



Ladybank Avenue, Fulwood, Preston

Offers Over £117,000

Ben Rose Estate Agents are pleased to present this charming two-bedroom ground floor apartment in the sought-after area of Fulwood. This property is ideal for a first-time buyer or couples looking to move to the area. Conveniently located, it is just a short drive to Preston City Centre and is surrounded by excellent local schools, supermarkets, and amenities. Additionally, there are fantastic travel links with easy access to the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Access to the apartment is at street level through a well maintained communal entrance. Upon entering the property, you step into the welcoming entrance hallway, which provides access to the rest of the rooms. To the right you will find two well-proportioned double bedrooms, one of which is currently used as a home office. To the left, a modern four-piece family bathroom including a separate shower. At the end of the hallway is the spacious open plan lounge/ kitchen diner, featuring ample windows flooding the lounge area in natural light. This room has plenty of space for a sofa suite and a dining table and would make a perfect environment for both relaxing and entertaining guests. Adjacent to the lounge is the modern kitchen, equipped with an integrated oven, induction hob, and lots of space for freestanding appliances such as washing machine or dishwasher.

The property also benefits from having a newly fitted boiler in November 2023.

Externally, there is resident parking with an allocated parking spot at the rear. Overall this home manages to combine comfort, luxury, and practicality, making it an ideal choice for first time buyers and couples alike.





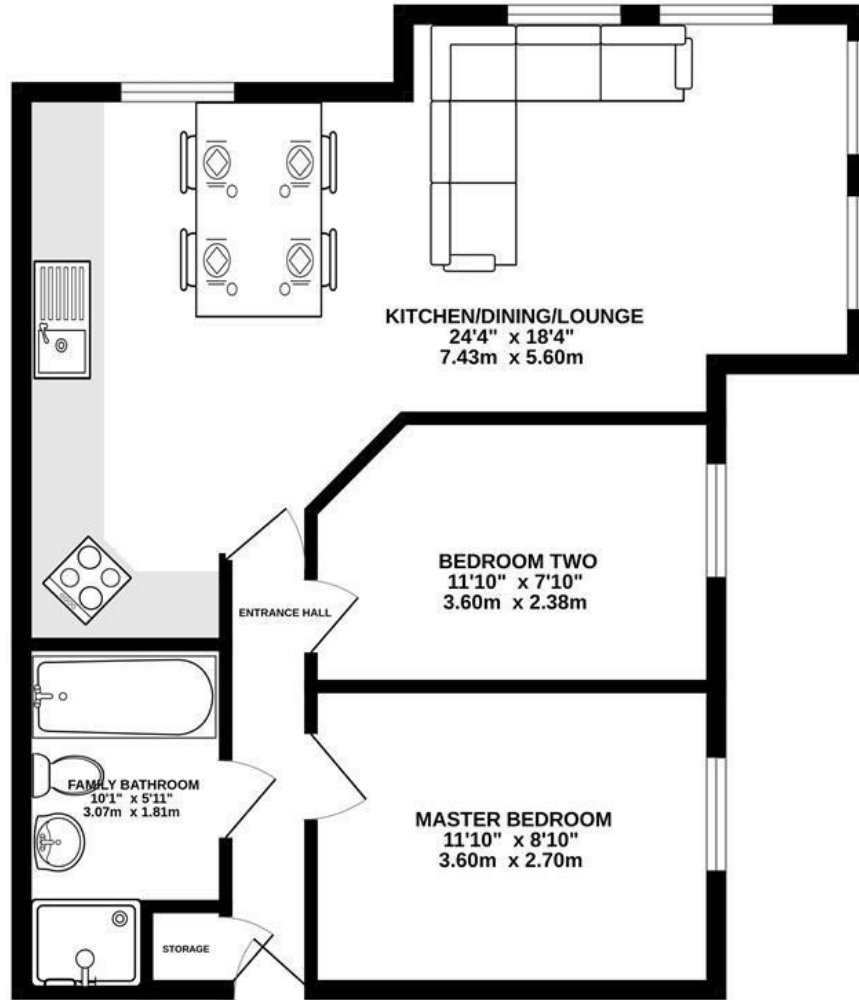








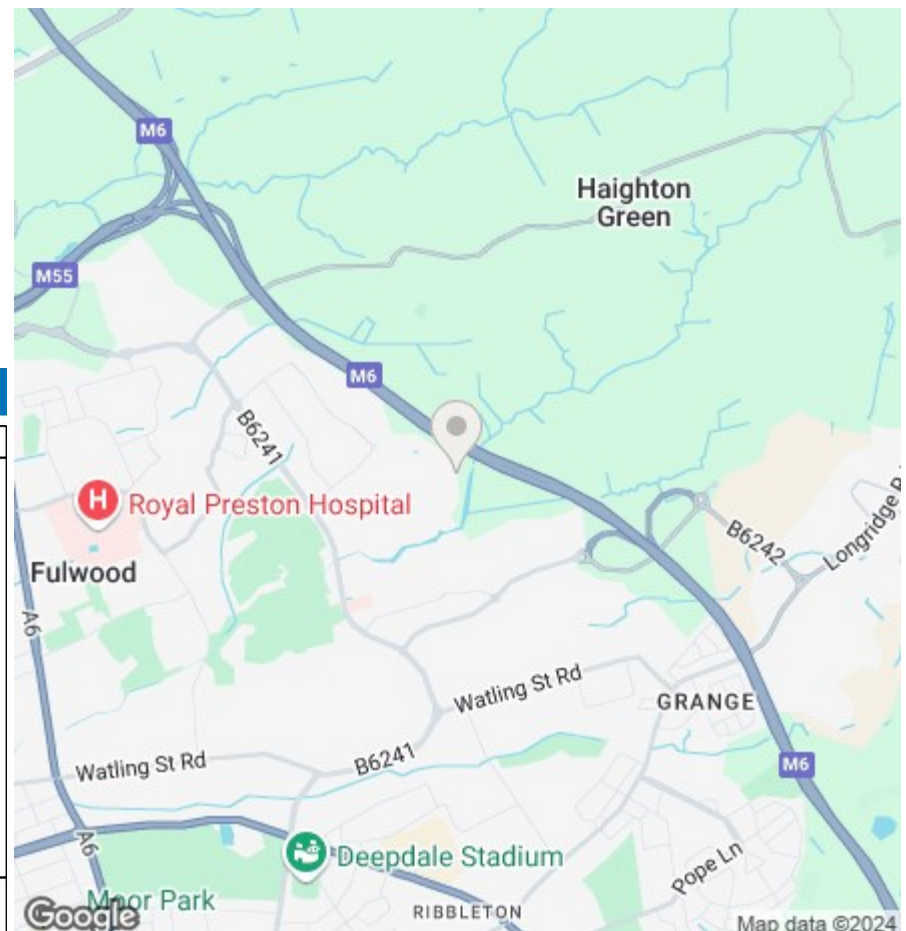
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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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.



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	74	78

Environmental Impact (CO ₂) 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		