



Garstang Road, Fulwood, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this charming 1879, three-bedroom, four-storey mid-terrace property located in the highly desirable area of Fulwood, Preston. Situated adjacent to Highgate Wood, this home is ideal for families or Dog owners. The location boasts excellent travel links, with easy access to the M6 and M61, making it an ideal choice for commuters. In addition, you'll find an array of amenities nearby, ensuring all your daily needs are within reach. Offering an abundance of versatile space throughout this is a property not to be missed.

Internally upon entering, you're welcomed by a quaint entrance porch leading to a spacious entrance hall. It is here you can find access to the majority of the ground floor rooms. To the front of the house, you'll find a spacious lounge featuring high ceilings and a large bay window that floods the room with natural light. Moving through to the sitting room, you'll be charmed by the log-burning fire, adding to the character of the home. This room also features a spiral staircase offering access to the basement, where you'll find the expansive kitchen/dining room. The sitting room includes a Juliette balcony, access to a modern shower room with a corner shower, and stairs leading to the first floor. The ground floor beautifully combines period features with modern comforts, highlighted by the restored hardwood floorboards.

Moving down a floor you'll find the basement which has recently been refurbished using lime plaster and sustainable, breathable materials. It is here you'll find the kitchen and dining room. Set in an open plan layout, the dining room comprises of enough space for a large family dining table and furnishings with an additional bay window. Adjacent the kitchen offers plenty of room for freestanding appliances, stairs leading to the ground floor and direct access to the rear yard.

On the first floor, you'll discover two double bedrooms, both tastefully redecorated. The master bedroom is particularly generous in size, offering a peaceful retreat. A three-piece family bathroom with a bath serves this floor, providing a practical and stylish space for relaxation.

The second floor is dedicated to the third bedroom, a spacious double that benefits from generous eaves storage on either side. This floor offers a versatile space that could be utilized as a guest room, home office, or additional living area.

Externally, the property features a well-maintained front garden adorned with plants and shrubberies, lined with a hedge and gated access. The yard at the rear is block-paved and includes a bespoke well, adding a unique touch to the outdoor space. While there's room for on-road parking at the front, the property offers convenience and charm in equal measure. Recently redecorated throughout, with part rewiring and a new fuse box, this home seamlessly blends historic charm with contemporary upgrades. Don't miss the opportunity to own this unique, beautifully finished home.

