



Redsands Drive, Fulwood, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached property, located in the popular area of Fulwood, Preston. Nestled on a quiet cul-de-sac, the home is situated just a short drive from the centre of Preston and offers excellent access to local schools, shops, and amenities. With superb travel links, including a nearby train station and easy connections to the M6 and M61 motorways, this property is ideally positioned for families and commuters alike.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Moving through, you will enter the contemporary kitchen/diner. The kitchen offers ample storage and includes an integrated oven and hob. The dining area provides plenty of space for a family dining table, with double patio doors leading through to the conservatory at the rear. The bright and airy conservatory offers versatile additional living space, with double patio doors opening onto the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. Additional storage is available on the landing, and the recently installed shower room completes this level.

Externally, the home boasts a private driveway to the front, extending to the side of the property and providing off-road parking for multiple vehicles. To the rear, you will find a single detached garage equipped with power and lighting, offering practical additional storage or further parking. The rear garden is a good size and features a low-maintenance faux lawn, creating a perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.





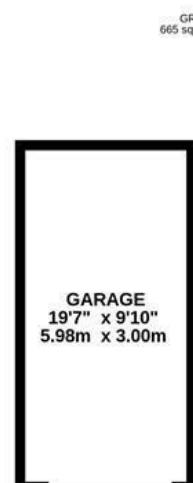








BEN ROSE



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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 (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	

