

GUILDHALL

SALES & LETTINGS



36 Beech Drive

Fulwood, Preston, PR2 3WB

Offers Over £270,000



Located in the highly sought-after area of Fulwood, this spacious four-bedroom semi-detached property offers generous and versatile accommodation across three floors. Set on a quiet residential street, the home is ideal for growing families, professionals, or buyers seeking extra space in a well-connected and established location.

The ground floor features a welcoming entrance hallway, a bright living room, and an open-plan dining room/kitchen that overlooks the rear garden—perfect for everyday living and entertaining. The first floor offers three well-proportioned bedrooms, a family bathroom, and a separate office ideal for home working or study. The second floor provides a large attic room and an additional shower room, offering flexibility as a guest suite, master bedroom, or further workspace.

Externally, the property benefits from a driveway, an attached garage, and a private rear garden. This is a freehold home, offering long-term security in one of Preston's most desirable residential areas.

Early viewing is highly recommended to appreciate the space, layout, and location of this superb family home.



Ground Floor

Entrance Hallway

Lounge 14'5 x 12'6 (4.39m x 3.81m)

Family Room 10'5 x 9'11 (3.18m x 3.02m)

Kitchen/Diner 18'2 x 9'4 (5.54m x 2.84m)

Utility Room 8'2 x 3'3 (2.49m x 0.99m)

Shower Room 8'2 x 2'11 (2.49m x 0.89m)

First Floor

Bedroom One 11'4 x 12'6 (3.45m x 3.81m)

Bedroom Two 9'10" x 9'5" (3m x 2.88m)

Bedroom Three 9'10" x 9'2" (3.02m x 2.81m)

Bathroom 6'6" x 6'5" (2m x 1.97m)

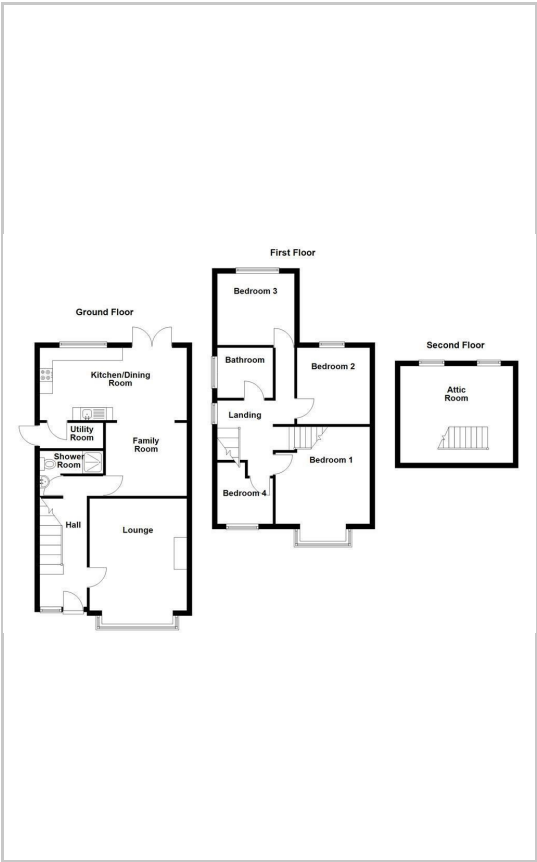
Second Floor

Attic Room 12'6 x 14'6 (3.81m x 4.42m)

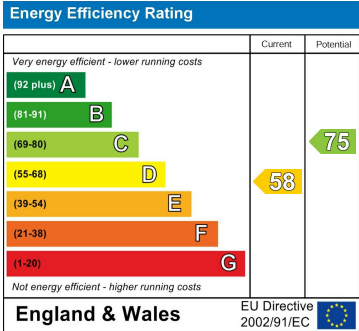
Area Map



Floor Plans



Energy Efficiency Graph



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