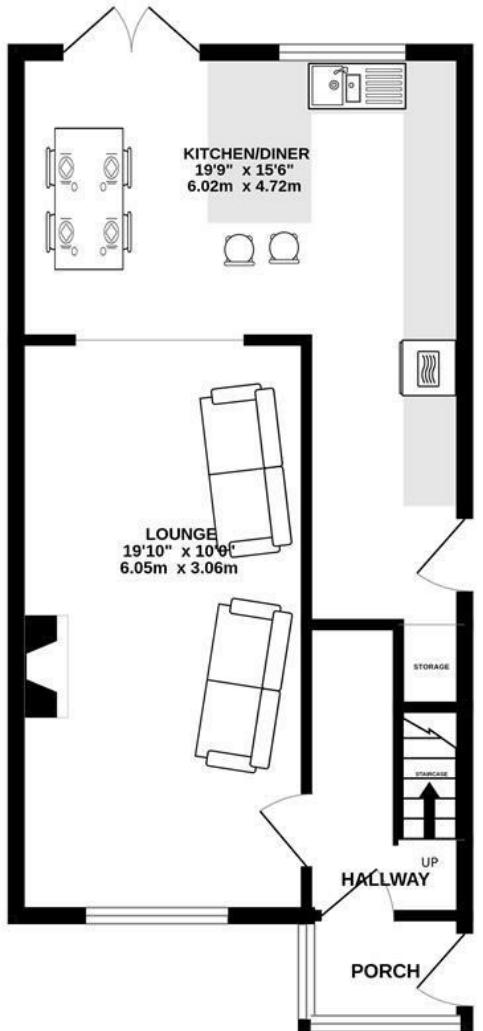
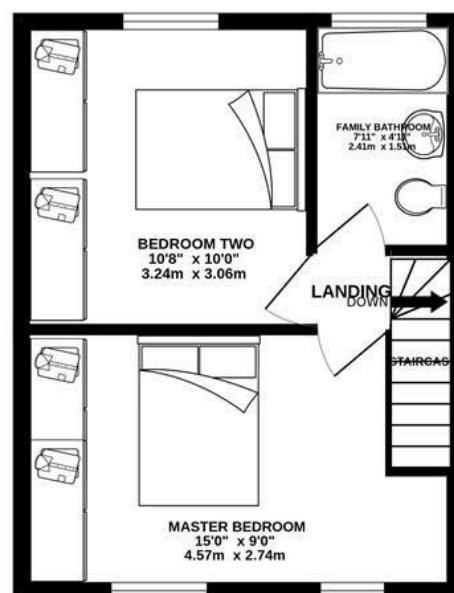


GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

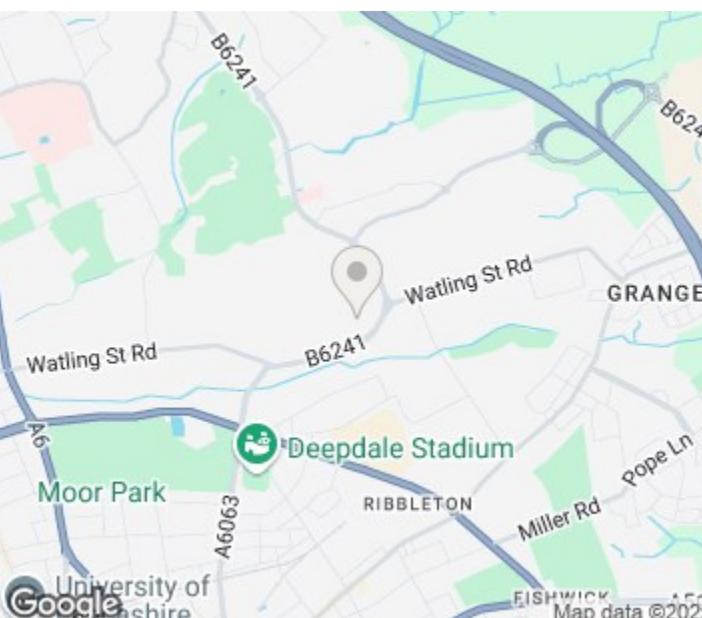


TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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		83
(69-80) C		68
(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 CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



BEN  ROSE



Windermere Road, Fulwood, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this extended two-bedroom semi-detached property, located in the highly sought-after area of Fulwood, Preston. Conveniently situated just a short drive from Preston town centre, this home offers easy access to a variety of local shops and amenities. Boasting excellent travel links, including a nearby train station and close proximity to the M6 and M61 motorways, it is perfectly positioned for commuters. Additionally, outstanding schools and nurseries are within easy reach, making this an ideal choice for modern family living. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property through the porch, you are welcomed into the entrance hallway, where a staircase leads to the upper level. This space also features a convenient built-in desk/study area. To the left, you will find the spacious lounge, complete with a feature gas fireplace and a large window overlooking the front aspect. The lounge seamlessly flows into the open-plan kitchen/diner at the rear. The modern kitchen is an excellent size, offering ample worktop and storage space, an integrated oven and hob, a convenient breakfast bar, and access to under-stairs storage. A single door from the kitchen provides access to the side of the property. The dining area comfortably accommodates a large family dining table, with double patio doors opening onto the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. The floor is completed by a three-piece family bathroom featuring a jacuzzi bath and an over-the-bath shower.

