BEN ROSE



Lansdown Hill, Fulwood, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and immaculately presented three/four-bedroom dormer bungalow, situated in the highly sought-after area of Fulwood, Preston. Having undergone extensive improvements throughout, this impressive home offers stylish, modern accommodation alongside a versatile layout, making it an excellent choice for first-time buyers, couples and growing families alike. The property also benefits from a dormer extension, providing additional first-floor accommodation and making the most of the available space. Ideally positioned for everyday convenience, the home is within easy reach of a variety of local shops, supermarkets, cafes and restaurants, as well as highly regarded schools and leisure facilities. Preston city centre is just a short journey away, offering a wider selection of amenities, shopping and entertainment, while Preston railway station provides regular services towards Manchester, Liverpool and London. Excellent road connections are also available via the A6, M6 and M55, making this an ideal location for commuters travelling throughout Lancashire and beyond.

Stepping into the property, you are welcomed by a spacious reception hall which provides access to the majority of the ground floor accommodation, alongside an open staircase leading to the first floor. There is also a particularly useful utility room with an adjoining WC, ideal for keeping everyday household tasks separate from the main living areas. Towards the front of the home is the generous lounge, offering a comfortable space to relax and unwind, complete with an attractive feature fireplace. Also on this floor is a versatile additional reception room, currently suited to use as a playroom but offering plenty of flexibility to serve as a fourth bedroom, home office or even a dedicated cinema room, depending on the needs of the new owners. To the rear is the real heart of the home, a stunning open-plan kitchen and dining area, thoughtfully arranged to provide an excellent space for both everyday family life and entertaining. The modern kitchen is fitted with an integrated oven and hob, alongside an abundance of worktop and storage space, while a breakfast bar provides seating for up to four people. Continuing through, the dining area offers ample room for a large family dining table, with French doors opening directly onto the rear garden, allowing plenty of natural light to flow through and creating a lovely connection between indoor and outdoor living.

Moving upstairs, the dormer extension provides three well-proportioned bedrooms, two of which are spacious doubles. The principal bedroom benefits from its own modern three-piece en-suite, offering added convenience and privacy. Completing the first floor is a contemporary three-piece family bathroom, finished to complement the home's modern presentation and serving the remaining bedrooms.

Externally, the property boasts an attractive lawned garden to the front, alongside a generous driveway running down the side of the home, providing off-road parking for up to three vehicles. The driveway continues towards the rear, where a detached single garage offers additional storage or potential workshop space. To the rear is a good-sized, predominantly paved garden, providing a low-maintenance outdoor space that is ideal for enjoying the warmer months, entertaining guests or simply relaxing outdoors. There is also a large storage shed and a dedicated planted bed. Overall, this is a fantastic opportunity to purchase a beautifully renovated and ready-to-move-into home, offering flexible accommodation, modern finishes and excellent outdoor space in a popular Fulwood location. With its versatile fourth bedroom option and convenient access to Preston's amenities and transport links, this property is sure to appeal to a range of buyers looking to take their first step onto the property ladder.



