



## Newark Place, Fulwood, Preston

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom semi-detached property, set on a generous plot in the highly sought-after area of Fulwood. Fulwood is renowned for its outstanding schools, excellent amenities, and easy access to surrounding towns and cities. Preston City Centre is only a short drive away, while the M6 and M55 motorways provide superb commuter links to Manchester, Liverpool, and beyond. In addition, regular bus routes and Preston Train Station ensure convenient public transport connections. Nearby, you'll also find popular retail parks, leisure facilities, and green spaces, making this location perfect for families.

Stepping into the property, you are welcomed into the entrance hallway, where the staircase leads to the upper level. To the left, you enter the spacious lounge, which boasts a large front-facing window that floods the room with natural light. The lounge flows seamlessly into the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and features an integrated oven and hob, along with a practical breakfast bar. The dining area provides plenty of space for a large family dining table, with double patio doors opening onto the rear garden. Just off the kitchen is a bright and airy garden room. This versatile space offers a variety of practical uses and is currently utilized as a utility room, with single-door access to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms and a modern three-piece family bathroom, complete with an over-the-bath shower.

Externally, to the front, the property benefits from a private driveway providing off-road parking for two vehicles. The driveway extends to the side of the home, leading to a single detached garage located to the rear. The garage is equipped with power and lighting and is accessed via an up-and-over door to the front, with a single door to the side. The rear garden is generously sized, featuring a laid lawn and a large flagged patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





















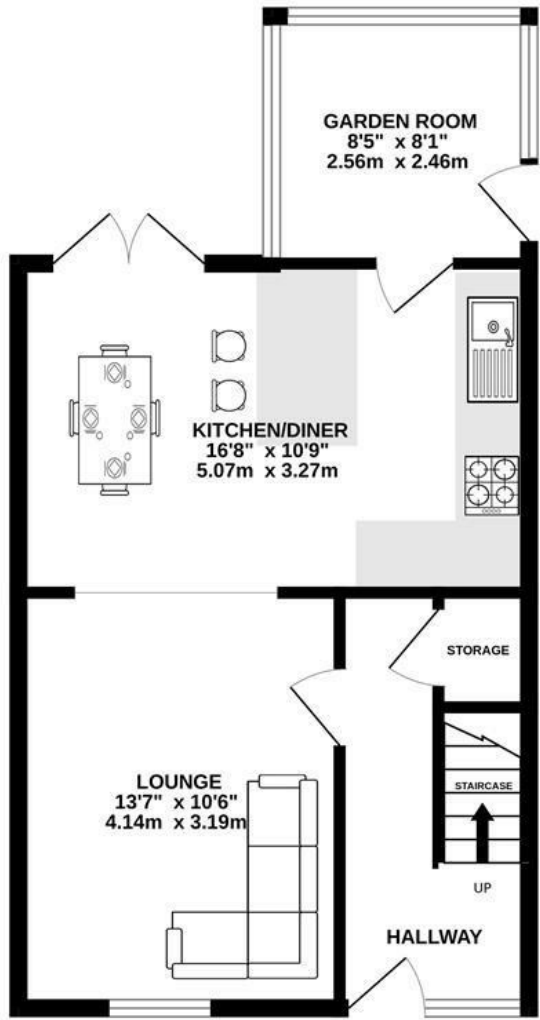




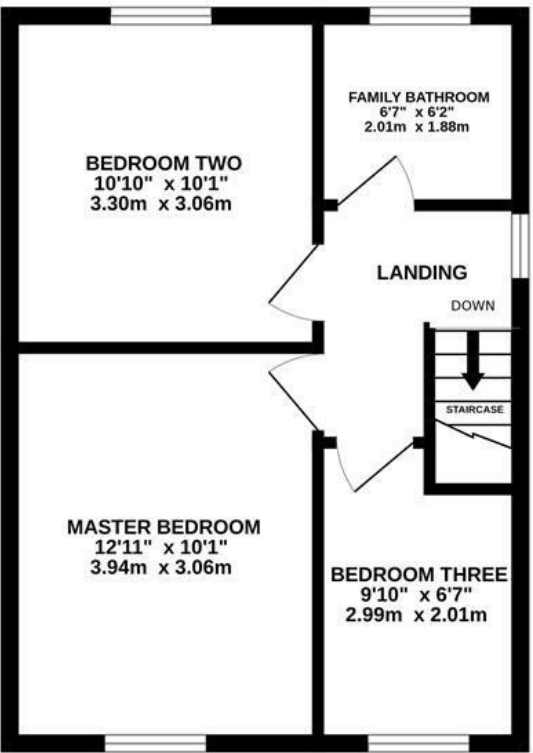


# BEN ROSE

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



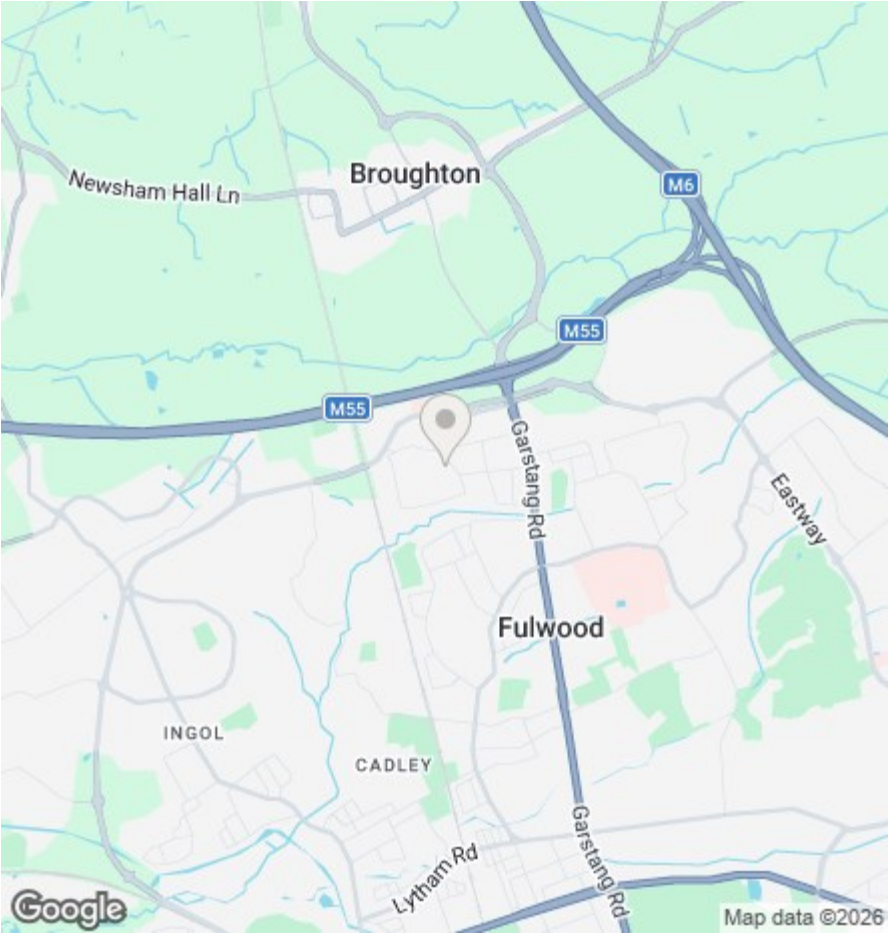
1ST FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	