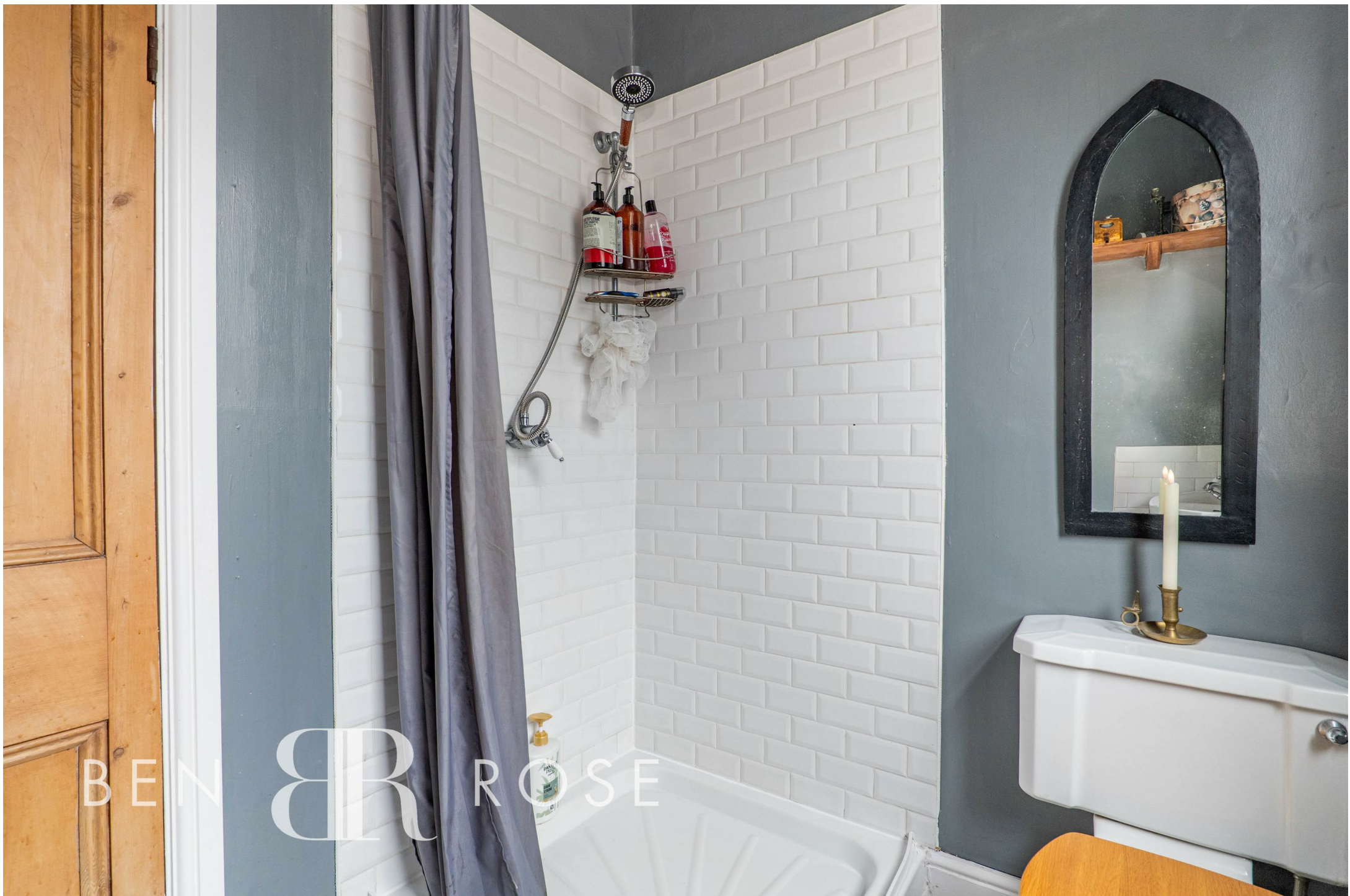








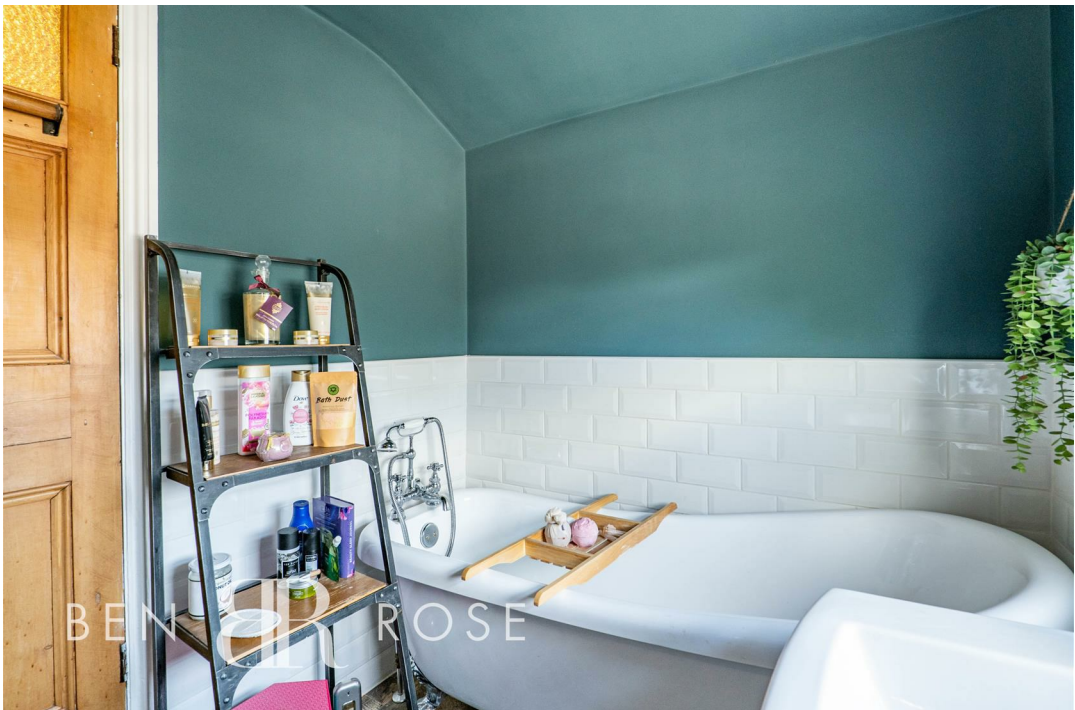






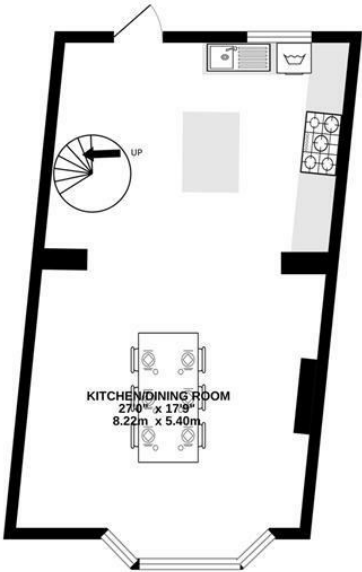




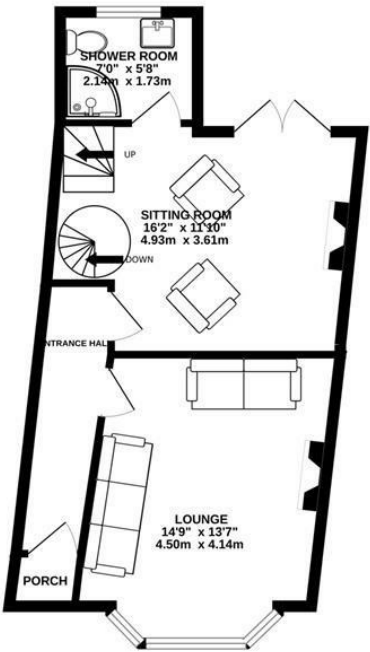


BEN ROSE

BASEMENT
386 sq.ft. (35.9 sq.m.) approx.



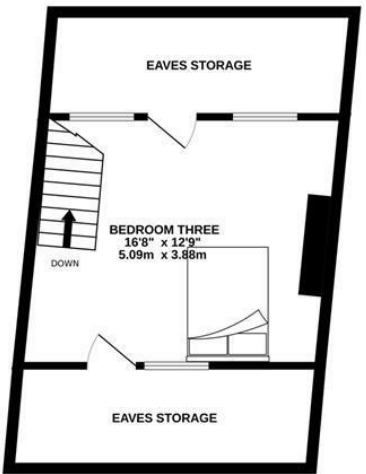
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		

