

GUILDHALL

SALES & LETTINGS



29 Watling Street Road

Fulwood, Preston, PR2 8EA

Asking Price £375,000



Situated in the highly sought after area of Fulwood, this charming three bedroom semi - detached home is now proudly available on the market. Conveniently located near local amenities, schools, and excellent commuter links, this property is an opportunity not to be missed. Featuring neutral décor and surprisingly spacious living areas, it is an ideal choice for a variety of buyers.

Upon entering, you are welcomed into the spacious hallway that leads into the generously sized living room. The ground floor also benefits from a second reception room, ideal for hosting family and friends. Leading from here is the large spacious kitchen with access to the dining room, downstairs shower room and separate W/C. An added feature of this home is the large cellar, ideal for extra storage space. Upstairs, the first floor presents three well-proportioned bedrooms and a three piece family bathroom.

The front of the property boasts parking for multiple vehicles with the added benefit of a garage, perfect for storage. To the rear, is a large well maintained garden, perfect for relaxation or entertaining guests during the warmer months.

Do not miss the opportunity to make this charming property your new home.



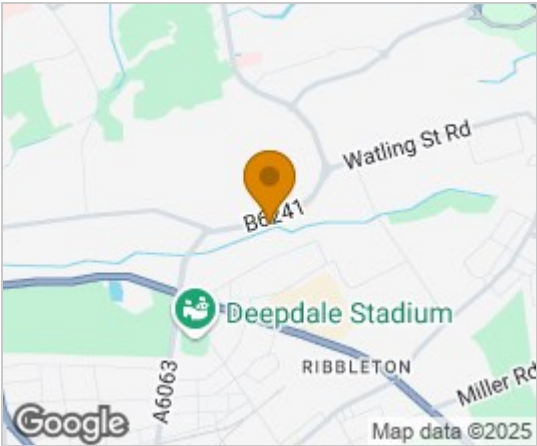
Ground Floor

- Reception Room One 13'9" x 13'5" (4.21 x 4.11)
- Reception Room Two 16'4" x 11'1" (4.99 x 3.39)
- Kitchen 14'1" x 8'7" (4.31 x 2.63)
- Dining Room 8'7" x 4'11" (2.63 x 1.5)
- Shower Room 4'9" x 4'6" (1.47 x 1.39)
- W/C 4'9" x 3'8" (1.47 x 1.14)

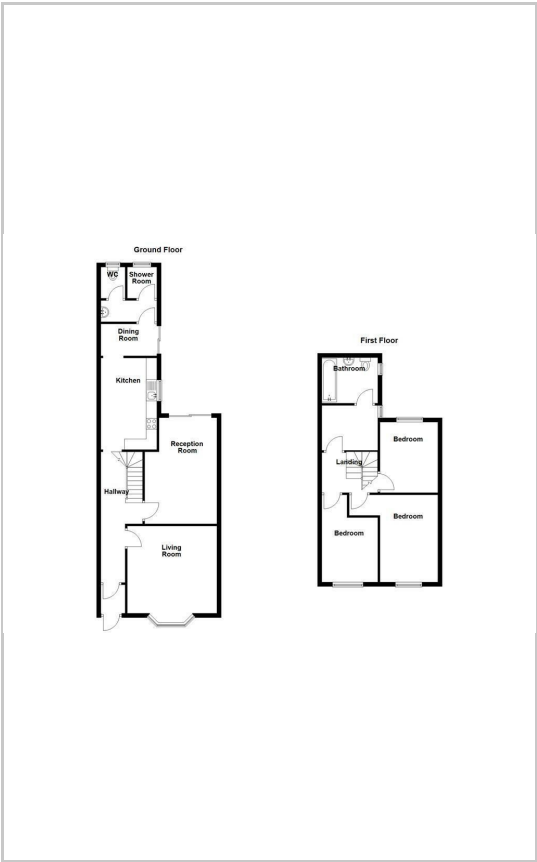
First Floor

- Bedroom One 13'5" x 8'11" (4.11 x 2.72)
- Bedroom Two 10'10" x 8'11" (3.32 x 2.72)
- Bedroom Three 13'5" x 8'7" (4.11 x 2.63)
- Family Bathroom 8'7" x 7'0" (2.63 x 2.15)

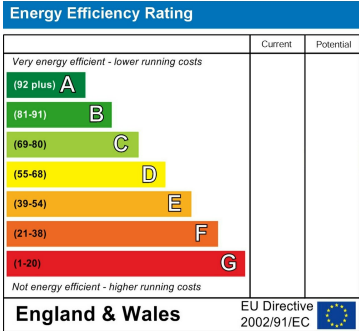
Area Map



Floor Plans



Energy Efficiency Graph



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