



**Conway Drive, Fulwood, Preston**

**Offers Over £194,950**

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached property in the highly sought-after area of Fulwood. This home is being offered with NO ONWARDS CHAIN, making it an ideal investment opportunity for those looking to undertake a project. Situated only a short drive from Preston city centre, the property is within easy reach of local amenities, including shops, schools, and parks. The location also benefits from excellent travel links, with the M55 and M6 motorways just moments away, providing convenient access for commuters.

As you enter the home, you're greeted by a welcoming porch that leads into the reception hall. Towards the front of the property is a multi-purpose room, which was previously used as a bedroom but can easily be converted into an additional reception room or home office. The room also has a conveniently located WC. The main lounge is generously sized and offers a bright, airy feel, leading seamlessly into the conservatory, which provides a peaceful retreat with views of the garden. The ground floor is completed by a functional kitchen, offering plenty of potential for modernisation.

Moving upstairs, the first floor comprises three well-proportioned bedrooms, all of which offer ample space for double beds and storage. The family shower room is also located on this floor.

Externally, the home has a driveway with space for up to two cars, extending further down the side of the property where a carport is located, offering additional parking or storage. The rear of the property features a sizeable and secluded garden, primarily laid to lawn, with enough space to create a perfect outdoor entertainment area. There's also a shed, ideal for garden storage.

This property presents an excellent opportunity to create a bespoke family home.





















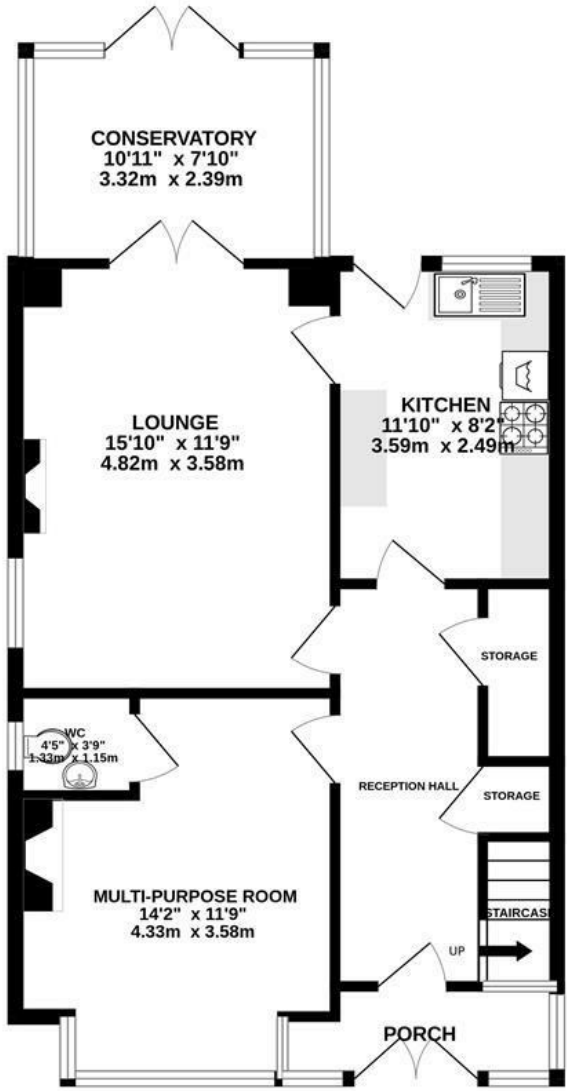




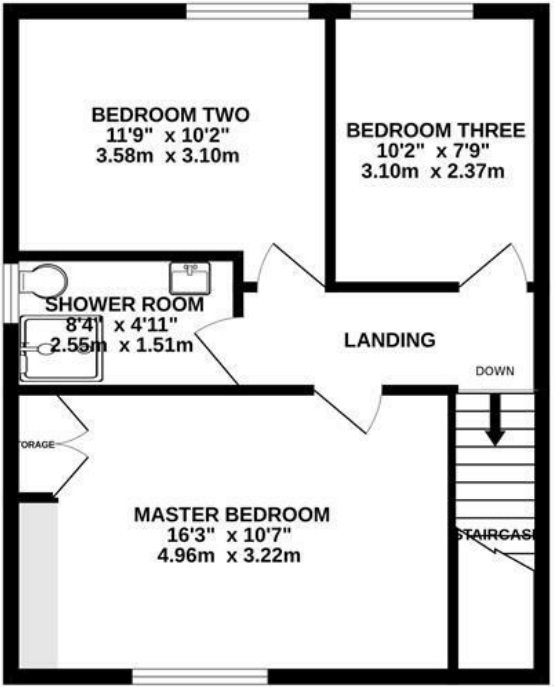


# BEN ROSE

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



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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 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		
	56	79
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	