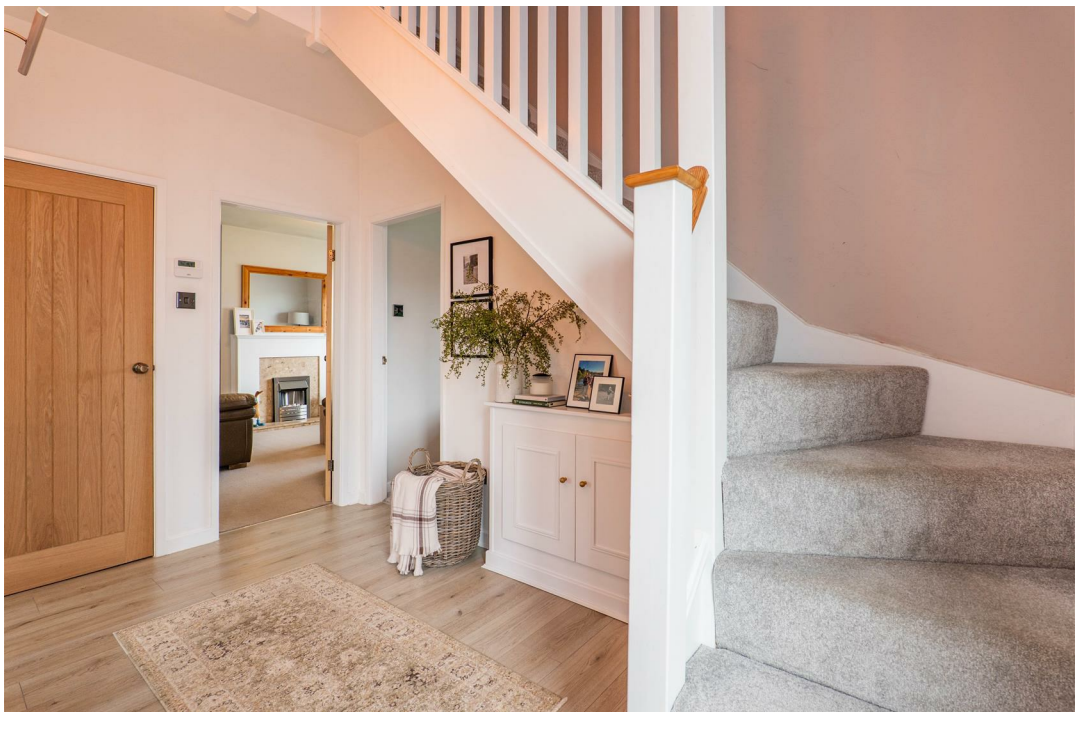












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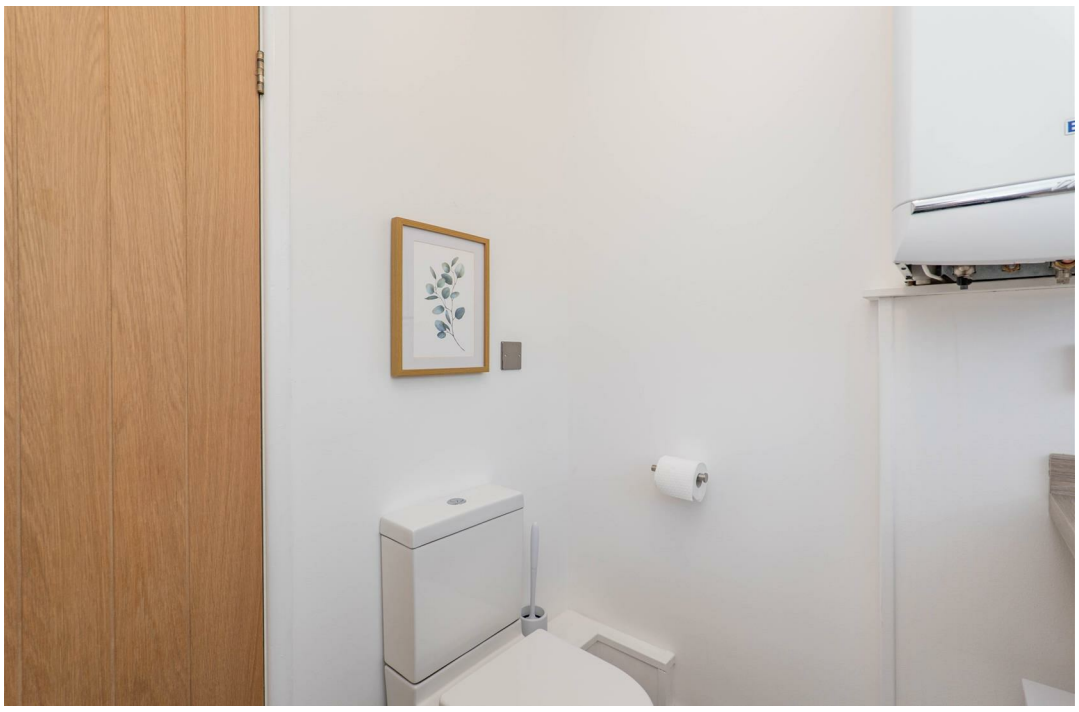






