



Churchfield, Fulwood, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom detached bungalow, situated in a highly sought-after area of Preston. Offering spacious, well-maintained accommodation throughout, this charming home is ideally suited to couples looking to downsize without compromising on comfort, space or outdoor living. The property enjoys a peaceful residential setting while remaining within easy reach of a wide range of local amenities, including supermarkets, shops, cafés and healthcare facilities. Excellent transport links are also close by, with regular bus services, convenient access to Preston city centre, nearby train stations providing direct routes to major destinations, and excellent connections to the M6, M55 and M65 motorways, making commuting across Lancashire and beyond straightforward.

Stepping through the welcoming reception hall, you are immediately greeted by a bright and inviting layout. To the left, the spacious lounge enjoys a large window overlooking the beautifully maintained front garden, allowing plenty of natural light to fill the room, while a feature gas fireplace with a wooden surround creates a warm and cosy focal point. An open archway leads seamlessly into the dining area, which benefits from a pleasant rear-facing window, making it an ideal space for both everyday dining and entertaining guests. Towards the rear of the property is the modern fitted kitchen, complete with a range of integrated appliances and direct access to the rear garden, providing both practicality and convenience. The hallway, lounge/diner and kitchen are all finished with attractive laminate plank flooring, enhancing the home's contemporary feel.

The master bedroom is positioned at the front of the property and enjoys views over the front garden, while also benefiting from fitted wardrobes and cupboards offering excellent storage. Bedroom two is located to the rear, overlooking the garden and also features fitted wardrobes, making it a versatile space for guests, a home office or additional accommodation. Completing the interior is the well-appointed three-piece family shower room, fitted with a modern walk-in shower. Both bedrooms are comfortably finished with carpeting, creating a warm and relaxing atmosphere.

Externally, the property continues to impress with a brick-paved driveway providing off-road parking for up to two vehicles, extending along the side of the bungalow to a detached garage, offering additional parking or useful storage space. The beautifully maintained front garden is laid to lawn and complemented by mature trees and established borders, creating an attractive first impression. To the rear, the generous flagged garden provides an excellent outdoor space to relax or entertain, featuring a substantial wooden pergola, a useful timber garden shed, and mature trees and borders that offer both colour and a good degree of privacy. Combining spacious accommodation, attractive gardens and a desirable location, this delightful detached bungalow presents a wonderful opportunity for couples seeking a home that is ready to move into and enjoy.



