



**Middleton Road, Fulwood, Preston**

**Offers Over £315,000**

\*Vendors are open to negotiations on the furniture upon a sale\*

Ben Rose Estate Agents are pleased to present to market this beautifully presented and deceptively spacious five-bedroom townhouse, set across three well-designed floors in the highly sought-after area of Fulwood, Preston. Offering a superb balance of modern style and versatile living accommodation, this impressive home is perfectly suited to growing families seeking both comfort and convenience. Ideally positioned, the property benefits from close proximity to a wide range of local amenities including shops, supermarkets, restaurants, pubs, and highly regarded schools, as well as excellent transport links with easy access to the M6 and M61 motorways, making it an excellent choice for commuters.

Upon entering the home, you are welcomed into a bright and inviting entrance hallway, complete with a convenient cloakroom/WC and staircase leading to the upper floors. To the right, the spacious lounge provides a warm and relaxing environment, centred around a striking illuminated media wall that creates a real focal point, while double patio doors allow natural light to flood the space and provide seamless access to the rear garden. Across the hallway, the generously sized kitchen/diner offers a contemporary and sociable hub of the home, fitted with modern units and integrated appliances including a fridge, freezer, oven, hob, and dishwasher. There is ample room for a dining table or breakfast bar, making it ideal for both everyday family meals and entertaining guests, with a further set of patio doors opening out to the garden. The ground floor is finished throughout with stylish Amtico flooring, adding a sleek and cohesive touch.

Moving to the first floor, the property continues to impress with three well-proportioned bedrooms, two of which are comfortable doubles, all offering flexible accommodation for family members, guests, or even a home office. This level is served by a modern three-piece family bathroom, finished to a high standard. The second floor is dedicated to two further spacious double bedrooms, including the stunning master suite which enjoys a private balcony—perfect for relaxing outdoors—alongside a walk-in dressing room and a contemporary ensuite shower room, creating a luxurious and private retreat.

Externally, the property boasts well-maintained gardens to both the front and rear, providing plenty of outdoor space for relaxation, play, or entertaining. The rear garden offers a private and enclosed setting, ideal for families, while to the front there is access to a single garage and 2–3 off-road parking spaces located within a private courtyard.

