



## Coniston Road, Fulwood, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached property in the highly sought-after area of Fulwood. Situated on an excellent plot with fantastic potential for extension, this home is perfect for those looking to put their own stamp on a property. Located in a well-established residential area, the home benefits from excellent travel links, including easy access to the M6 and M55 motorways, making it ideal for commuters. Fulwood offers a wealth of local amenities, including shops, supermarkets, highly regarded schools, and Royal Preston Hospital, all within close proximity. Public transport links are also readily available, with bus routes connecting to nearby Preston city centre and beyond.

Upon entering, you are welcomed into a handy porch that leads into the main reception hall, offering access to the principal ground floor rooms. The front lounge is well-proportioned, featuring a large window that allows for plenty of natural light. Moving through to the rear, you'll find a spacious dining area that seamlessly flows into the garden room, complete with sliding doors leading out to the garden—perfect for entertaining and enjoying the outdoor space. The kitchen is split into two sections, offering ample potential for redesign or modernisation to suit a buyer's needs.

Heading upstairs, the first floor comprises of three well-sized bedrooms, each offering ample space for storage and flexibility in layout. The shower room is conveniently located to serve all three bedrooms, offering the opportunity for future updates.

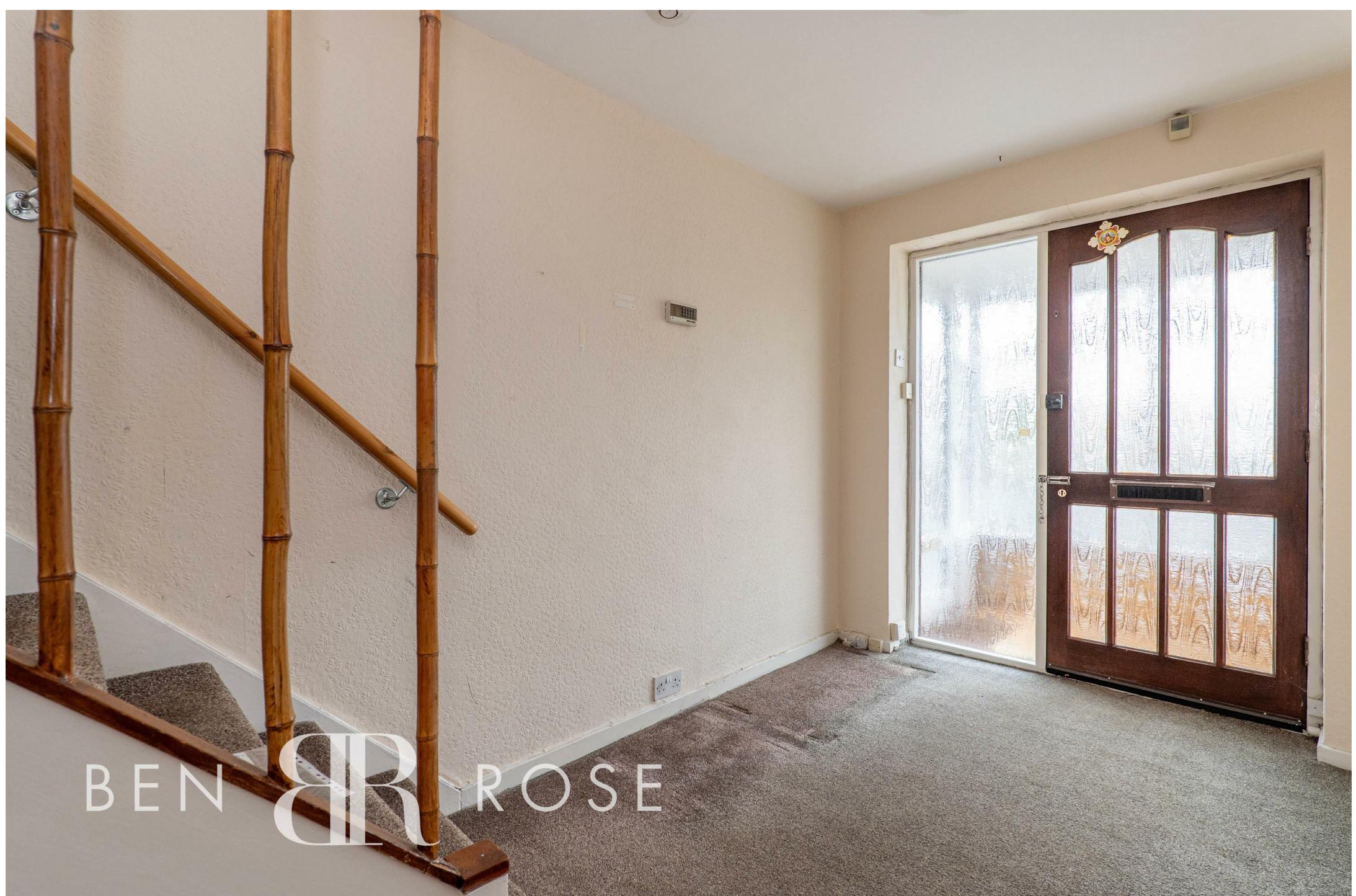
Externally, the home sits on a generous plot with a shared driveway leading to a single garage at the rear, providing off-road parking. The rear garden is a standout feature, offering multiple lawn and seating areas—ideal for those who enjoy outdoor living. Beyond the hedge line, an additional section of land extends the garden further, presenting excellent potential for landscaping or further development.

