

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

CONSERVATORY  
9'4" x 8'4"  
2.86m x 2.54m

KITCHEN  
8'7" x 7'3"  
2.61m x 2.22m

DINING ROOM  
8'7" x 6'7"  
2.61m x 2.00m

LOUNGE  
15'9" x 11'4"  
4.80m x 3.44m

RECEPTION HALL  
8'1" x 7'0"  
2.46m x 2.13m

PORCH  
4'4" x 1'11"  
1.32m x 0.36m

STAIRCASE  
UP

STAIRCASE  
DOWN

STORAGE

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

FAMILY BATHROOM  
6'0" x 5'9"  
1.82m x 1.76m

BEDROOM TWO  
10'4" x 7'11"  
3.15m x 2.40m

MASTER BEDROOM  
14'0" x 7'11"  
4.26m x 2.40m

BEDROOM THREE  
10'3" x 6'0"  
3.11m x 1.82m

LANDING  
DOWN

STAIRCASE  
DOWN

STORAGE

TOTAL FLOOR AREA : 757 sq.ft. (70.3 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 is given 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	79

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	

Barnacre Close, Fulwood, Preston

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property situated on a quiet cul-de-sac in Fulwood, Preston. Ideal for first-time buyers, this home offers not only comfort but also convenient travel links to Preston, nearby towns and cities through the easily accessible M6 motorway. The property enjoys a prime location with excellent local amenities within reach, making it a perfect choice for those seeking a harmonious blend of tranquility and accessibility.

Step inside this welcoming home through the porch and into the reception hall, which leads you to the heart of the home. The lounge exudes warmth with its inviting feature fireplace, and the clever utilisation of space is evident through the access to under stair storage. The dining room seamlessly connects to the bright and airy conservatory, offering picturesque views across the garden. As you proceed, the kitchen completes the ground floor, providing a functional and convenient culinary space.

Venturing upstairs, you'll find three well-appointed bedrooms. The master bedroom boasts fitted wardrobes, catering to your storage needs, while bedroom three also has integrated storage. A three-piece family bathroom, complete with an over-the-bath shower, serves the upper floor, catering to both relaxation and convenience.

The property's cul-de-sac location ensures a secluded environment. The driveway leading to a detached single garage offers off road parking space for your convenience. The exterior is equally captivating, with a secluded and well-maintained rear garden. Enjoy the outdoors on the charming patio area or the lush lawn, all surrounded by a variety of beautiful plants and flowers.

In summary, this three-bedroom home is nestled within a quiet cul-de-sac, offering both comfort and convenience. With its easy access to travel links, excellent local amenities, and thoughtfully designed interior and exterior spaces, this property presents a fantastic opportunity for those seeking a harmonious lifestyle. Don't miss the chance to make this wonderful house your new home.

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