



## Sharoe Mount Avenue, Fulwood, Preston

Offers Over £295,000

Ben Rose Estate Agents are pleased to present to market this deceptively spacious four-bedroom semi-detached property, offered with no onward chain, located in a popular area of Fulwood, Preston. A key feature of this home is the detached self-contained two-bedroom annex, offering excellent potential for multi-generational living or rental income. Conveniently situated just a short drive from Preston town centre and only a few doors down from Royal Preston Hospital, the home offers excellent access to local schools, shops, and amenities. With superb travel links, including a nearby train station and easy connections to the M6 and M61 motorways, this property is ideally positioned for families and commuters alike.

Internally, the ground floor comprises a spacious lounge with a large front-facing window, along with a modern kitchen offering excellent storage and worktop space, as well as an integrated fridge-freezer. A generous family dining room provides further built-in storage and ample space for a dining table, flowing seamlessly into the bright and airy conservatory. The versatile conservatory enjoys lovely views of the garden, with double patio doors offering direct access outside. This floor also features three well-proportioned bedrooms, with bedrooms two and three benefiting from built-in storage. A three-piece family bathroom with an over-bath shower completes the ground floor accommodation.

Upstairs, you will find the generously sized master bedroom with built-in storage. Additional storage can be found on the landing, along with convenient access to the loft.

A fantastic feature of this home is the self-contained two-bedroom annexe located in the rear garden. Built in 2021, this impressive space offers excellent additional living accommodation with the potential to rent out. It comprises an open-plan lounge and fully fitted kitchen, two well-proportioned bedrooms and a modern bathroom. The annexe also benefits from its own veranda and gated garden area, providing privacy for prospective occupants.

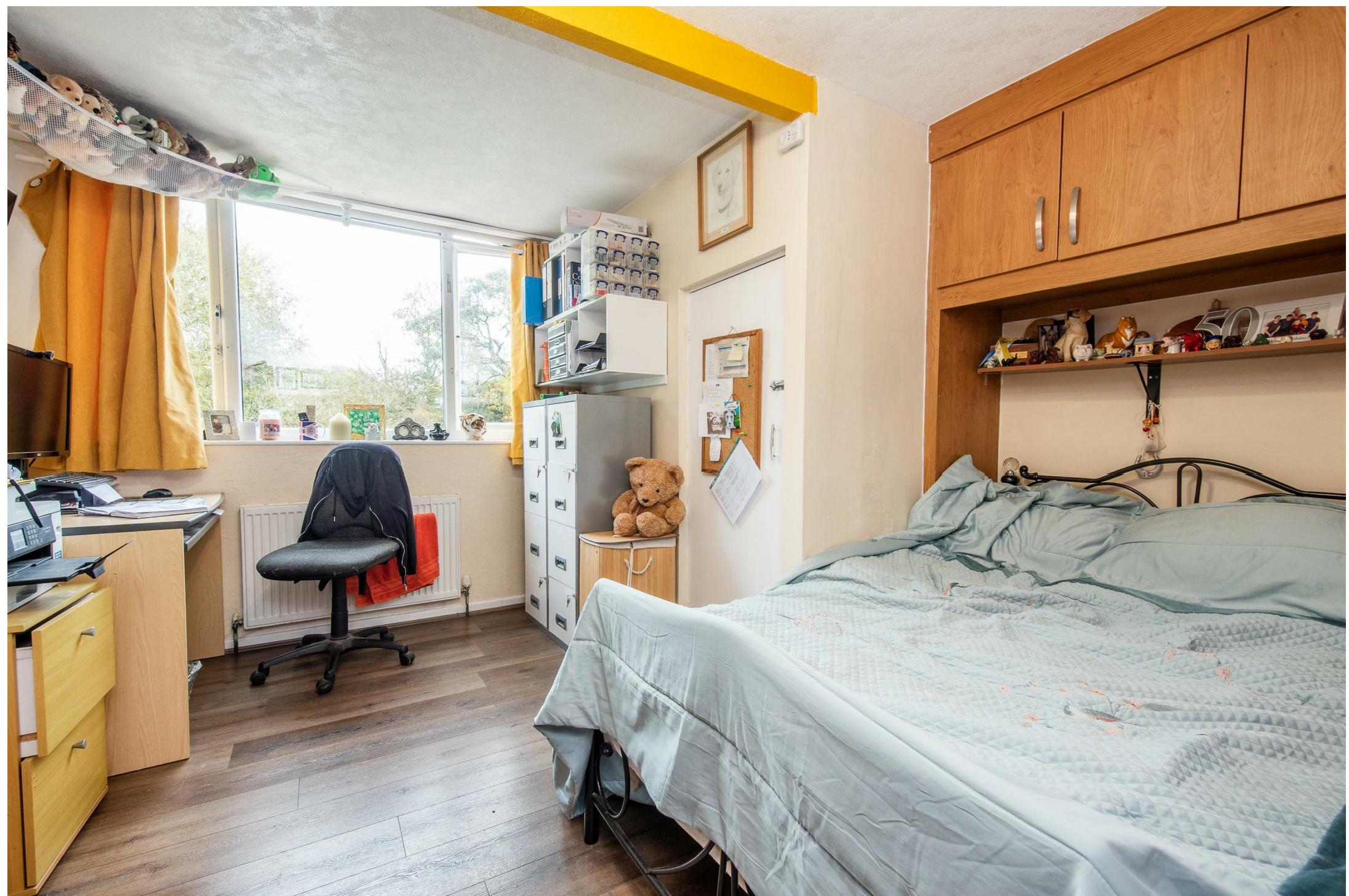
The main garden remains generously sized, with a laid lawn and flagged patio area, while a modern work shed offers practical space for a range of uses. To the front, the property features a private driveway providing off-road parking for two vehicles.

Early viewing is highly recommended to appreciate the space and versatility this property has to offer.







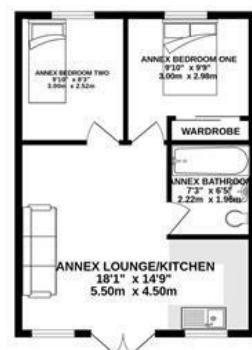






# BEN ROSE

GROUND FLOOR  
1604 sq.ft. (149.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

