BEN ROSE



Lower Bank Road, Fulwood, Preston

Offers Over £440,000

Ben Rose Estate Agents are pleased to present to market this charming and characterful semi-detached home, located in the highly desirable area of Fulwood. Showcasing high ceilings, generous living spaces, and an impressive loft conversion, this delightful property effortlessly blends period features with modern comfort. Ideal for families, the home enjoys a prime position just a short distance from Preston City Centre, where a wide range of shops, restaurants, and leisure facilities can be found. Excellent travel links are close by, including rail services from Preston Railway Station, as well as easy access to the M6 motorway and M61 motorway, making it an ideal base for commuters.

Entering via the side entrance hall, you are immediately welcomed into a home rich in character and natural light. To the front, the large dining room features a beautiful bay window, creating an inviting space perfect for entertaining. Moving through, the spacious lounge offers a relaxing setting and benefits from French doors opening into a versatile sitting room, allowing for flexible family living. The lounge also provides access to the well-appointed kitchen, which is fitted with ample units and a range gas cooker, ideal for home cooking. The kitchen seamlessly connects to the sitting room, which enjoys direct access to the garden, enhancing the sense of flow throughout the ground floor.

On the first floor, the property continues to impress with three well-proportioned bedrooms. Bedroom two is a generous double positioned to the front and benefits from a sizeable ensuite shower room. Bedroom three is another comfortable double, while bedroom four is a single room, perfect for use as a nursery, study, or home office. A modern three-piece family bathroom completes this level. The second floor hosts a superb master suite, offering a spacious retreat with Velux windows allowing plenty of natural light, a private three-piece ensuite, and two useful eaves storage areas.

The basement provides a highly practical addition to the home, offering a large storage area alongside a dedicated utility room. This space is ideal for additional household needs and benefits from direct access leading out to the rear garden patio, further enhancing its functionality.

Externally, the property boasts a well-maintained front garden with mature shrubs and hedges, along with a driveway providing off-road parking for up to two vehicles. Double gates offer access to the driveway and a further secure gate offers access through to the rear. The expansive rear garden is a standout feature, offering a raised paved patio seating area, perfect for outdoor dining, with steps leading down to a substantial lawn. Part of the lawn is currently utilised as a croquet area, and the garden is beautifully enclosed by mature trees and shrubs, providing both privacy and a tranquil setting. This is a wonderful opportunity to acquire a spacious and characterful home in a sought-after location.







