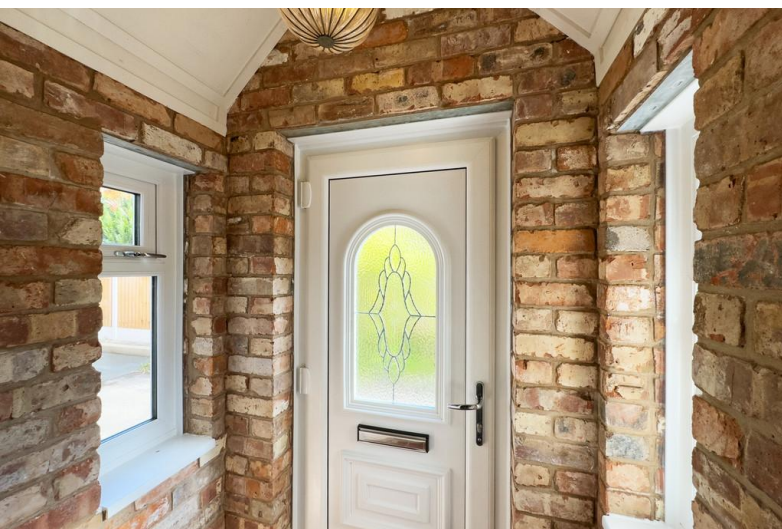




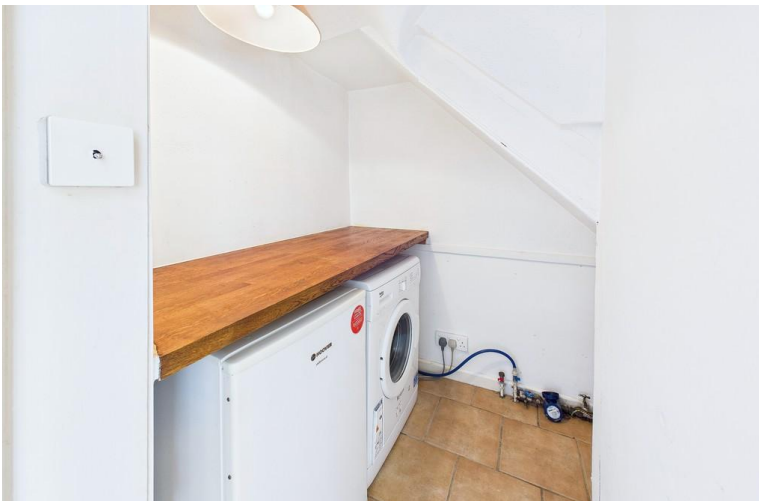
Victoria Road  
Fulwood

- Charming 2 Bedroom Mews Home
- In a Leafy Conservation Area
- Ideal First Buy or Investment
- Spacious Living Room

**For Sale £136,000**  
EPC Rating 'D'







## Property Description

- \* Charming 2-Bedroom Mews Home
- \* In a Leafy Conservation Area
- \* Ideal First Time Buy

This charming two-bedroom mews property is situated in a peaceful and leafy conservation area, known for its safety, character, and natural surroundings. The home enjoys a pretty outlook onto a flower border at the rear and is ideally located for those who enjoy walking, with lovely routes around the nearby park.

The exterior features a newly built Victorian-style porch, designed to reflect the traditional character of the property and blend seamlessly with the surrounding architecture. There is a small detached garage which is currently used for storage. While the garage does require some attention, it offers excellent potential to be repurposed-either restored or removed to create an attractive garden space.

Inside, the property opens into a welcoming hallway with stairs leading to the first floor. The living room is



a bright and comfortable space, featuring a wall-mounted gas fire which adds warmth and charm. The kitchen is finished in painted French oak and includes an integrated fridge freezer, washing machine, a new electric oven, and a gas hob-combining style with practicality.

Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes. The second bedroom also houses a Worcester Bosch boiler, which is seven years old and has been regularly serviced. The bathroom is fitted with a quality Villeroy & Boch suite, including a bath, WC, and tiled surrounds.

Thanks to its position between two other properties, the house benefits from excellent insulation and is very inexpensive to heat, making it an energy-efficient home throughout the year.

This attractive and well-located home is ideal for first-time buyers, downsizers, or investors looking for a character property in a quiet yet convenient location. It offers plenty of charm, practicality, and future potential in a highly desirable setting.

LOCAL INFORMATION FULWOOD lies north of Preston, Lancashire and is well positioned for access to the M55 and M6. Within easy reach of leisure and amenities, with Preston Golf Course, Booth's and Asda supermarkets, Preston College, and the Royal Preston Hospital being close by. Excellent catchment area for primary and secondary schools and within reach of well-regarded private schools including Kirkham Grammar in Preston, Westholme in Blackburn, and Stoneyhurst in Clitheroe. There are also cycle paths from Fulwood through Lancaster to Carnforth, as well as the Guild Wheel.

PORCH

HALLWAY

LIVING ROOM 12' 6" x 13' 10" (3.81m x 4.22m)

KITCHEN 10' x 8' 6" (3.05m x 2.59m)

UTILITY ROOM 4' 5" x 5' 3" (1.35m x 1.6m)

FIRST FLOOR

BEDROOM ONE 12' 7" x 12' 10" (3.84m x 3.91m)

BEDROOM TWO 9' 3" x 9' (2.82m x 2.74m)

BATHROOM 6' 3" x 9' 4" (1.91m x 2.84m)

GARAGE



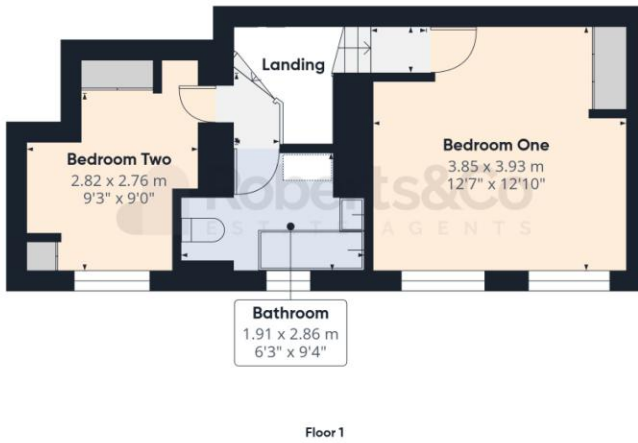




Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





**Approximate total area<sup>m</sup>**  
59.2 m<sup>2</sup>  
637 ft<sup>2</sup>

**Reduced headroom**  
1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 79 C      |
| 55-68 | <b>D</b>      | 63 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements