



8B Black Bull Lane, Fulwood, PR2 3PU

£1,050 Per month

Available to let on the ever-popular Black Bull Lane in Fulwood, Preston, this well-presented three-bedroom semi-detached home offers comfortable living in a sought-after location.

Upon entering, you're welcomed by a bright hallway with a convenient W/C, a small storage room, and access to the main reception area.

The spacious reception leads through to a modern kitchen, which opens out to a private rear garden, ideal for relaxing or entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom.

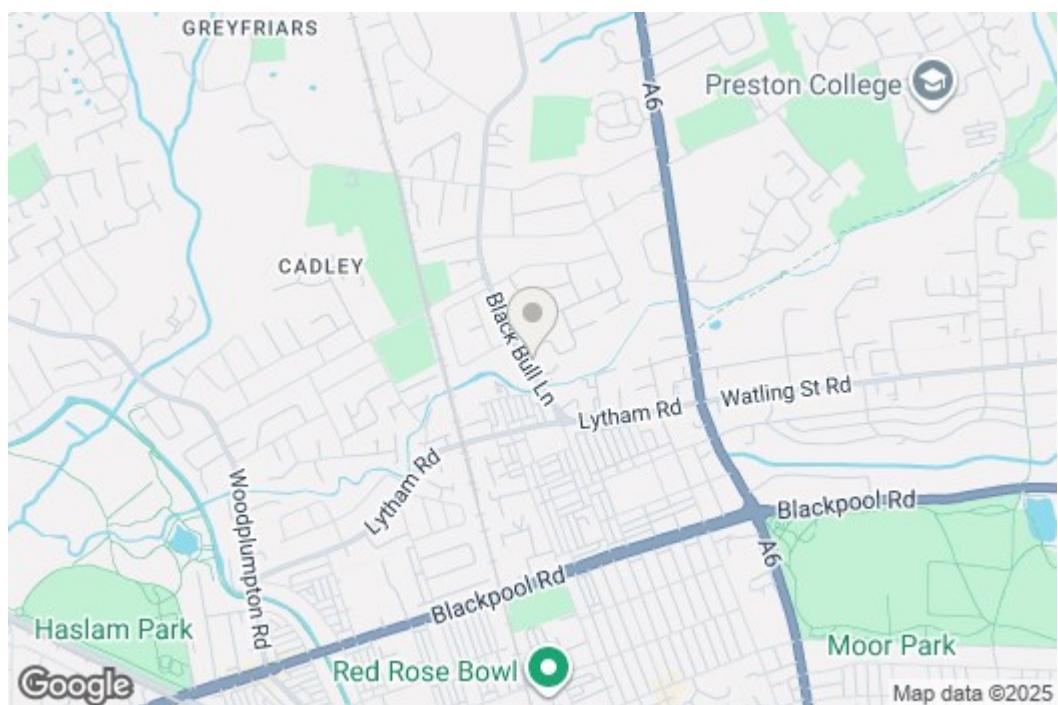
The property comes with an allocated single parking space located just off the main street, visible from the main photo used in this advert, down a short lane where neighbouring residents also park.

A great opportunity for families looking for a practical and well-located home. Call our team today on 01772 651165 to get booked in for a viewing!

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	