This fantastic home offers an exciting opportunity for buyers looking for a project property in a prime location.

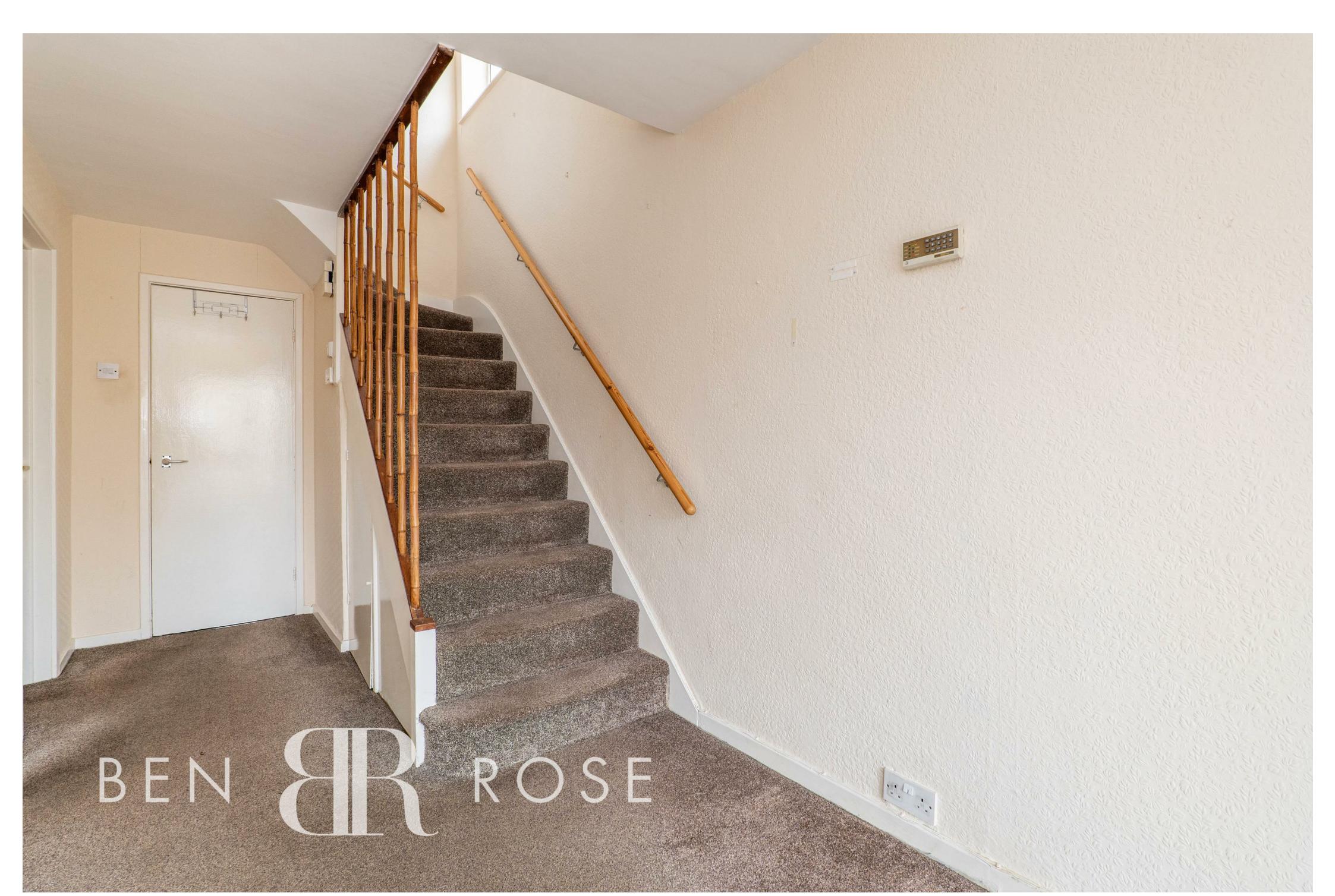




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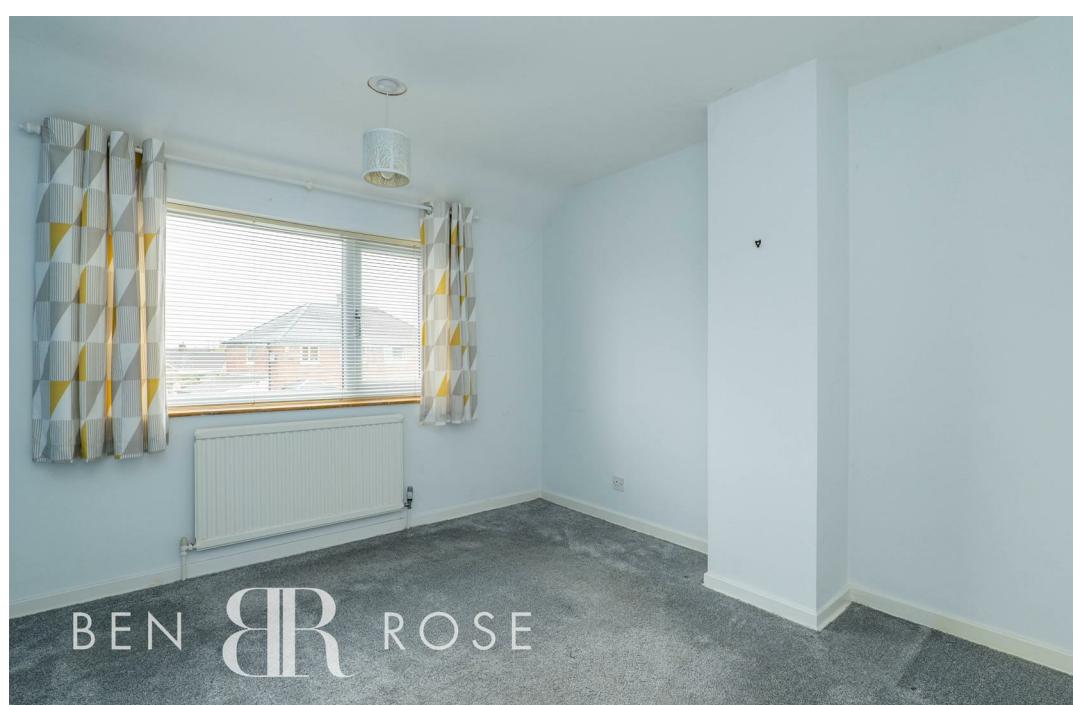


