BEN ROSE

Teil Green, Fulwood, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this delightful three bedroom semi-detached home, situated in the highly sought-after area of Fulwood, Preston. Ideally suited to couples and small families, the property offers comfortable and well-planned accommodation within a popular residential setting. Fulwood is well regarded for its excellent range of local amenities, with nearby supermarkets, retail parks and a variety of sports and leisure facilities all within easy reach. Preston city centre is also easily accessible, with frequent bus services providing convenient travel, while the M6 and M55 motorways are close by, making the property an excellent choice for commuters and those travelling further afield.

Upon entering, the porch leads directly into the spacious lounge, which provides a welcoming first impression with its open staircase, large front-facing window and feature gas fireplace. Useful storage is available beneath the stairs, while the open-plan arrangement provides access through to the remainder of the ground floor rooms. The dining room continues the open-plan layout and offers ample space for a four-person family dining table, while being positioned adjacent to the modern kitchen. The kitchen is fitted with a good range of wall and base units, along with an integrated hob and oven and space for additional freestanding appliances. Patio doors from the dining area open directly onto the rear garden, allowing plenty of natural light into the space and providing a seamless connection between the home and garden.

To the first floor, there are three well-proportioned bedrooms, including two comfortable double bedrooms. The master bedroom benefits from its own ensuite shower room, providing added convenience, while the remaining bedrooms are served by a three-piece family bathroom complete with a bath.

Externally, the property benefits from a driveway to the front providing parking for two to three cars, alongside an easy-to-maintain lawn. To the rear is a generous garden featuring a combination of lawn and paved areas, together with a useful shed. Gated access leads from the rear garden back to the driveway, adding further practicality to the outdoor space. Overall, this is a well-located and appealing home offering comfortable accommodation, useful outdoor space and excellent access to the amenities and transport links of Fulwood and Preston.

