



**Woodplumpton Road, Fulwood, Preston**

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to market this stunning three bedroom, semi-detached property situated in Fulwood that is full of charm. The house provides versatile spaces as well as benefiting from excellent local shops and amenities nearby. There is also easy access to Preston City Centre via nearby travel links as well as the M6 motorways. This property offers great potential, Ideal for small families and couples alike.

Entering the home you are greeted by a homely entrance hall. To the front of the house is the spacious lounge that receives ample natural light from the front facing window. The lounge is home to an incredible feature fireplace made out of solid stone, creating a wonderful cosy environment. Continuing into the home is the kitchen diner that spans the whole width of the home. The kitchen features ample worktop space and hosts integrated appliances including a gas hob and oven. A set of double patio doors open up creating a seamless divide from the dining area to the private patio, perfect for outdoor entertaining in the summer months. Connected to the back of the house is a small utility outhouse, that is ideal for storing freestanding appliances. There is also access to the detached garage from here.

Moving to the first floor you will find three well appointed bedrooms two of which being spacious doubles. Completing the house is a family bathroom with and over the bath shower.

Externally the home offers a driveway to the rear for off the road parking. There is a large patio area surrounded by fences that leads to the front garden with grassed areas. The patio is an ideal sun trap and would make the perfect space for entertaining. Overall this charming family home has tons of character as well as being in a practical location. Early viewing is highly recommended.













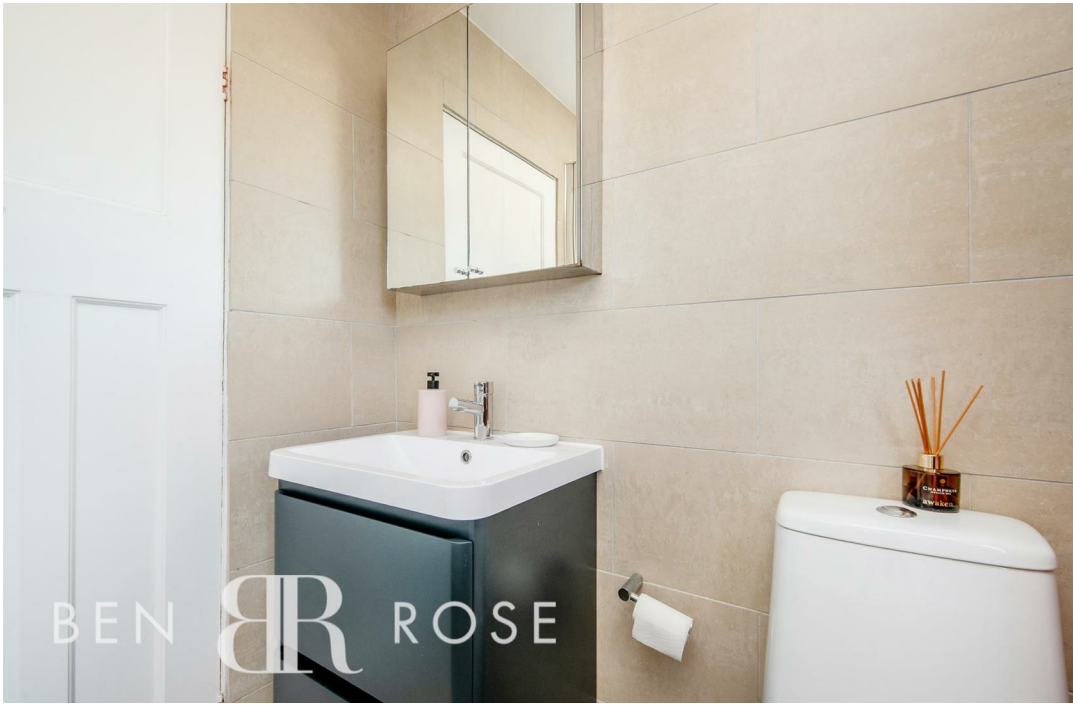








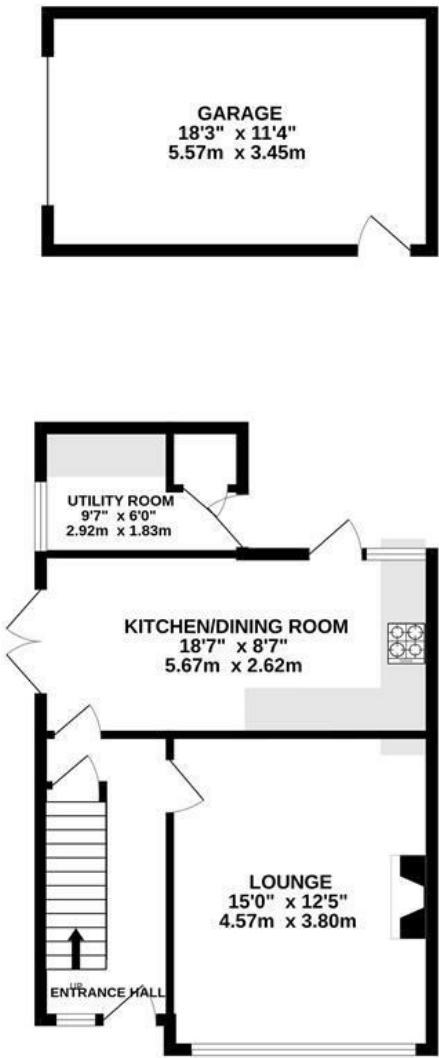




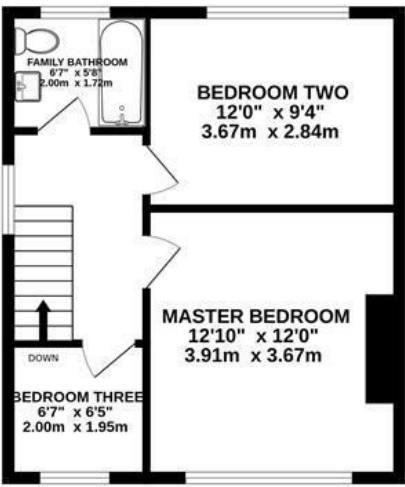


# BEN ROSE

GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.




TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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		84
(81-91) B		
(69-80) C	69	
(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 