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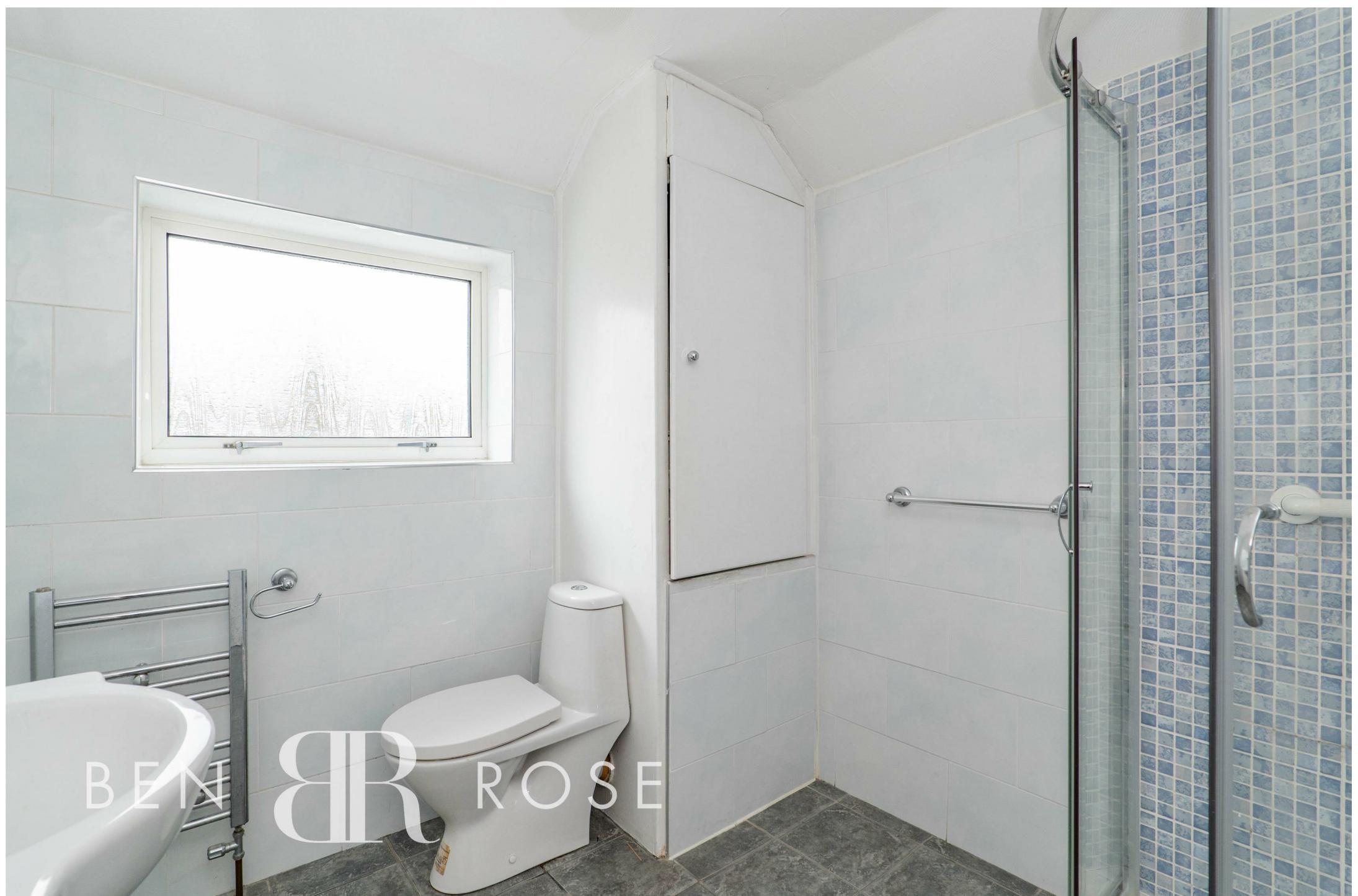
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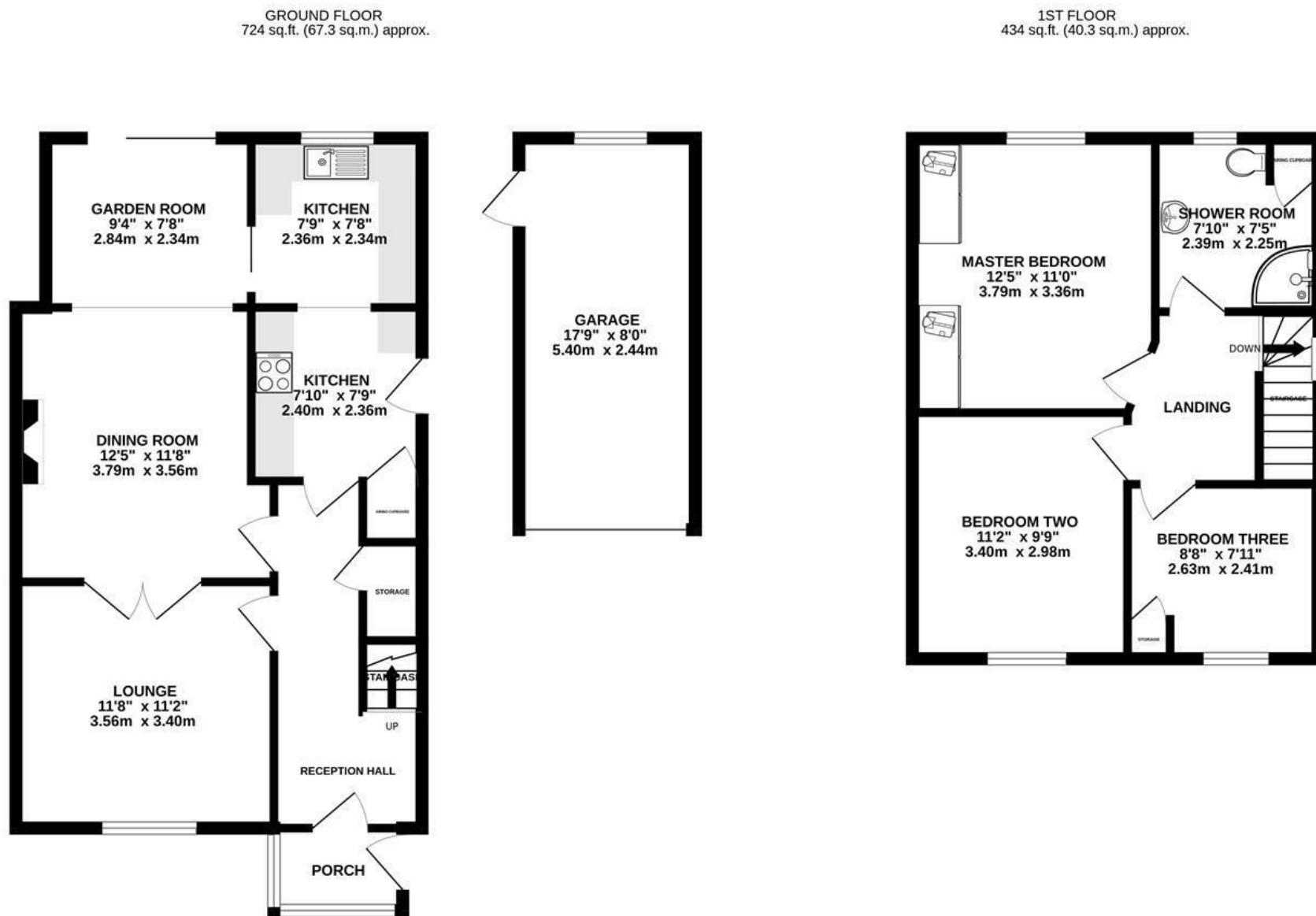


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TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		81
(69-80) C	67	
(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 <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	