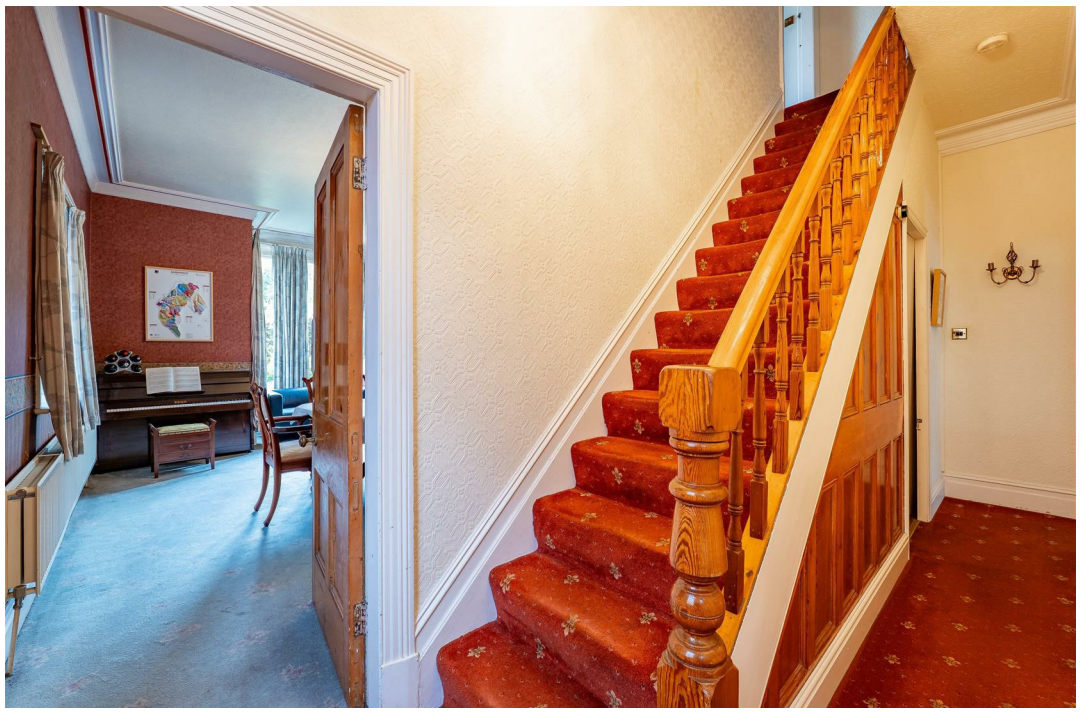

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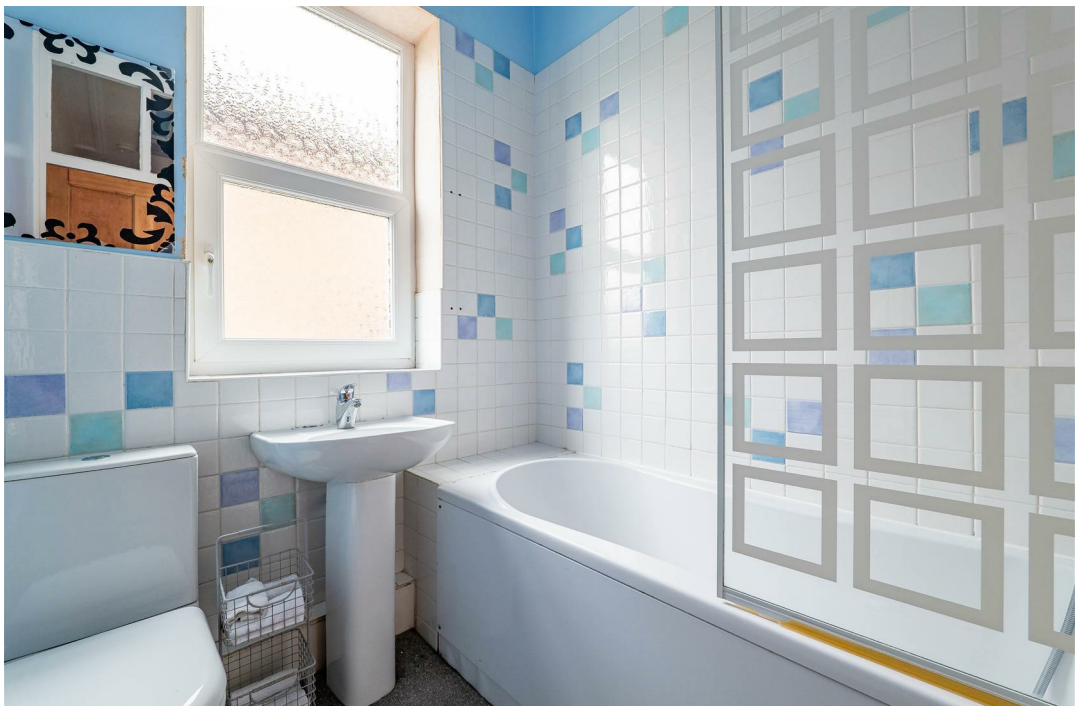




























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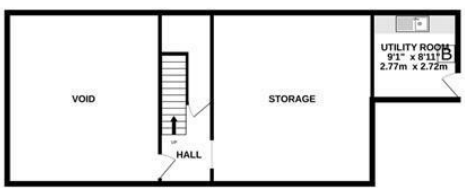




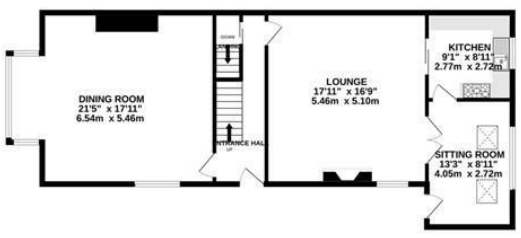


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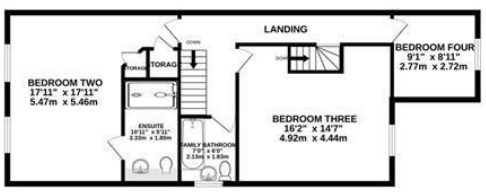
BASEMENT
763 sq.ft. (70.9 sq.m.) approx.



