



Tower Green, Fulwood, Preston

Offers Over £219,995

Ben Rose Estate Agents are delighted to bring to market this beautifully extended, three bed, detached property in Fulwood. This would be an ideal family home offering plenty of space throughout. The property is situated in the town of Fulwood near to the popular city of Preston and is surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M55 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch that leads into the family dining room. The dining room has been extended and is currently being used as a part play room, with an under-stairs kids play den. From here you'll enter the spacious lounge with feature fireplace and French doors that lead out to the rear patio area. Through the lounge, you'll enter the extended kitchen/utility room - fitted with a lovely STOVES gas cooker and other freestanding appliances. There is also access to the converted garage space which is currently being used for storage.

Moving upstairs, you'll find three good sized bedrooms, a separate toilet WC and a three piece family bathroom with corner bath and stand in shower.

Externally, to the front of the property is a generously sized driveway with room for up to three cars and leads up to the integrated garage. To the side of the property is a lovely public park and footpath, whilst to the rear of the property is beautiful, multi-tiered, South facing garden with flagged patio area, laid lawn and a wooden hot tub house.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