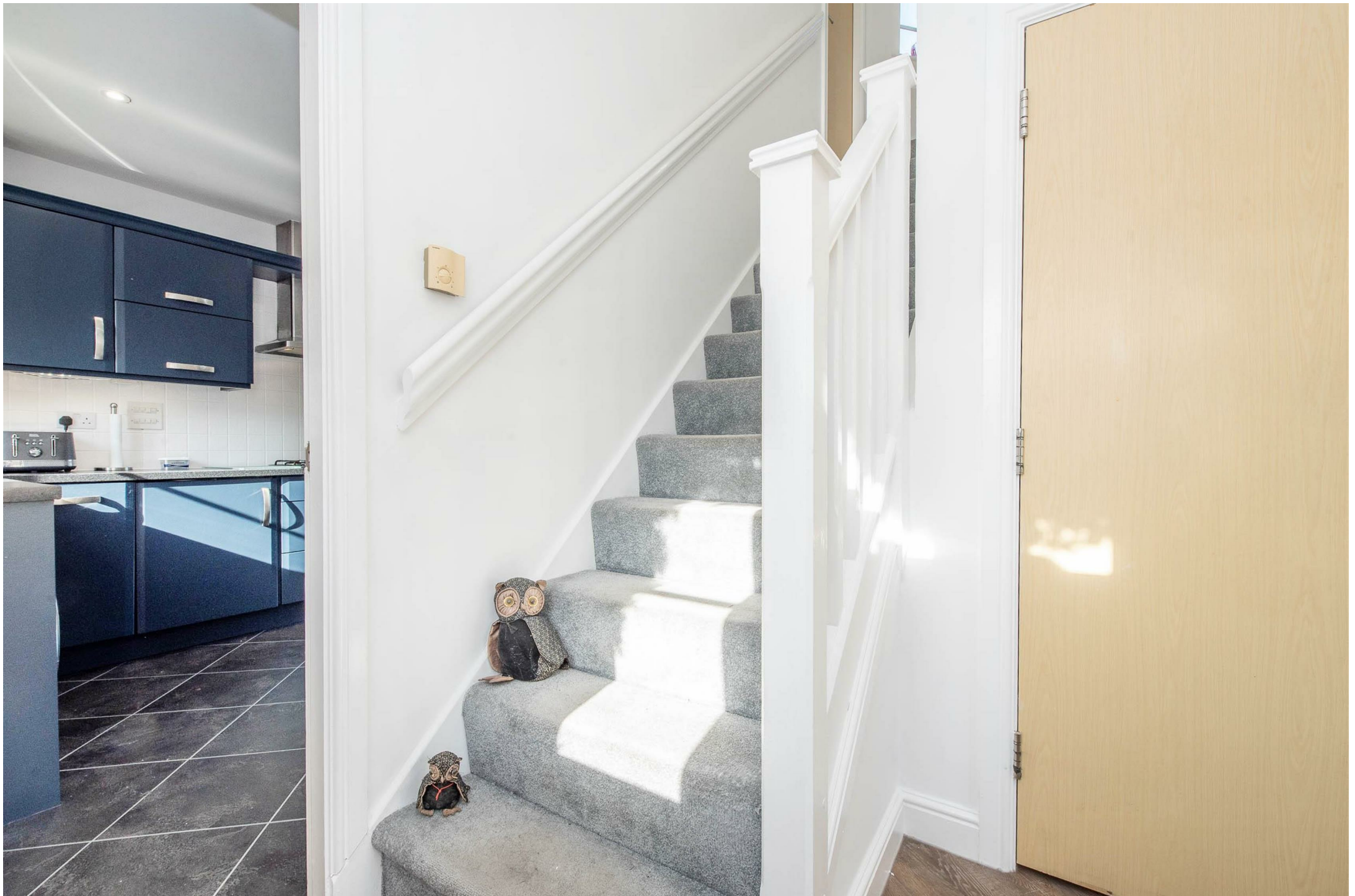
This exceptional home combines space, style, and a prime location, making it a fantastic opportunity not to be missed.















