



## Sharoe Green Lane, Fulwood, Preston

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property with no onward chain, located in a popular area of Fulwood, Preston. Conveniently situated just a short drive from Preston town centre and just a few doors down from Royal Preston Hospital, the home offers excellent access to local schools, shops, and amenities. With superb travel links, including a nearby train station and easy connections to the M6 and M61 motorways.

The property comprises a welcoming entrance hall, a spacious lounge with a large bay window, a separate dining room with patio doors opening onto the rear garden, a modern fitted kitchen with integrated oven and hob, three generous bedrooms, and a contemporary three-piece family bathroom. Externally, there is a good-sized, secluded garden featuring both lawn and patio areas with an off-road parking space to the front, a shared driveway providing additional parking, and a single detached garage to the rear providing ample parking.

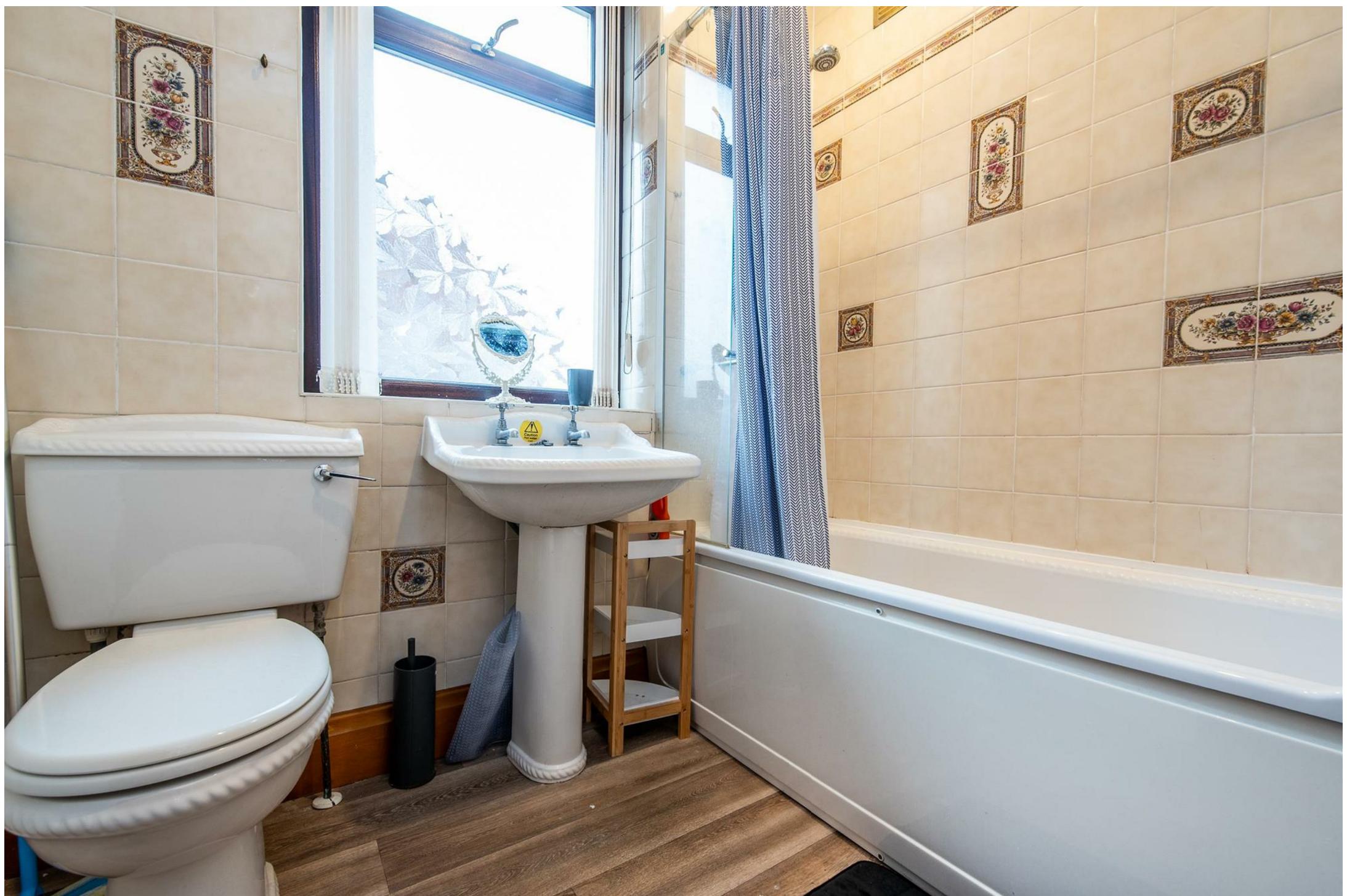
Offering comfortable family living, this versatile home will appeal to buyers seeking space and convenience. Early viewing is highly recommended to avoid any potential disappointment.







