BEN ROSE



Melrose Avenue, Fulwood, Preston **Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached bungalow, situated in a quiet cul-de-sac in the highly sought-after area of Fulwood, Preston. Offered with great potential and in need of modernising throughout, this home presents an excellent opportunity for families, couples, or investors looking to create a property tailored to their own tastes. The location is ideal, with easy access to Preston City Centre, offering a wide range of shops, restaurants, and leisure facilities. Excellent travel links are nearby, including Preston railway station providing direct services across the UK, as well as convenient access to the M6 and M61 motorways, making commuting straightforward.

Entering the home via the side entrance, you are welcomed into a central hallway that provides access to the majority of the ground floor accommodation. To the front, you'll find a generously sized lounge, benefiting from plenty of natural light and offering a comfortable living space. Moving towards the rear, the fitted kitchen provides ample storage and workspace, with scope for modernisation. The master bedroom is positioned at the rear of the property and offers a spacious double room with a pleasant outlook over the garden. A second double bedroom and a third single bedroom, ideal as a home office or nursery, are also accessible from the hallway. Completing the ground floor is a three-piece family bathroom and a conservatory to the rear, providing additional living space with views of the garden.

Externally, the property boasts a front garden enclosed by a brick wall, alongside a gated driveway offering parking for up to three vehicles and leading to a detached garage. To the rear is a substantial, tiered garden that slopes upwards, offering multiple levels and fantastic potential for landscaping. This outdoor space, combined with the property's generous interior and prime location, makes it a superb opportunity for buyers looking to add value and create a wonderful home.






HOOVER
BLAZE


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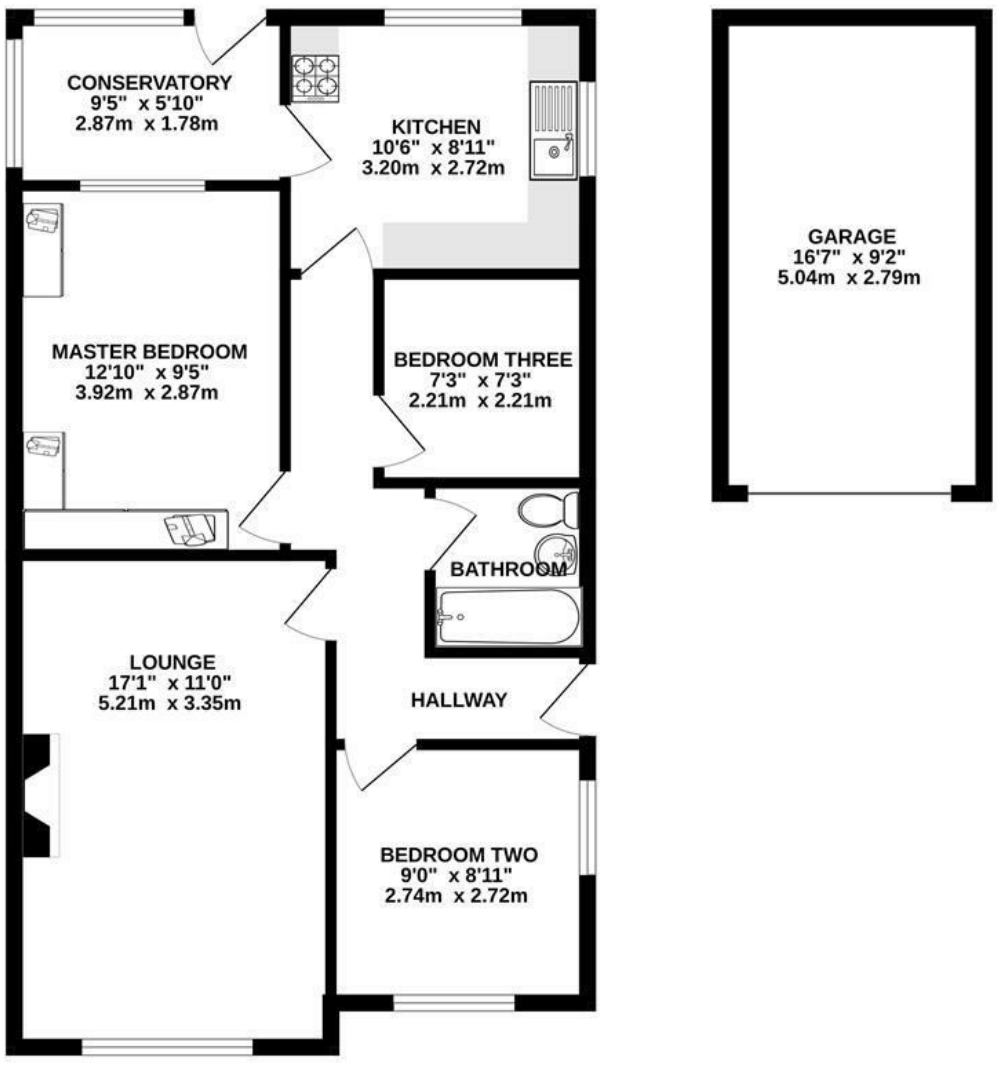






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GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



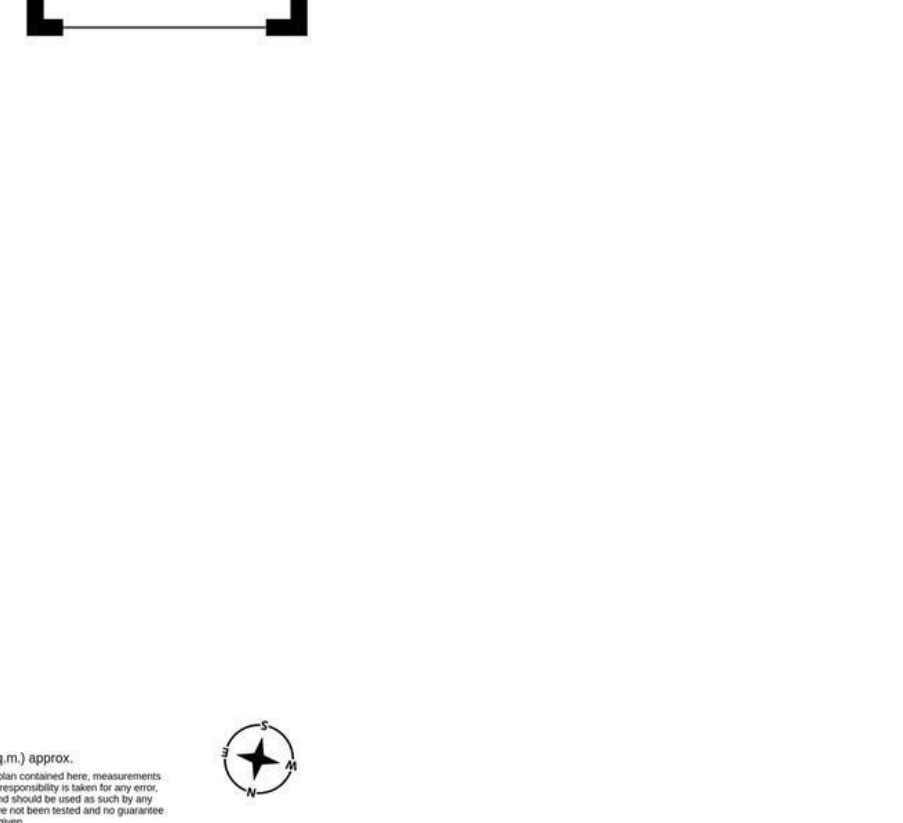
TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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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