



Carloway Avenue, Fulwood, Preston

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this well-maintained semi detached home, situated in the highly sought-after area of Fulwood, Preston. Ideally suited to couples and families, the property offers comfortable living within a popular residential location. Fulwood is well regarded for its excellent local amenities, including nearby supermarkets, retail parks and a range of sports and leisure facilities. Preston city centre is easily accessible, with frequent bus services providing convenient travel, while the M6 and M55 motorways are close by, making this an excellent choice for commuters and those travelling further afield.

Stepping into the home, you are welcomed by a bright entrance hall that leads through to a spacious lounge. This inviting living space features a modern media wall and a contemporary gas fire, creating a warm and relaxing atmosphere. To the rear of the property is a light-filled kitchen/dining room, fitted with a range of practical units and offering ample space for family dining. A door from the kitchen leads into the conservatory, providing an additional versatile reception area that enjoys views over the garden.

Moving upstairs, the first floor comprises a generous double master bedroom, a second double bedroom and a third single room, ideal for a home office or nursery. These rooms are served by a modern three piece family bathroom finished to a clean, contemporary standard.

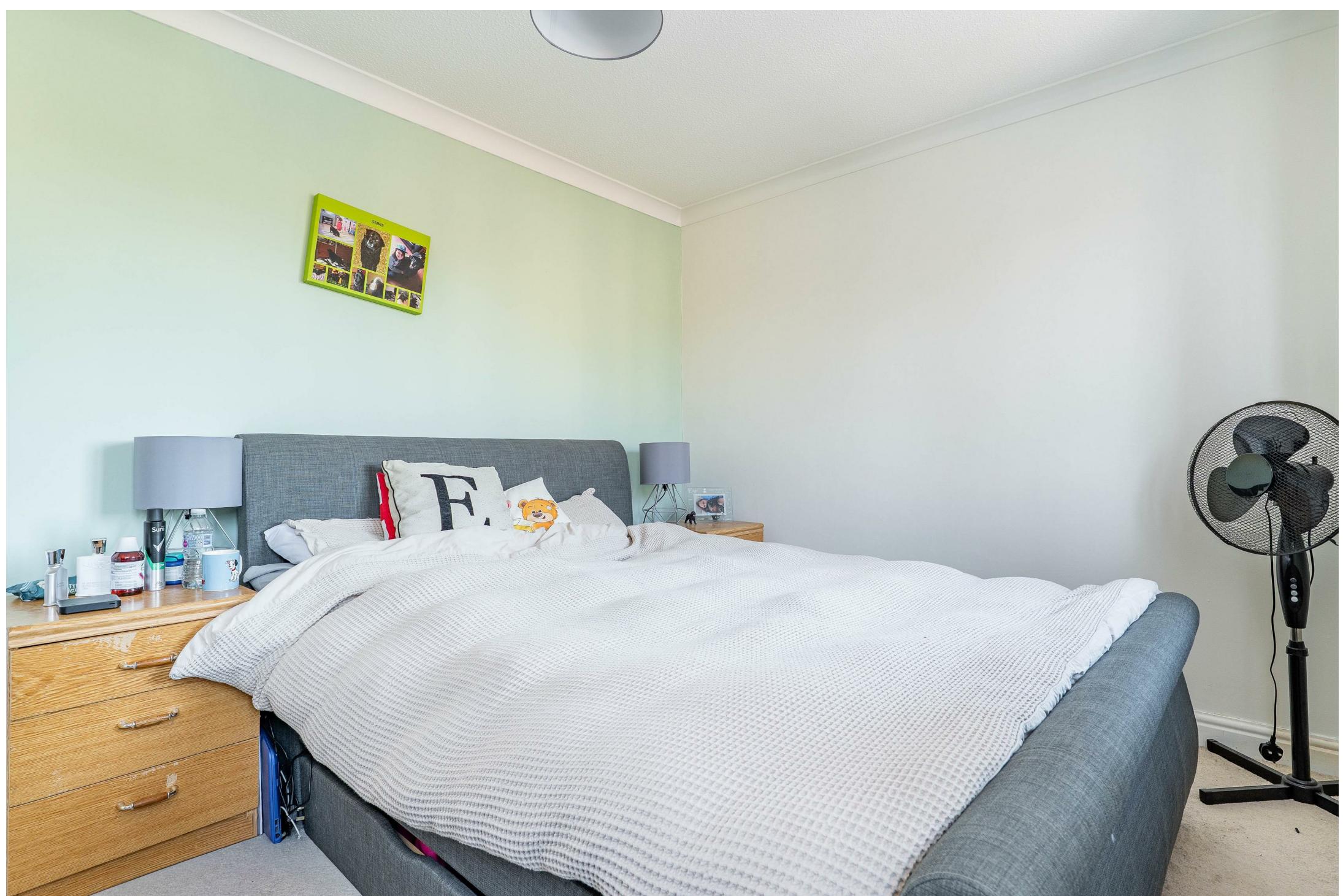
Externally, the property benefits from a small front garden alongside a driveway providing off-road parking for up to two vehicles. To the rear is a secluded garden, mainly laid to lawn, offering a private outdoor space for relaxing or entertaining, along with a useful garden shed. Overall, this attractive home combines a desirable location with well-proportioned accommodation, making it an excellent opportunity for a wide range of buyers.







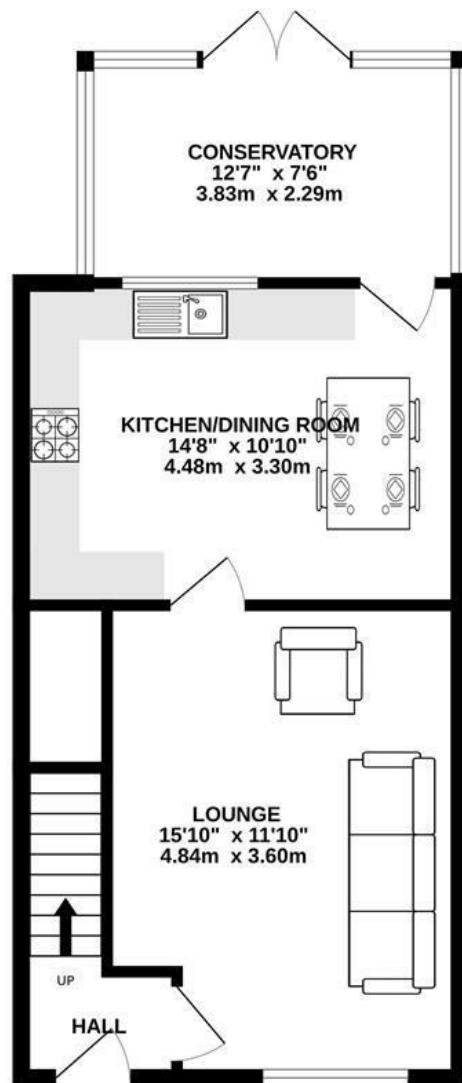




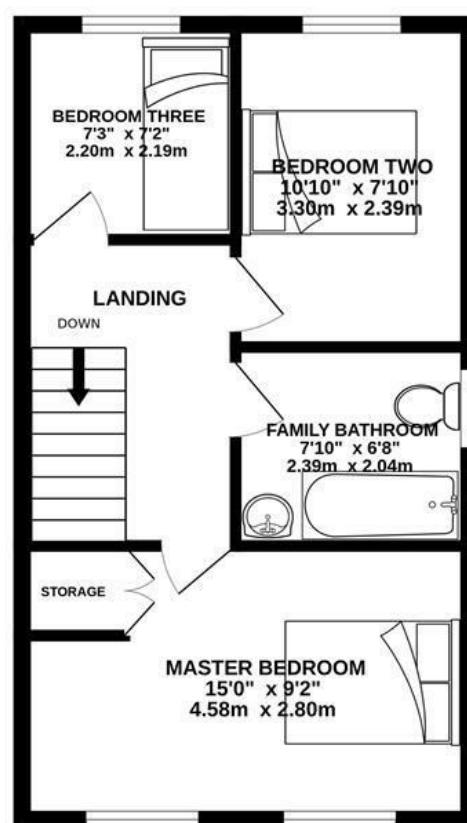


BEN ROSE

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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	

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	

