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Broughton Tower Way, Fulwood, Preston — £1,025 PCM

Ben Rose Estate Agents are delighted to bring to the rental market this spacious three-bedroom semi-detached property, situated in a much sought-after area of Fulwood, Preston. Ideally positioned close to a superb range of local schools, shops and amenities, the property also benefits from excellent transport links, with convenient access to the nearby M6 and M55 motorways, making it well suited to families and professionals alike. Offering generous living accommodation and a practical layout throughout, this property is available to rent for £1,025 per calendar month. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering, you are welcomed into an entrance hall, which provides access to the staircase and lounge. The generously sized lounge is arranged in an open-plan layout with the dining room, creating a welcoming and sociable space for everyday living. A front-facing window allows plenty of natural light to fill the room, while a fireplace provides an attractive focal point. There is ample space for a large sofa suite and additional furnishings, with useful under-stair storage also accessible from the lounge. The adjoining dining area comfortably accommodates a four-person family dining table and provides access to both the conservatory and kitchen. The kitchen offers ample wall and base units for storage, alongside an integrated hob and oven, with additional space available for freestanding appliances.

Completing the ground floor is the conservatory, a versatile additional living space which enjoys views of the rear garden and provides direct access outside. This room could be used as a children's playroom, an additional sitting area or a relaxing space to enjoy the garden throughout the year.

Upstairs, a spacious landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom and bedroom two are both good-sized doubles, each benefiting from fitted wardrobes, while bedroom three is a comfortable single room, ideal for a child's bedroom or home office. The accommodation is completed by a spacious three-piece family bathroom, fitted with a bath and an over-bath shower.

Externally, the property boasts a good-sized rear garden, laid primarily with paving for ease of maintenance. Tall fencing provides a degree of privacy, while a garden shed offers useful additional storage. Gated access leads through to the front of the property, where an easy-to-maintain lawn sits alongside a driveway providing off-road parking for two cars.

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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.

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