

# GUILDHALL

SALES & LETTINGS



## 36 Banksfield Avenue

Fulwood, Preston, PR2 3RN

Offers Over £240,000



Nestled in the highly desirable area of Fulwood, Preston, this beautifully fully renovated, chain-free home on Banksfield Avenue offers an exceptional blend of character and contemporary living. Having undergone an extensive refurbishment, the property has been thoughtfully updated throughout, making it ideal for buyers seeking a turnkey home finished to a high standard.

The property features three well-proportioned bedrooms and two inviting reception rooms, providing excellent space for both family life and entertaining. A particular highlight is the original restored wooden flooring, which adds warmth and timeless charm to the home.

At the heart of the property is a brand new, bespoke designed kitchen, carefully crafted with both style and practicality in mind. It includes integrated appliances, notably a built-in dishwasher, ensuring modern convenience is seamlessly incorporated into the design.

The recently updated bathroom has been finished in a contemporary style, complementing the overall renovation.



## Hall

UPVC double glazed frosted window, composite frosted leaded door, central heating radiator, smoke alarm, dado rail, tiled floor, stairs to first floor, opening to kitchen.

## Reception Room 1

2 x UPVC double glazed windows, central heating radiator, coving, dado rail, gas fire with wood hearth and surround, tiled floor.

## Reception Room 2

UPVC double glazed sliding door to rear, central heating radiator, coal and log fire, wood mantle, coving, tiled floor.

## Kitchen

4 x UPVC double glazed windows, UPVC double glazed door to rear, central heating radiator, tiled splash back, extractor hood, marble effect laminate floor, range of wall, drawer and base units in high gloss, 4 ring electric hob, electric oven, stainless steel sink with mixer tap, concealed Worcester combi boiler, plumbing for washing machine and dishwasher, built-in fridge freezer, pull out spice rack, tiled floor.

## Landing

UPVC double glazed frosted window, smoke alarm, loft access, stairs to ground floor, doors to bathroom, Bedrooms 1, 2 & 3.

## Bathroom

UPVC double glazed frosted window, fully tiled to complement, central heating radiator, dual flush WC, pedestal mixer tap, panelled in bath with traditional taps, shower rinse head, airing cupboard, lino floor.

## Bedroom 1

2 x UPVC double glazed windows, central heating radiator, built-in wardrobe, original wood floor.

## Bedroom 2

UPVC double glazed window, central heating radiator, built-in wardrobes, original wood floor.

## Bedroom 3

UPVC double glazed window, central heating radiator, original wood floor.

## Front Garden

Lawn, concrete driveway leading to garage.

## Garage

Up and over door and walk-in door.

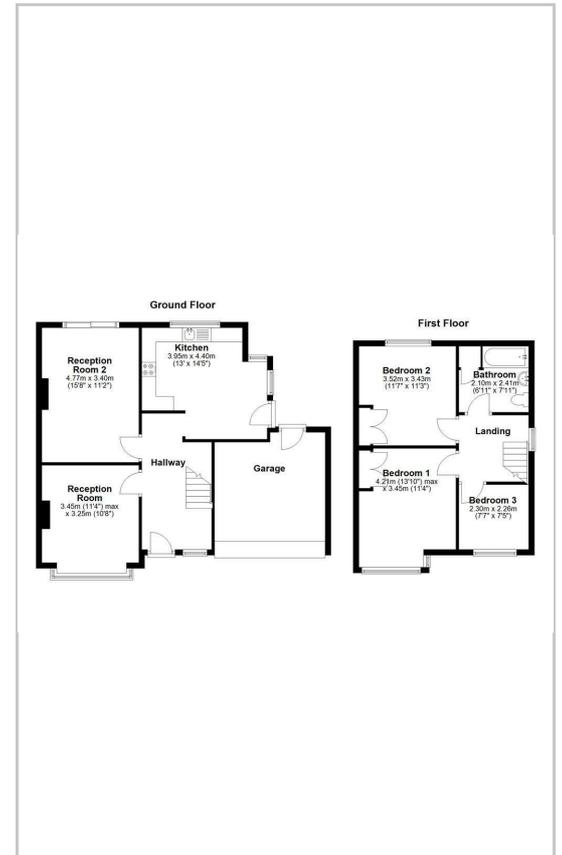
## Rear Garden

Lawn, shrubs, trees, Yorkshire Stone paving.

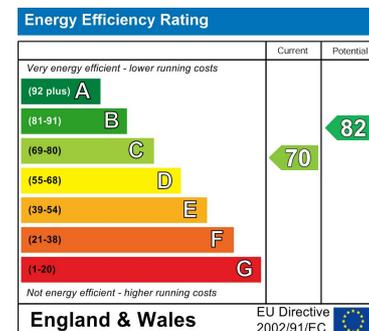
## Area Map



## Floor Plans



## Energy Efficiency Graph



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