



85 Lytham Road, Fulwood, Preston, PR2 3AR

£214,950

 3  1  2  D

A Charming Edwardian Home in the Heart of Fulwood

Situated on the desirable Lytham Road in the ever-popular area of Fulwood, Preston, this beautifully presented Edwardian mid-terrace home perfectly combines period charm with modern convenience. High ceilings, elegant detailing, and an abundance of natural light create a welcoming and spacious atmosphere throughout.

The property offers two generously sized reception rooms—ideal for entertaining or unwinding with family—and a thoughtfully designed kitchen located at the rear, blending style and functionality with ease.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort and versatility, along with a contemporary, well-appointed bathroom that caters to everyday living.

A real highlight is the private south-facing rear yard, a sun-drenched haven perfect for outdoor dining and relaxing in the warmer months.

This home is a wonderful example of Edwardian architecture, offering both character and practicality in equal measure. Located close to excellent local amenities, schools, and transport links, it's an ideal choice for families, professionals, or anyone seeking a stylish, comfortable home in the vibrant Fulwood community.



























## Road Map



## Hybrid Map



## Terrain Map



## 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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.