



15 Rose Lea, Fulwood, Preston, PR2 9LB

Offers Over £200,000



Welcome to this extended semi-detached house located in the desirable area of Rose Lea, Fulwood, Preston. This property presents a wonderful opportunity for those looking to create their dream home, as it is now in need of some improvements, allowing you to personalise it to your taste.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The conservatory adds a delightful touch, providing a bright and airy space that can be enjoyed throughout the year. The kitchen, while in need of modernisation, holds great potential for transformation.

The property boasts three well proportioned bedrooms of which the largest room can be easily split into two, perfect for families or those needing extra space for guests or a home office. The bathroom, though functional, also presents an opportunity for refurbishment to suit your preferences.

For added convenience, the house features an attached integral garage, providing secure parking and additional storage options. The driveway allows for off-road parking, making it easy for you and your guests.

One of the standout features of this property is the good-sized rear garden, which offers a private outdoor space for relaxation, gardening, or entertaining. It is an ideal setting for children to play or for hosting summer barbecues. NO CHAIN.

In summary, this semi-detached house in Rose Lea is a fantastic opportunity for buyers looking to invest in a property with great potential. With its spacious layout, integral garage, and generous garden, it is a canvas waiting for your personal touch. Don't miss the chance to make this house your home.



























## Road Map



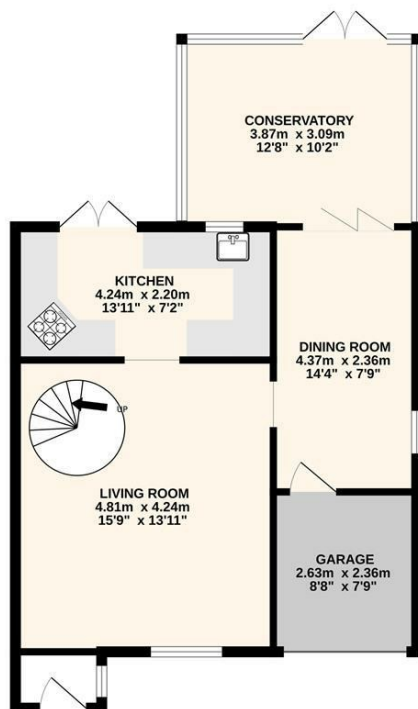
## Hybrid Map



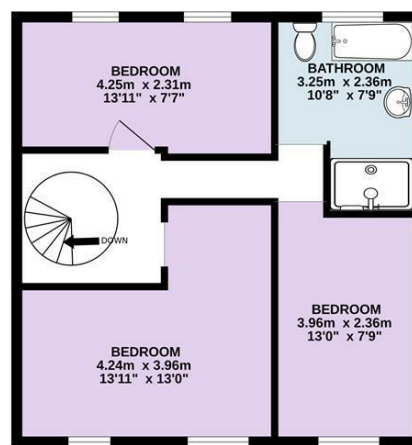
## Terrain Map



GROUND FLOOR  
59.5 sq.m. (641 sq.ft.) approx.



1ST FLOOR  
46.2 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA: 105.7 sq.m. (1138 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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