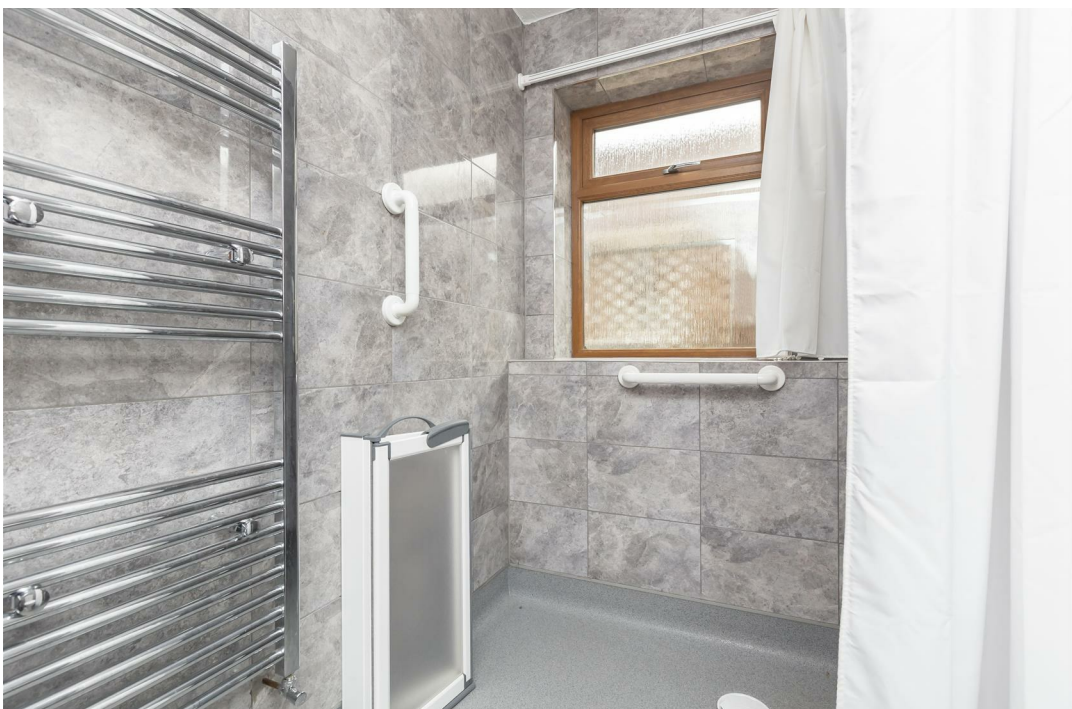










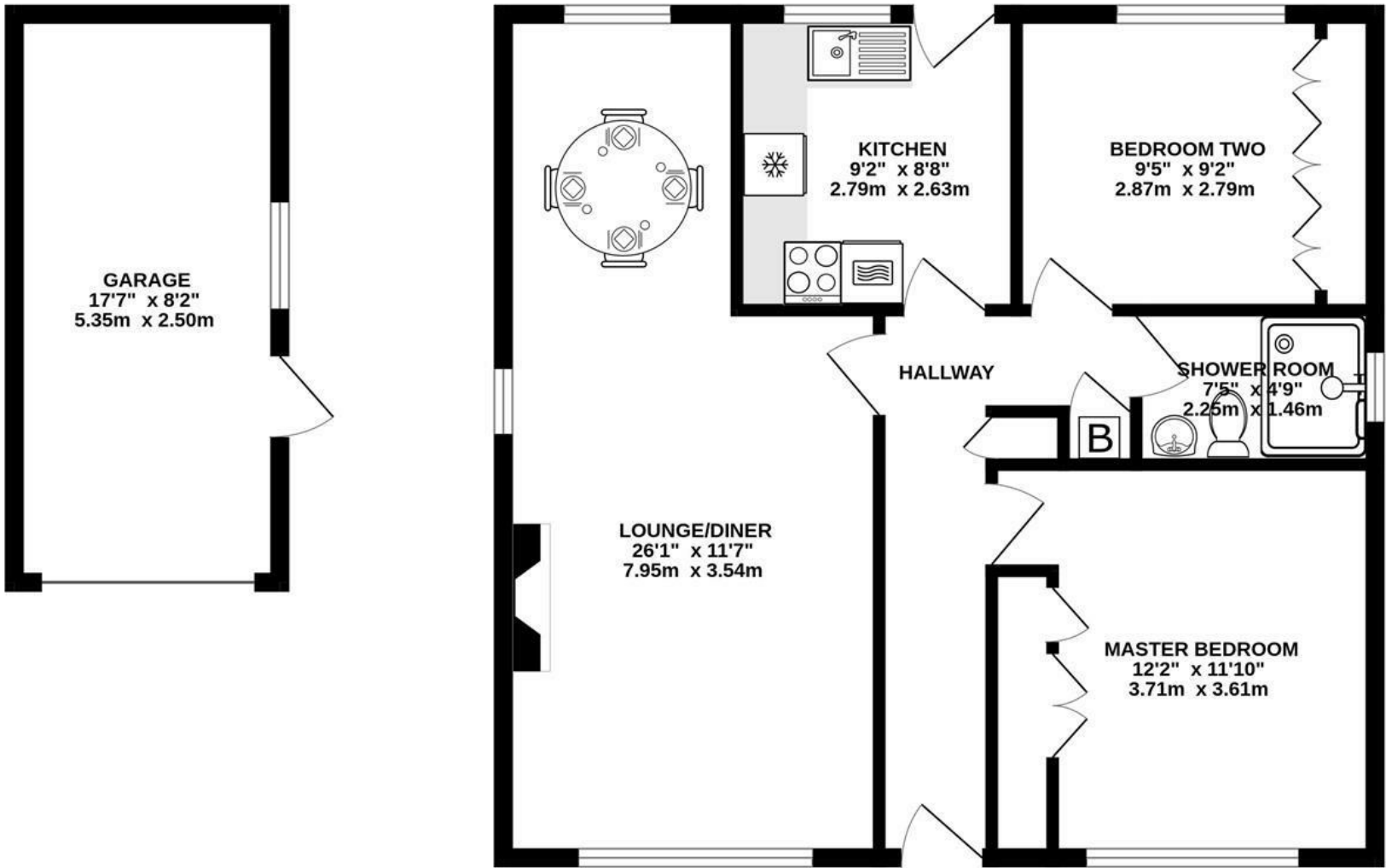








GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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 	

