



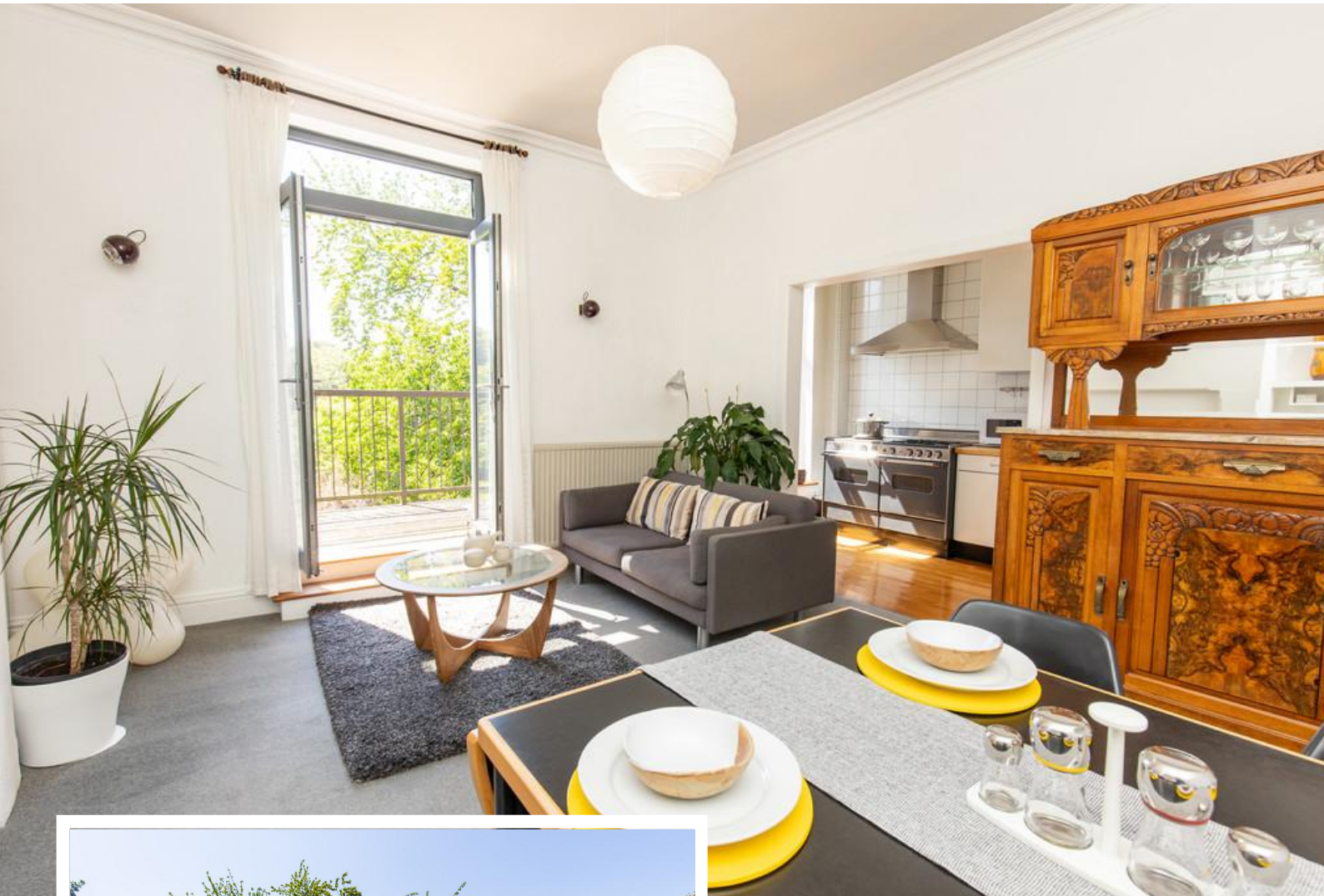
Lower Bank Road
Fulwood

- **Beautiful Period 3 Bedroom Semi-Detached Home**
- **Self-Contained One Bedroom Annexe**
- **Generous Plot with Stunning Tiered Garden**
- **Characterful Period Home- Offered With No Chain**

Offers In Excess Of £395,000

EPC Rating 'TBC'





Property Description

- * 3 Bedroom Semi-Detached Period Home with Self-Contained One Bedroom Annexe
- * Large Tiered Garden
- * Offered With No Chain
- * Detached Garage

This spacious three-bedroom semi-detached period home is set on a generous plot and offers versatile accommodation, making it an ideal choice for growing families, multi-generational living, buyers looking for an annexe for an elderly relative or independent teenager, or anyone wanting space to work from home.

