



## Fenton Road, Fulwood, Preston

**Offers Over £345,000**

Ben Rose Estate Agents are pleased to present to market this five-bedroom, end-terrace home, situated in a sought-after area of Fulwood. This unique property is spread across four floors and sits on a generous 0.2-acre plot, offering an exciting opportunity for developers, with planning permission already granted for an additional dwelling. The home is ideally located close to excellent local amenities, including shops, schools, and leisure facilities, while also benefiting from superb travel links. The M6 and M55 motorways are within easy reach, providing convenient access to Preston, Manchester, and beyond. Fulwood's bus routes and nearby Preston train station further enhance connectivity, making this a fantastic investment opportunity. Offered with NO ONWARD CHAIN, this property presents a rare chance to secure a spacious home with incredible potential.

Application No (Dwelling) - 06/2023/0956

Application No (Street Parking) - 06/2015/0649

Links can be found attached to this listing.

Externally, the property benefits from on-road parking, with access to the additional land located at the end of the street. This expansive side plot provides endless development opportunities, including potential for a roadway and private parking for the existing home. The concrete-structured boundary may help with the foundations of any potential new development. To the rear, a private yard offers space for outdoor storage, a workshop, or a shed.

Stepping inside, you are welcomed by an inviting reception hall that sets the tone for the rest of the home. The spacious lounge boasts dual-aspect windows, allowing for plenty of natural light, while a charming feature fireplace adds character and warmth. The sizeable dining room offers integrated storage and convenient access to the rear yard, making it a perfect space for entertaining or family gatherings. Completing the ground floor is the fitted kitchen, which provides ample worktop space and storage.

Descending to the cellar, you will find a generous storage area that offers excellent potential for conversion. Whether you envision a home gym, office, or additional living space, this level provides flexibility to suit a variety of needs.

The first floor features an open landing leading to four versatile bedrooms, each offering generous proportions to accommodate families or guests. A well-appointed four-piece family bathroom serves this floor, providing both a bathtub and a separate shower. Above, the fifth bedroom offers further possibilities, whether as additional storage or an extra living space.

With its exceptional potential and prime location, this property is a must-view for those looking to invest or develop in the thriving Fulwood area.





































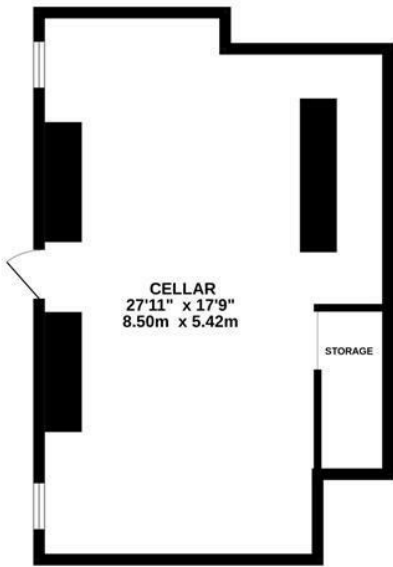






# BEN ROSE

**BASEMENT**  
427 sq.ft. (39.7 sq.m.) approx.



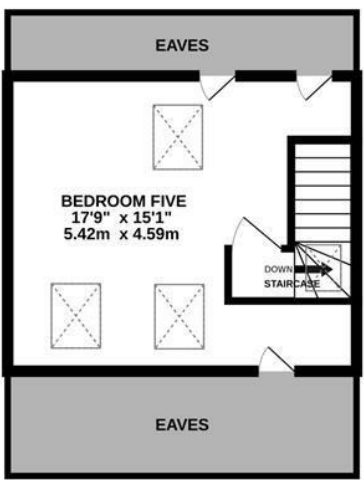
**GROUND FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



**1ST FLOOR**  
592 sq.ft. (55.0 sq.m.) approx.



**2ND FLOOR**  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (178.0 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        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 62      |           |
| 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   |         |           |