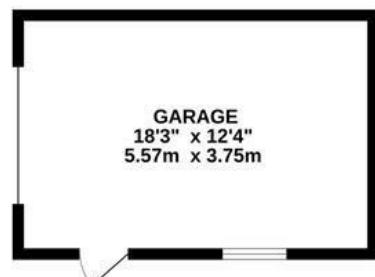




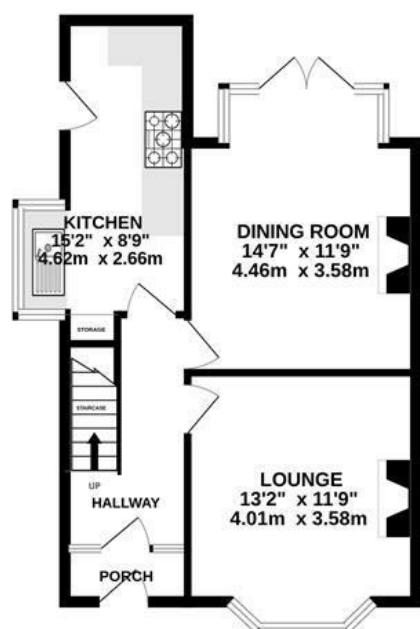
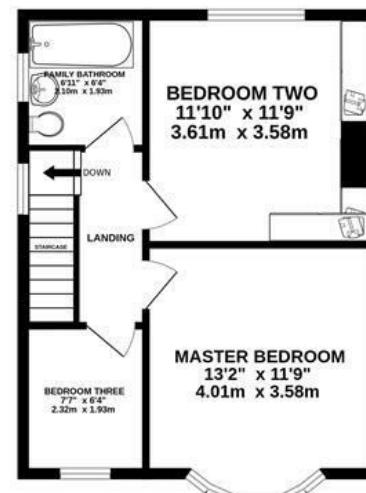


# BEN ROSE

GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



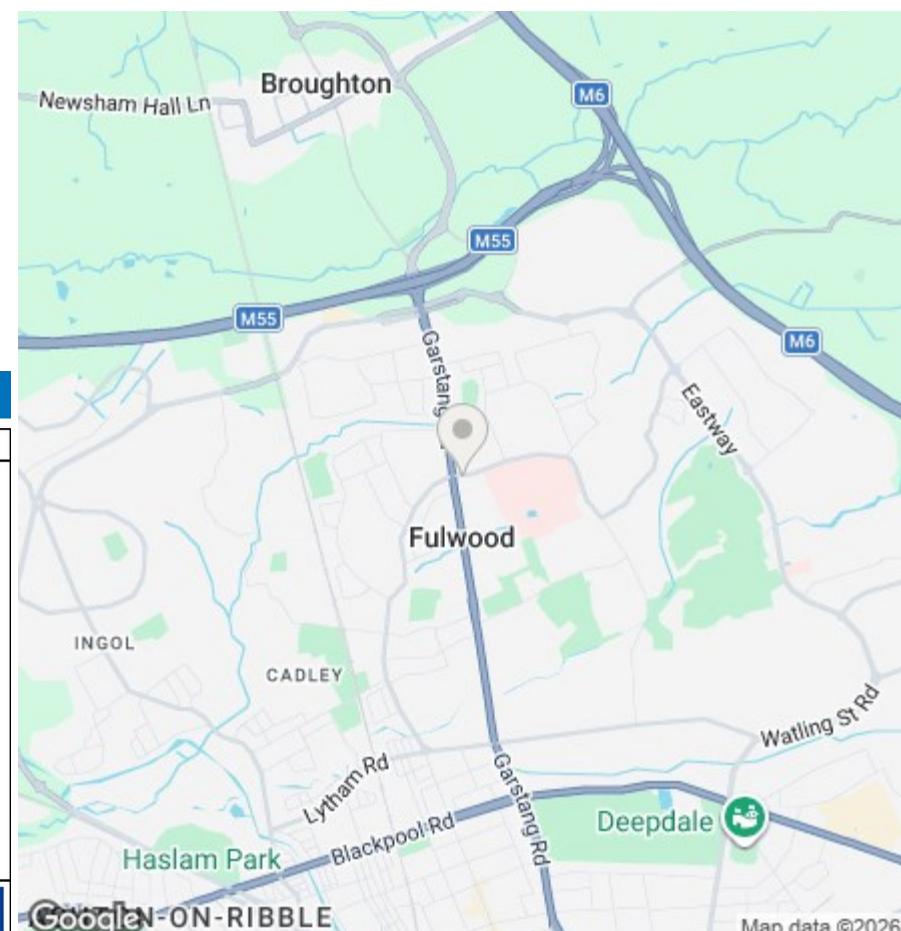
TOTAL FLOOR AREA: 1152 sq.ft. (107.0 sq.m.) approx.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	