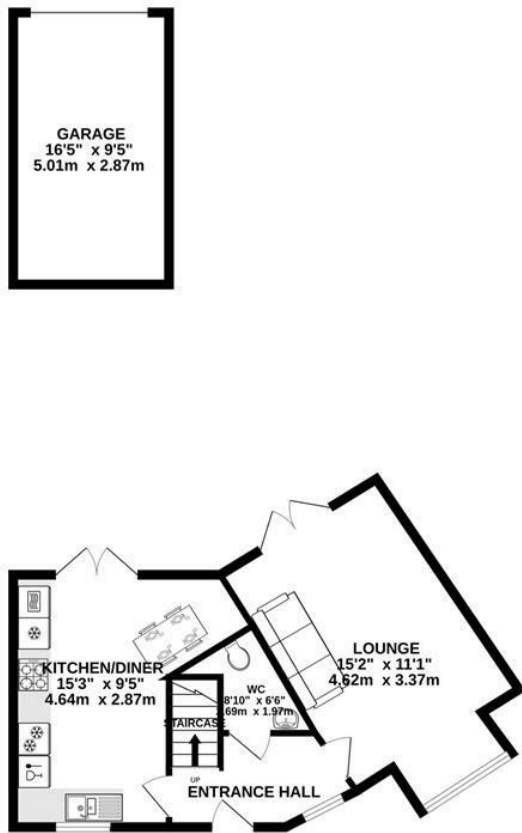




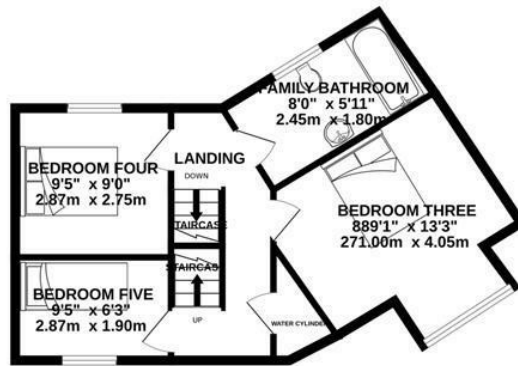


# BEN ROSE

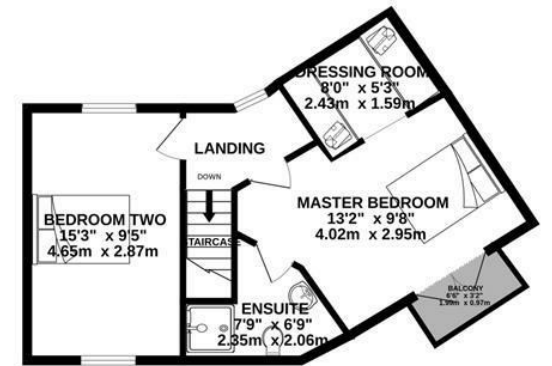
GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

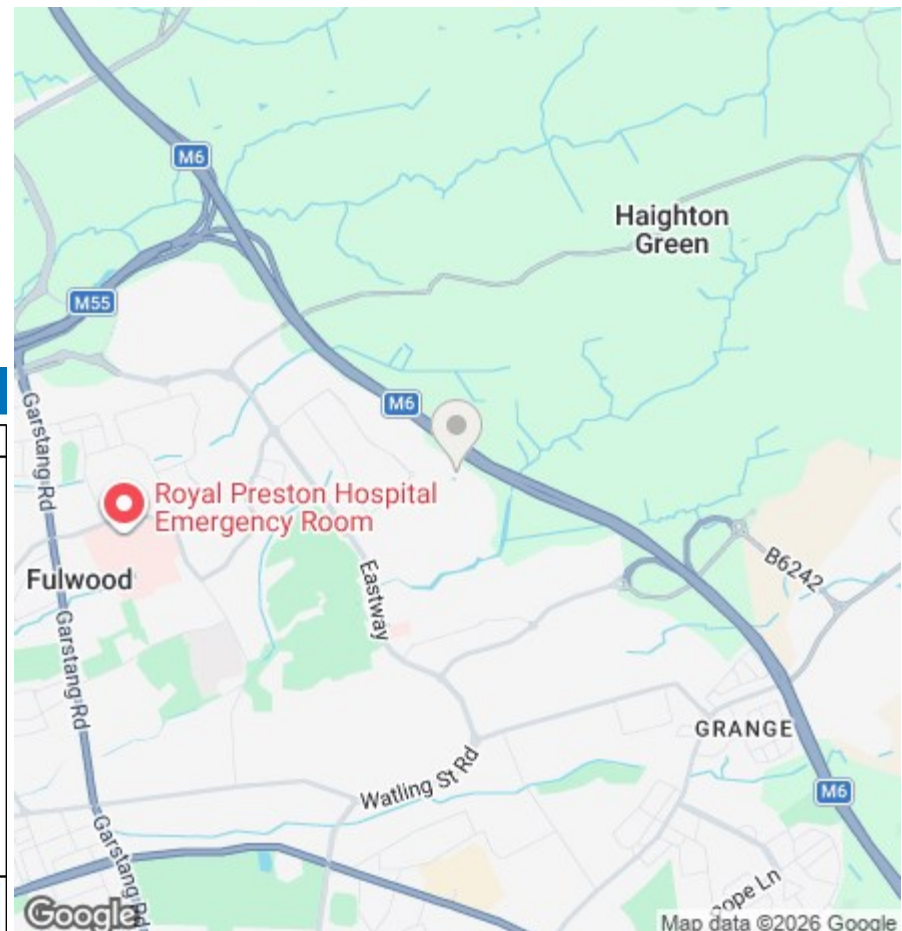


TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	