

# GUILDHALL

SALES & LETTINGS



## 16 Cleveleys Avenue

Fulwood, Preston, PR2 3SP

Offers Over £220,000



Situated in a quiet cul-de-sac on the ever-popular Cleveleys Avenue, Fulwood, this traditional three-bedroom semi-detached house offers comfortable family living in a sought-after residential location.

The property features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining, alongside a fitted kitchen with access to the rear. To the first floor are three good-sized bedrooms and a family bathroom, making the home ideal for families, first-time buyers, or those looking to upsize.

Externally, the property benefits from a good-sized, enclosed rear garden, perfect for outdoor dining, children's play, or gardening, while the front enjoys the privacy and safety of its cul-de-sac position.

Located close to reputable schools, local amenities, transport links, and Royal Preston Hospital, this home combines a peaceful setting with excellent convenience.

Early viewing is highly recommended to appreciate the location and potential on offer.



Ground Floor

- Porch 4'7" x 1'7" (1.42m x 0.5m )
- Hallway 11'3" x 6'1" (3.44m x 1.87m )
- Lounge 13'3" x 10'8" (4.04m x 3.26m )
- Dining Room 14'2" x 10'8" (4.32m x 3.26m)
- Conservatory 15'9" x 6'8" (4.82m x 2.04m)
- Kitchen 14'2" x 5'11" (4.32m x 1.81m)

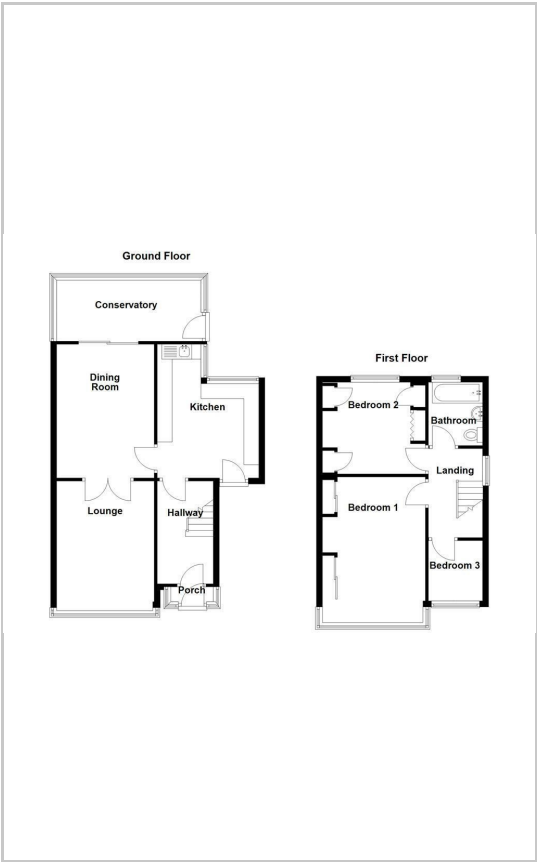
First Floor

- Landing
- Bedroom One 13'7" x 11'3" (4.15m x 3.44m)
- Bedroom Two 11'3" x 10'0" (3.44m x 3.07m )
- Bedroom Three 6'7" x 5'11" (2.02m x 1.81m)
- Bathroom 6'11" x 5'11" (2.12m x 1.81m)

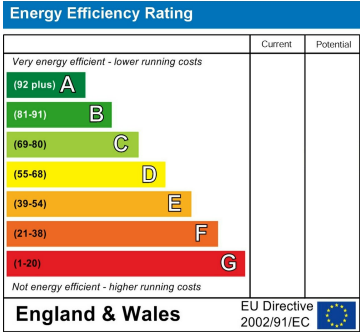
Area Map



Floor Plans



Energy Efficiency Graph



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