



Kilworth Height, Fulwood, Preston

Offers Over £299,950

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Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom, extended property situated in a sought-after part of Fulwood. The home is ideally located with easy access to Preston City Centre, as well as shops and amenities right on the doorstep. This would be an ideal home for families in the area and even has easy access to local motorways nearby such as the M55 and M6.

Walking through the front door, you are greeted by an inviting entrance hall leading to the newly fitted family bathroom located towards the end. The ground floor also boasts a generously sized lounge/diner with a feature fireplace, dual aspect windows, and access to the stairs. The kitchen, adorned with Velux windows in the roof, is equipped with integrated appliances such as a dishwasher, fridge/freezer, and oven. This then opens through into the dining room and conservatory located to the rear of the home, offering seamless flow and plenty of natural light throughout.

Ascending to the first floor, you'll find three bedrooms, with the master and bedroom two featuring fitted wardrobes for ample storage space. Completing the first floor is a modern three-piece shower room, adding convenience and functionality to the home.

Outside, the property offers a driveway with space for one car, leading up to the single integrated garage, ensuring parking is never an issue. The beautiful rear garden is a highlight, featuring professionally laid patio areas perfect for outdoor dining and entertaining, as well as a central lawn, providing a serene escape right at home.

In summary, this three-bedroom, extended property in Fulwood offers modern living in a convenient location, making it an ideal choice for families seeking comfort, style, and easy access to amenities and transport links.



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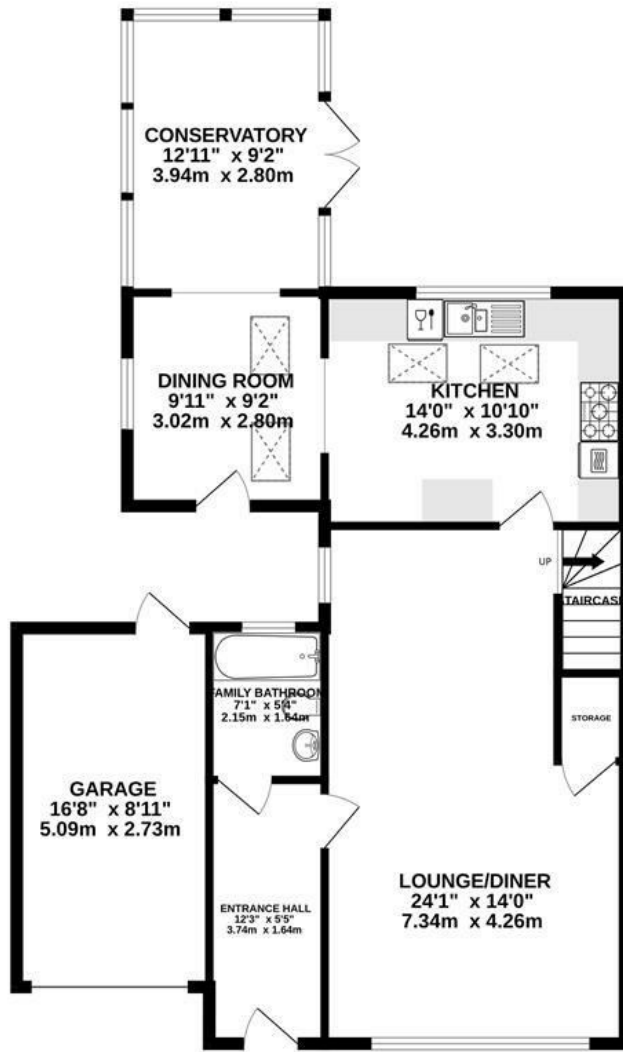
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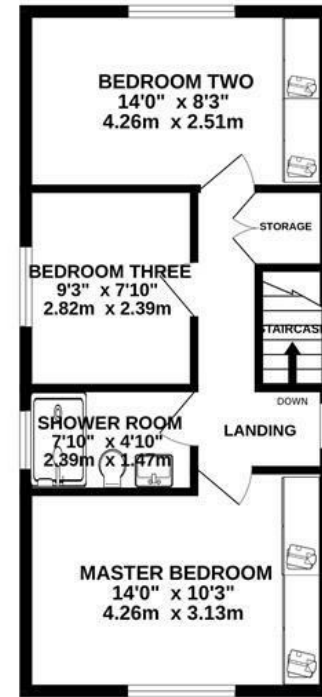


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GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.

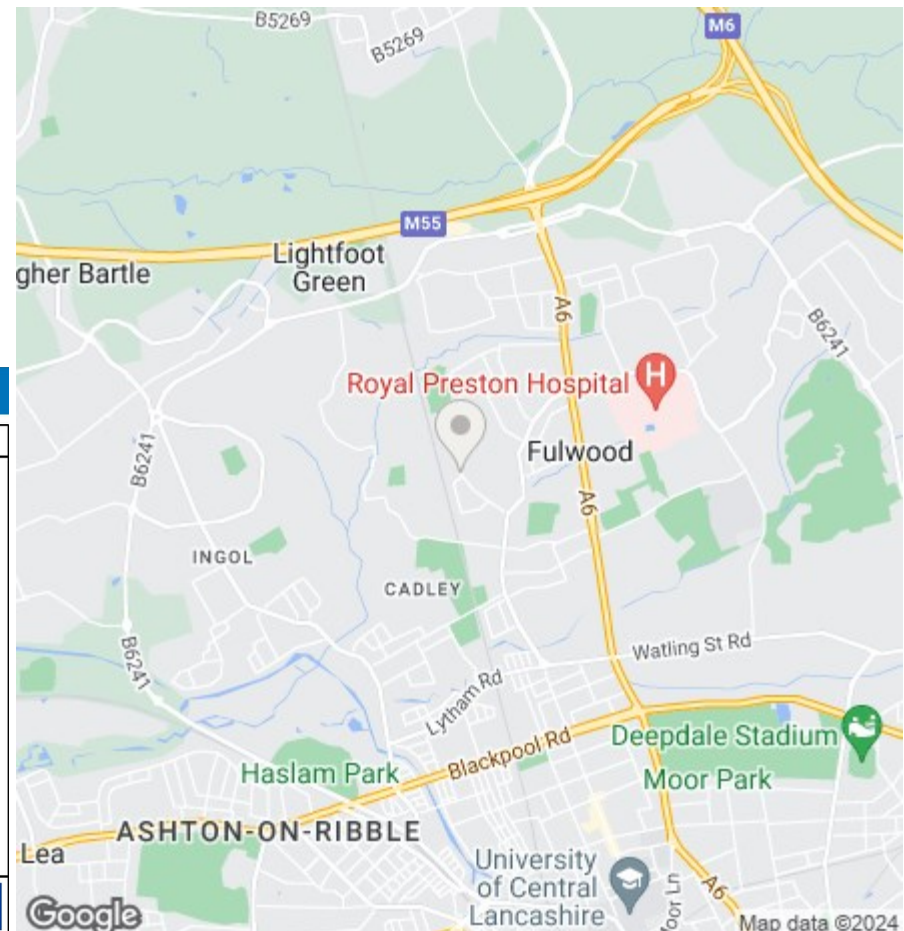


TOTAL FLOOR AREA: 1392 sq.ft. (129.4 sq.m.) approx.

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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	