

GUILDHALL

SALES & LETTINGS



76 Higher Bank Road

Fulwood, Preston, PR2 8PH

Offers Over £280,000



Nestled in one of Fulwood's most sought-after locations, this charming NO CHAIN home showcases elegant original features including high ceilings, original stained glass windows, large bay windows and feature fireplaces throughout, all enhanced by a tasteful contemporary finish. The result is a home that feels both characterful and refined with an abundance of natural light creating a warm and inviting atmosphere.

The property offers two generous double bedrooms with the principal bedroom further benefiting from a dedicated dressing room - ideal for modern lifestyles. A sleek, well-finished bathroom adds to the home's sense of comfort and quality.

To the ground floor are two beautifully proportioned reception rooms, perfect for both entertaining and everyday living. In addition, the thoughtfully converted basement provides a highly versatile space, currently arranged as a cosy snug and guest area, but equally suited as a home office, cinema room or additional reception space.

Externally, the property continues to impress. A well-maintained front garden enhances the home's kerb appeal, while the private rear courtyard garden offers a tranquil setting with a blend of herb gardens, raised



Hall

Wood single-glazed composite entrance door with stained glass window, Lincrusta wall coverings, central heating radiator, coving, smoke alarm, bifurcated staircase to first floor, original wood flooring, wooden doors leading to reception rooms one and two and the kitchen.

Reception Room 1

UPVC double-glazed bay window, coving, picture rail, central heating radiator, cast iron multi-fuel stove set within an ornate cast iron surround and tiled hearth, built-in shelving, original wood flooring.

Reception Room 2

UPVC double glazed box bay window, coving, picture rail, central heating radiator, open multi-fuel fire with tiled hearth and antique French fireplace, original wood flooring.

Kitchen

Wood double glazed window, Velux roof window, wood single-glazed frosted door providing access to the rear courtyard, inset spot lighting, central heating radiator, fitted shaker-style wall and base units with handmade mosaic-tiled splashbacks, extractor hood, five-ring gas hob, electric oven, composite sink with mixer tap, plumbing for washing machine and dishwasher, fridge freezer, solid butcher block wooden work surfaces, and pantry. Staircase providing access to the lower ground floor.

Landing

Large, original single-glazed stained window, split-level staircase leading to bedrooms and bathroom.

Bathroom

UPVC double-glazed frosted window, central heating radiator, 4 x inset spot lighting, extractor fan, half-tiled walls, pedestal wash basin with mixer tap, dual flush WC, panelled bath with traditional taps and overhead shower, tiled floor.

Bedroom 1

UPVC double-glazed window, original cast iron fireplace with slate hearth, original wood flooring, central heating radiator, door leading to large, shelved dressing room with window.

Dressing Room

UPVC double-glazed window, shelving, two-tiered railings and original wood flooring.

Bedroom 2

UPVC double-glazed window, central heating radiator, original cast iron fireplace set within a marble hearth, fitted shelving, original wood flooring, and access to a boarded loft via a pull-down ladder.

Basement

Converted lower ground floor space with UPVC double-glazed window, central heating radiator, inset dimmer spot lighting, laminate flooring, built-in storage cupboard housing electrics and wiring for surround sound system, staircase leading to ground floor. Further large pantry with shelving.

Front Garden

Lawned, private, sculpted garden with mature shrubs and rockery, Yorkstone paving path with slate entrance, decorative stone patio area.

Rear Garden

Enclosed, private space with stone covering and established flowerbeds and herb garden with delicate lighting providing a low-maintenance outdoor area.

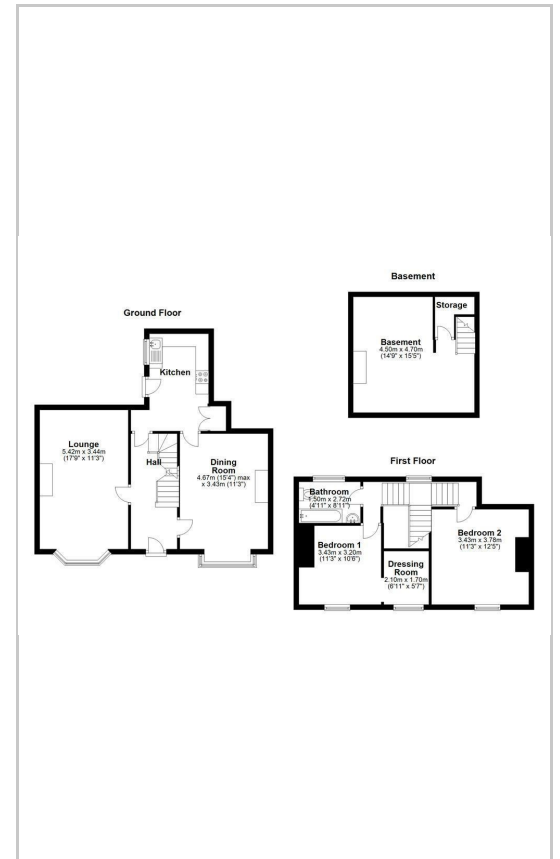
Parking

Off-street enclosed double car parking space.

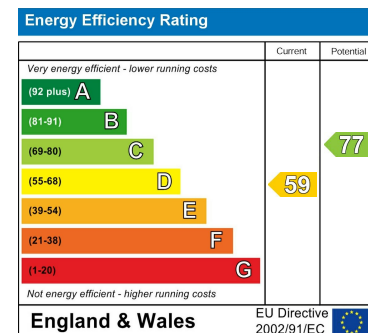
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>