



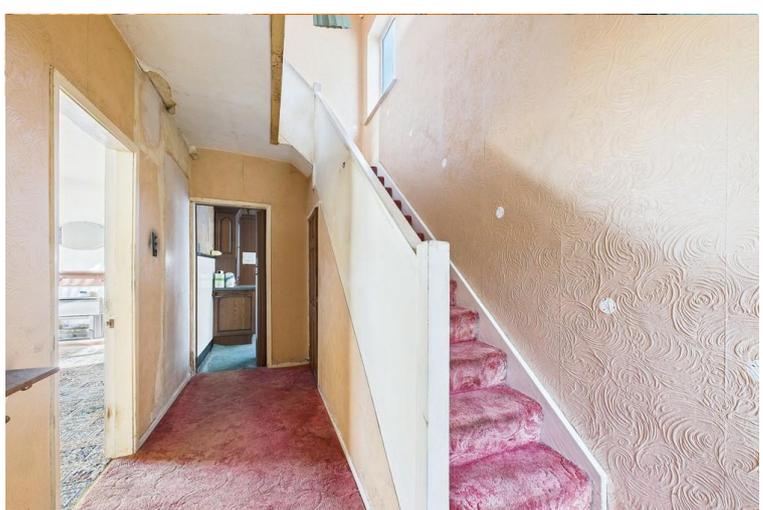
Hazelmere Road, Fulwood

- **Generous Detached Family Home**
- **Ideal Renovation Project**
- **Corner Plot**
- **Popular Location**

**£255,000**

EPC Rating 'TBC'





## Property Description

- \* Generous Family House Ideal for Renovation
- \* Corner Plot in a Popular Location
- \* Detached

Offered to the market for the first time in over 70 years, this spacious four-bedroom family home presents an excellent opportunity for modernisation. Occupying a generous corner plot, the property features a large open-plan living and dining area that could easily be reinstated into two separate reception rooms, along with a separate kitchen. Upstairs, there are three double bedrooms, a single bedroom, a family bathroom, and access to a useful carpeted loft room with velux window.

Externally, the home benefits from a garage and gardens to the side and rear, offering superb potential to create a wonderful family residence tailored to your own taste and style.



LOCAL INFORMATION 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.

PORCH

HALLWAY

LIVING ROOM 26' 5" x 11' 10" (8.05m x 3.61m)

KITCHEN 17' 3" x 14' 10" (5.26m x 4.52m)

FIRST FLOOR

BEDROOM ONE 13' 10" x 11' 9" (4.22m x 3.58m)

BEDROOM TWO 12' 2" x 10' 5" (3.71m x 3.18m)

BEDROOM THREE 8' 1" x 12' 11" (2.46m x 3.94m)

BEDROOM FOUR 7' x 6' 7" (2.13m x 2.01m)

BATHROOM 7' 5" x 7' 3" (2.26m x 2.21m)

LOFT ROOM 14' 6" x 8' 6" (4.42m x 2.59m)

GARAGE 8' 4" x 16' 8" (2.54m x 5.08m)

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.

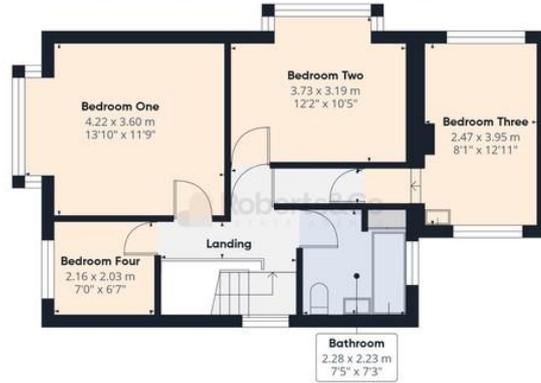








Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
124.5 m<sup>2</sup>  
1341 ft<sup>2</sup>

**Reduced headroom**  
5.2 m<sup>2</sup>  
56 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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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