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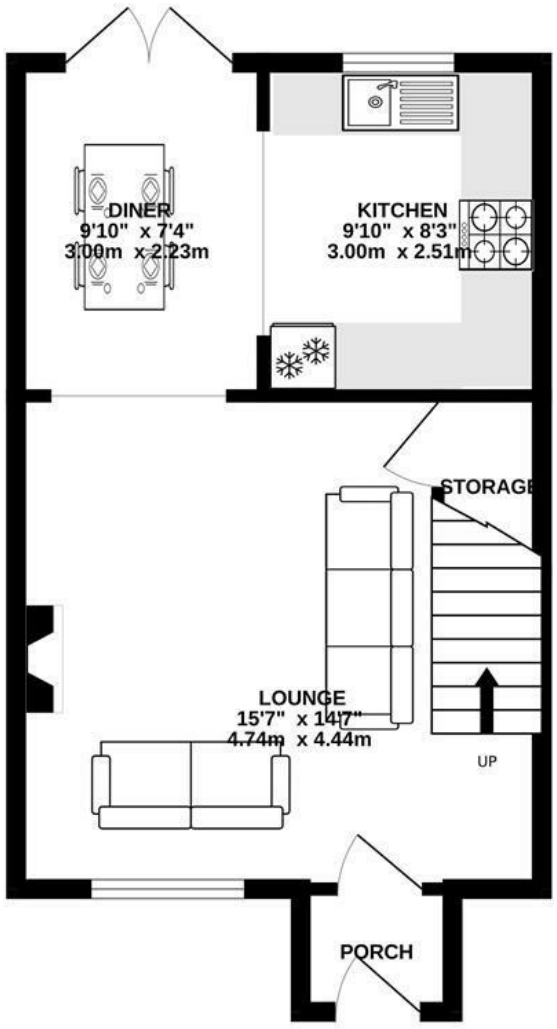
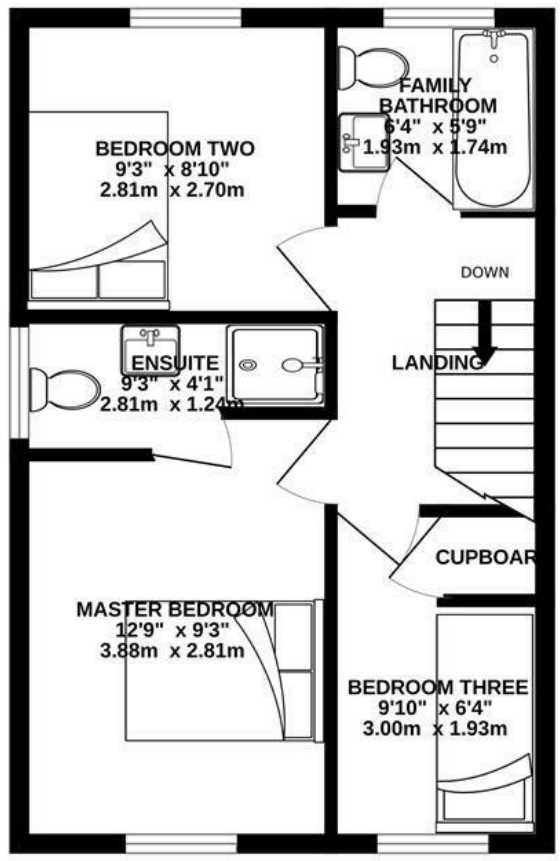
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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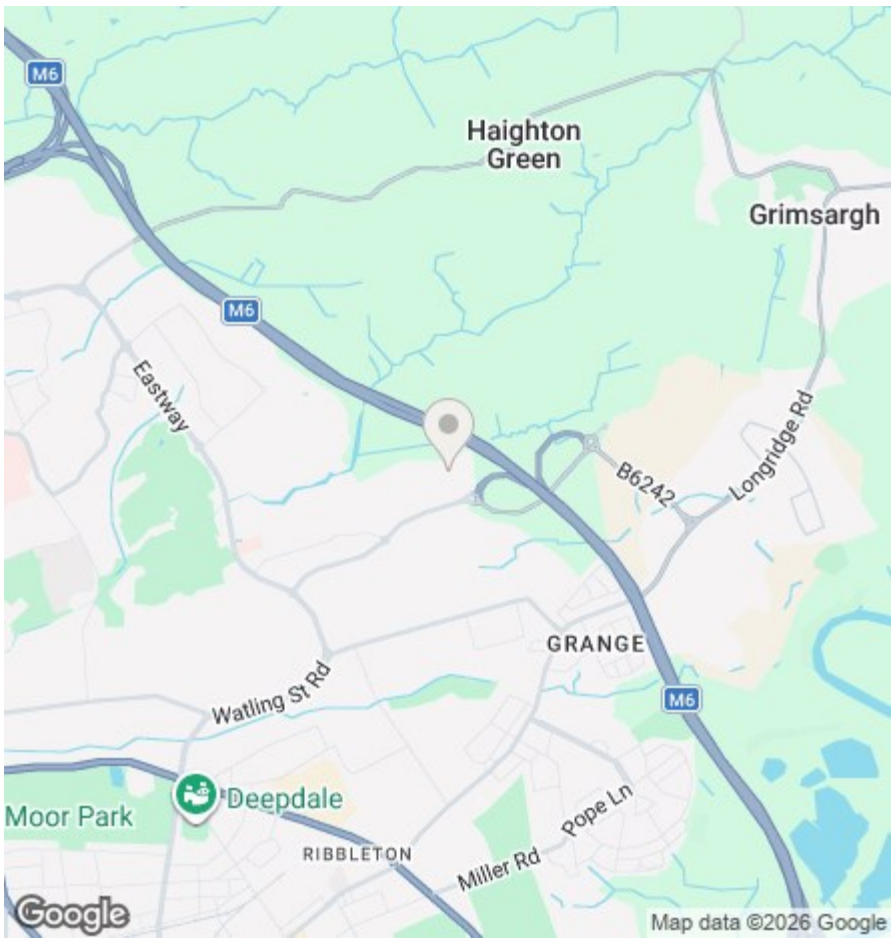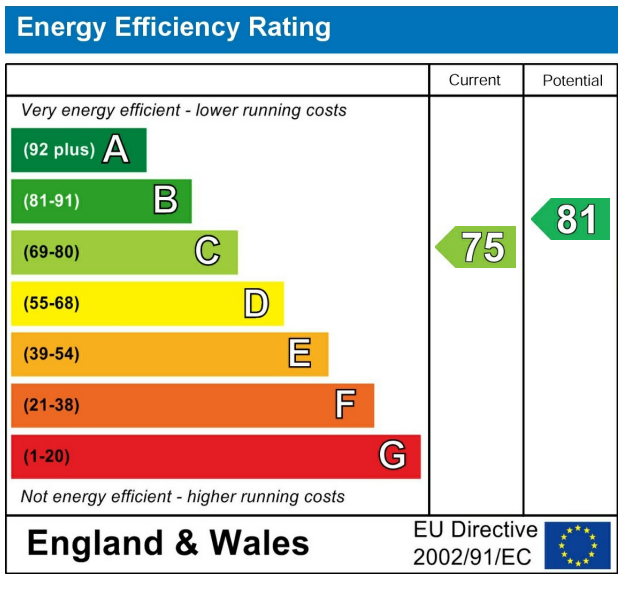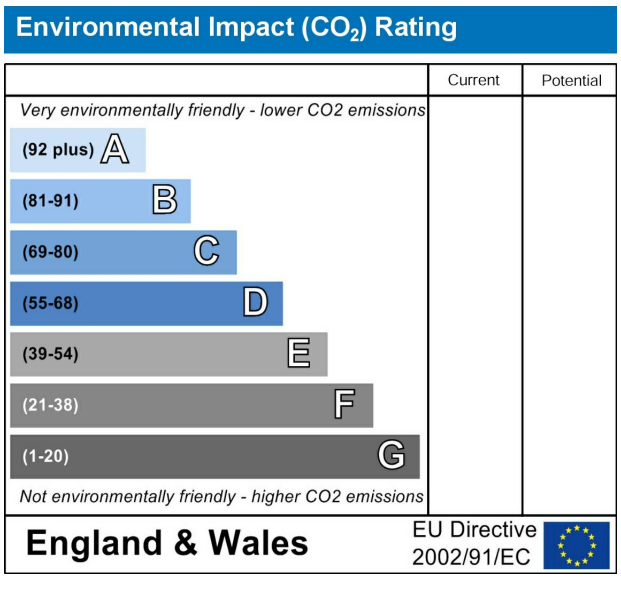
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