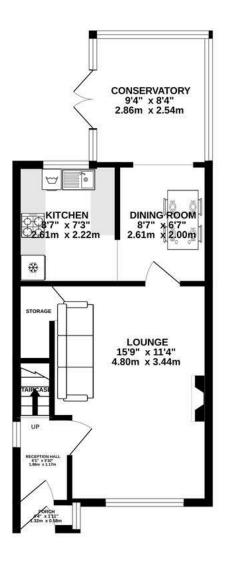
GROUND FLOOR
 1ST FLOOR

 420 sq.ft. (39.0 sq.m.) approx.
 337 sq.ft. (31.3 sq.m.) approx.



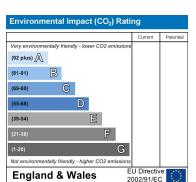






We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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		79
(69-80) C	65	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	





BEN ROSE



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.



BEN ROSE