Situated on a substantial plot with a beautifully established rear garden, this traditional family home combines original character features with flexible living space. The property also benefits from a self-contained ground floor annexe with its own private entrance, kitchen and living accommodation, offering excellent potential for extended family, guest accommodation or even home business use (subject





to any necessary permissions).

The property is approached via a gated front garden with a detached single garage. Stepping through the vestibule, you're welcomed by attractive original wood panelling and a stained-glass internal door leading into the spacious L-shaped entrance hall, complete with decorative coving, access to the basement level and a useful storage cupboard.

To the front, the bay-fronted living room enjoys plenty of natural light and features a wall-mounted gas fire and decorative coving. To the rear, a second reception room provides an excellent family or dining space, complete with built-in alcove shelving, a further gas fire and doors opening onto a balcony overlooking the stunning landscaped garden. The balcony provides a wonderful place to enjoy the far-reaching views across the property's extensive outdoor space.

The kitchen is open to the rear reception room, creating a sociable layout and offering a bright, airy feel. It is fitted with a range of white wall and base units, wooden worktops and a gas range cooker.

The first floor offers a split-level landing leading to three generous double bedrooms, with the two principal bedrooms retaining their original fireplaces. A family bathroom is fitted with a white suite comprising a bath, WC and pedestal wash basin.

The basement has been thoughtfully part-converted to create a self-contained annexe with its own private entrance from the front of the property. The accommodation includes a kitchen, living room with direct access onto a private patio, and a small bedroom or storage space. This flexible layout is ideal for dependent relatives, older children, visiting guests, or anyone seeking separate living accommodation.

Outside, the impressive rear garden is arranged over three landscaped tiers, creating a truly unique "secret garden" feel. Predominantly laid to lawn and enclosed by mature walls, the garden is beautifully stocked with established trees and shrubs, offering several distinct areas to enjoy throughout the seasons.

This property is likely to appeal to buyers looking for a spacious period family home with generous outdoor space, multi-generational living opportunities, a home with an annexe, those needing space to work from home, or purchasers seeking a property with potential for flexible accommodation. The substantial plot, detached garage, character features and exceptional garden make this a rare opportunity that must be viewed to be fully appreciated.





VESTIBULE

HALLWAY

LIVING ROOM 10' 8" x 15' 8" (3.25m x 4.78m)

DINING ROOM 14' 5" x 13' 10" (4.39m x 4.22m)

BALCONY 5' 7" x 19' 6" (1.7m x 5.94m)

KITCHEN 14' 5" x 6' 2" (4.39m x 1.88m)

FIRST FLOOR

BEDROOM ONE 10' 11" x 19' 3" (3.33m x 5.87m)

BEDROOM TWO 14' 6" x 9' 7" (4.42m x 2.92m)

BEDROOM THREE 11' 7" x 9' 6" (3.53m x 2.9m)

BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m)

BASEMENT/ANNEX

HALLWAY

LIVING ROOM 14' 4" x 12' 3" (4.37m x 3.73m)

KITCHEN 10' 9" x 6' 3" (3.28m x 1.91m)

ROOM 10' 9" x 5' 11" (3.28m x 1.8m)

STORE ROOM 5' 6" x 4' 2" (1.68m x 1.27m)

CELLAR 10' 2" x 14' 10" (3.1m x 4.52m)

WC

GARAGE 17' 10" x 7' 11" (5.44m x 2.41m)

FULWOOD lies north of Preston, Lancashire and is well positioned for access to the M55 and M6. Within easy reach of leisure and amenities, with Preston Golf Course, Booth's and Asda supermarkets, Preston College, and the Royal Preston Hospital being close by. Excellent catchment area for primary and secondary schools and within reach of well-regarded private schools including Kirkham Grammar in Preston, Westholme in Blackburn, and Stoneyhurst in Clitheroe. There are also cycle paths from Fulwood through Lancaster to Carnforth, as well as the Guild Wheel.

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party





as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Building 2

Approximate total area⁽¹⁾

186.3 m²
2004 ft²

Balconies and terraces

10.2 m²
110 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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