with families seeking a balance between countryside surroundings and modern convenience.

Additional Information

Maintenance fees - tbc

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective

Creation Date

10/07/2026

Property Description

13 Joyce Road, Whittingham, Preston, Lancashire, PR3 2JY

buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.