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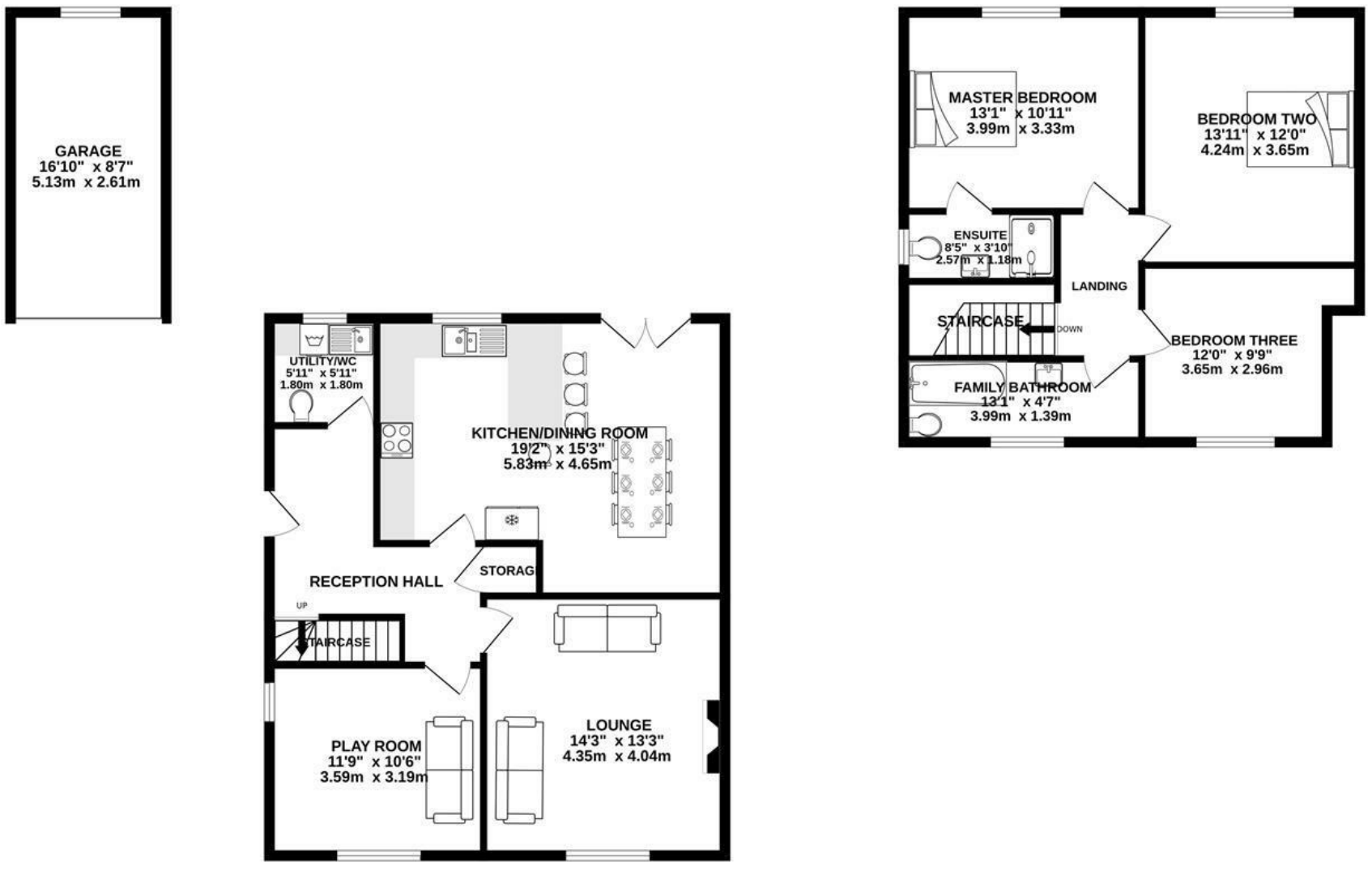




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GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.

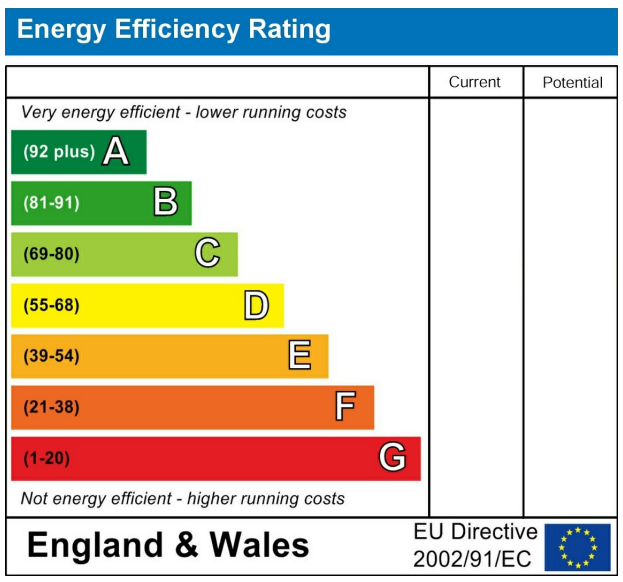


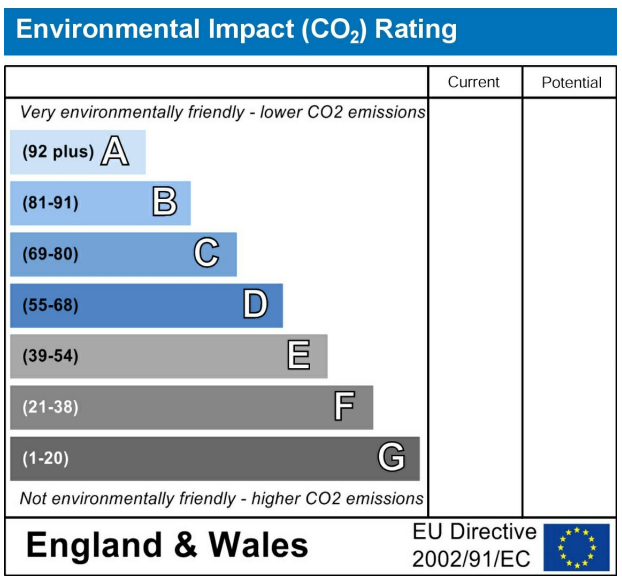
TOTAL FLOOR AREA : 1458 sq.ft. (135.5 sq.m.) approx.

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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