



## Ashdown Mews, Fulwood, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid terrace property located in a highly desirable area of Fulwood, Preston. Situated in a tranquil cul-de-sac, this home offers a peaceful and family-friendly environment. The location boasts excellent travel links, with easy access to the M6 and M61, making it an ideal choice for commuters. In addition, you'll find an array of amenities nearby, ensuring all your daily needs are within reach.

As you step into the spacious entrance hall, you'll find a convenient WC and access to the inviting lounge. The lounge is generous in size and features two front-facing windows that flood the room with natural light. The lounge also boasts a charming feature fireplace, and open staircase leading to all first floor rooms.

Moving through to the rear of the home you'll find the kitchen / dining, seamlessly connected to the lounge via a single door. This creates a perfect space for family gatherings and entertaining guests. The kitchen/diner extends across the width of the home. With ample worktops and plenty of space for freestanding appliances, this kitchen is a delight for cooking enthusiasts. It also offers room for a four-person family dining table and benefits from under stair storage and external access to the rear garden through a set of double doors.

Heading to the first floor, you'll discover three well-proportioned bedrooms. Both the master bedroom and the second bedroom are spacious enough to comfortably accommodate a double bed, while the third bedroom offers versatility and can serve as a home office or study – perfect for remote work or study needs. The family bathroom features a bath and an over the bath shower, offering a relaxing space to unwind after a long day.

Stepping outside, you'll be delighted by the property's exterior. The property has two allocated off-road parking spaces, making it convenient for residents and guests alike. The rear garden is of a good size and boasts a lovely mix of lawned and flagged areas, perfect for outdoor activities and relaxation. Additionally, a shed is available for extra storage needs.

In conclusion, this beautiful three-bedroom mid terrace property offers an ideal opportunity for first-time buyers looking for a spacious and well-connected home in a sought-after location. With its attractive features, convenient parking, and delightful garden, this home truly has it all. Don't miss out on this fantastic opportunity to make it your own





















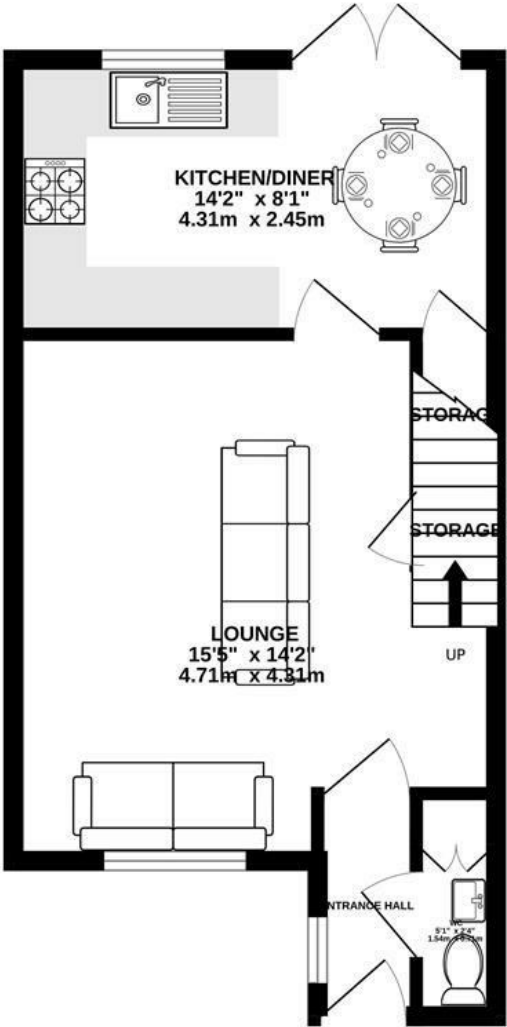




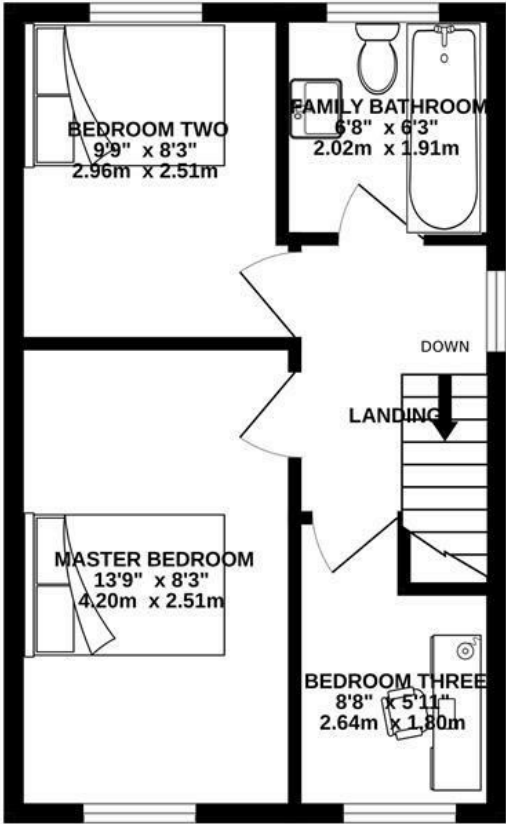


# BEN ROSE

GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.




1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (64.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		