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



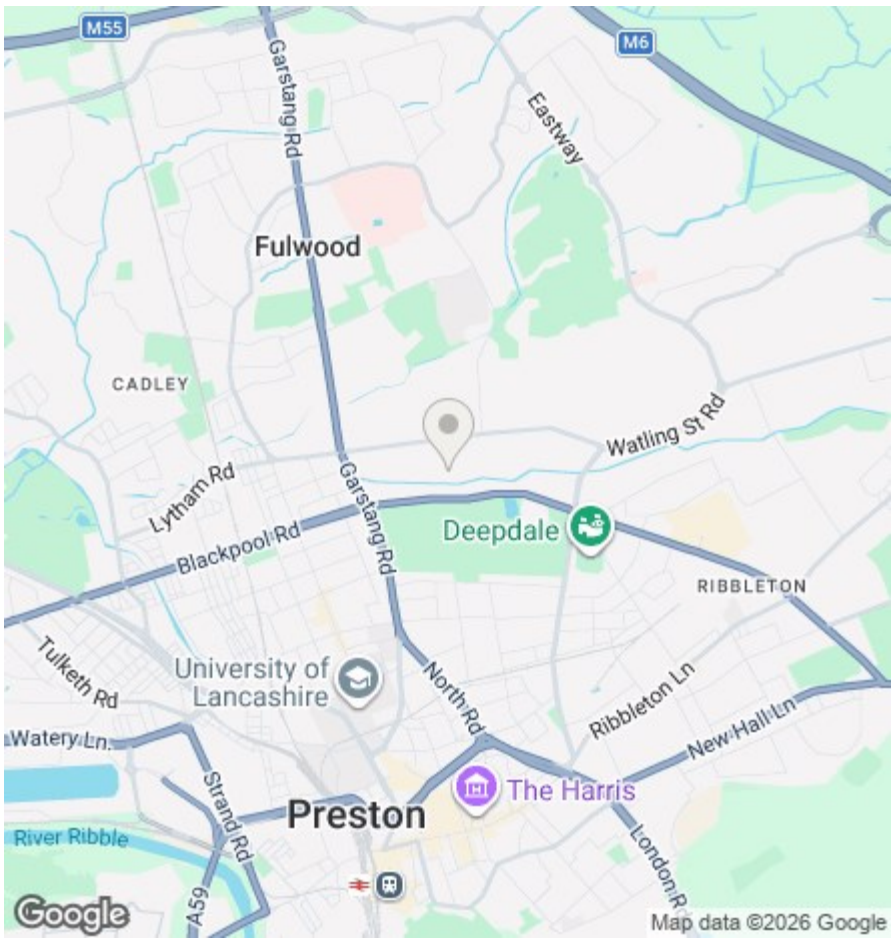
2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

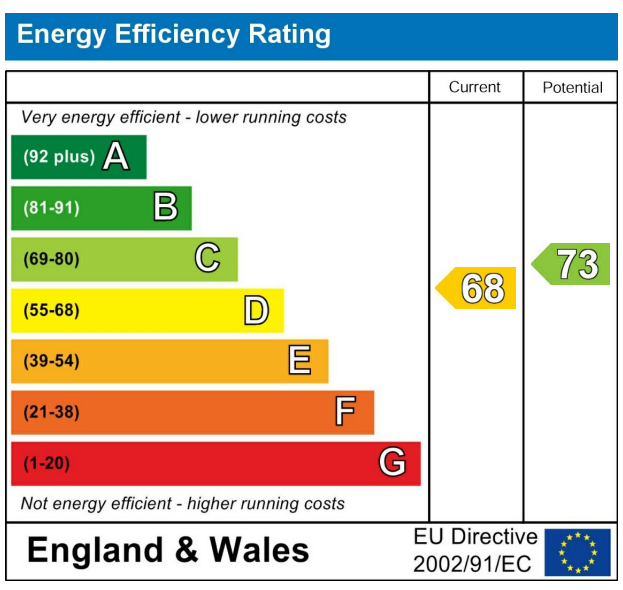


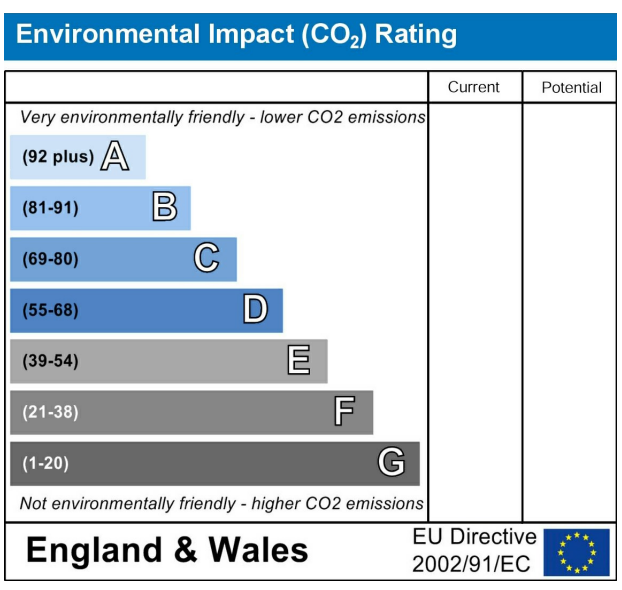
TOTAL FLOOR AREA : 2943 sq.ft. (273.4 sq.m.) approx.

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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