



Watling Street Road, Preston

Offers Over £175,000

Ben Rose Estate Agents are delighted to introduce this charming two bedroom semi-detached bungalow in a sought-after area of Fulwood, Preston. This delightful home would make the ideal purchase for a couple or someone looking to downsize. Nestled conveniently close to Preston town centre, this home offers easy access to local shops, amenities, and excellent transportation links including the nearby train station, M6, and M61 motorways. With fantastic schools and nurseries nearby, this family-friendly home is perfectly situated for modern living.

Internally, upon entering, you are greeted by an entrance hall leading to the majority of rooms. The second bedroom at the front of the house is a good size and flooded with natural light from the large window. Continuing through, you step into the spacious lounge boasting a cozy fireplace and ample space for a large sofa set and furnishings.

A family bathroom with a stand-in shower adds convenience whilst the master bedroom, located at the end of the hall features built-in wardrobes and offers a generous double size. The kitchen/breakfast room is a functional space with plenty of worktops and room for freestanding appliances, providing through access to the versatile conservatory which in turn offers views of and access to the garden.

The property also benefits from having full gas central heating and a fully boarded, full height room loft with skylight and access via a loft ladder.

The easy-to-maintain front garden features flagging and gravel, while double gates allow parking at the front, side, and rear of the property. The rear garden is primarily flagged with raised planters and tall fencing, providing privacy and a safe space for outdoor activities. A single detached garage in the garden completes this lovely home.



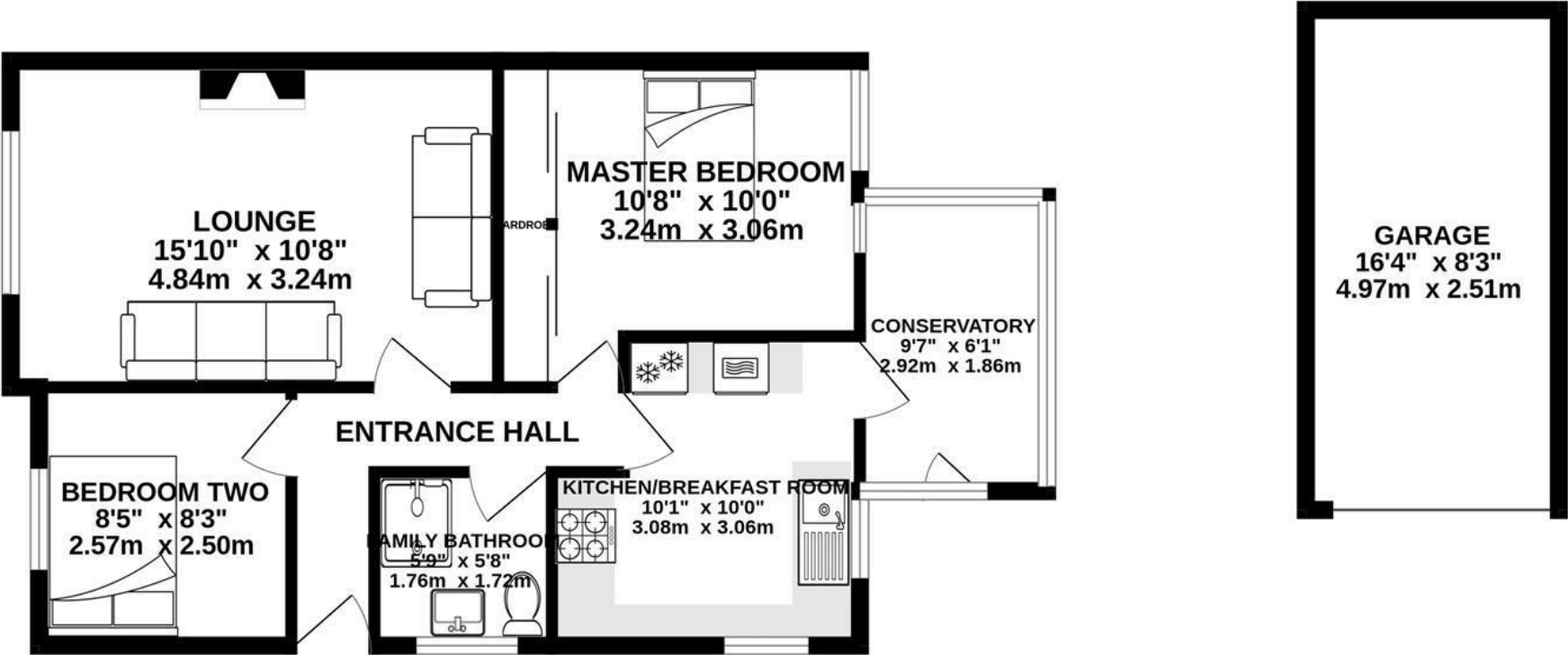






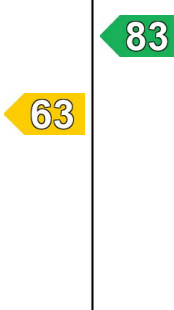




GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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