



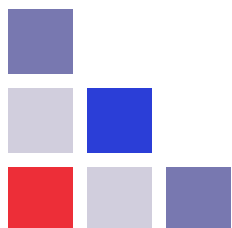
# Lytham Road

**NO CHAIN**

Fulwood, Preston PR2 8JE

Hazelwells are delighted to present for sale this spacious and characterful end terrace home, ideally situated in a highly sought-after area of Fulwood. Offering approximately 2460sq. ft. (229 sq. m.) of well-proportioned accommodation, the property retains attractive period features and versatile living space across three floors. The accommodation briefly comprises: entrance vestibule, welcoming hallway, lounge, sitting room, and a spacious kitchen extending to the dining area. To the first floor, the primary bedroom has fitted wardrobes, there are three further good sized bedrooms and a family bathroom. The property benefits from a spacious basement comprising three rooms with power and lighting, ideal for storage or potential conversion (subject to consent). Externally, there is a low-maintenance rear garden and garage providing excellent storage or hobby space. The home is warmed by gas central heating and features UPVC double-glazed windows throughout. Offered for sale with no onward chain, this property combines spacious accommodation and traditional charm with modern convenience and is highly recommended for internal viewing.

**£295,000**



**Hazelwells**  
sales & lettings

## Vestibule

Mosaic tiled floor.

## Hallway

20' 9" x 5' 0" (6.33m x 1.53m)

Entrance hallway with stairs to the first floor, basement access and panel radiator.

## Lounge

15' 8" x 16' 5" (4.78m x 5.01m)

Double glazed window to the front and side, panel radiator and feature fireplace.

## Sitting room

12' 5" x 18' 4" (3.78m x 5.58m)

Double glazed window to the side, panel radiator and feature fireplace.

## Kitchen

12' 9" x 17' 5" (3.88m x 5.30m)

Fitted kitchen with wall and base units, complementary work surfaces and tiled splash backs. Integrated appliances. Kitchen Island with gas hob and extractor over. Tiled floor, double glazed window and door leading to the garden.

## Dining

12' 2" x 10' 0" (3.70m x 3.04m)

Double glazed windows to the side and rear, panel radiator.

## First Floor Landing

## Bedroom 1

13' 0" x 18' 0" (3.96m x 5.49m)

Double glazed window to the front, panel radiator and fitted wardrobes.

## Bedroom 2

12' 4" x 15' 9" (3.76m x 4.80m)

Double glazed window to the side and panel radiator.





### Bedroom 3

12' 5" x 14' 0" (3.79m x 4.26m)

Double glazed window to the rear and side, panel radiator.

### Bedroom 4

9' 1" x 7' 9" (2.77m x 2.35m)

Double glazed window to the rear and a panel radiator.

### Family Bathroom

8' 11" x 5' 11" (2.72m x 1.81m)

Four piece suite comprising wc, pedestal wash hand basin, corner bath and shower unit. Double glazed window to the rear and towel rail radiator.

### Basement

### Hall

25' 2" x 5' 3" (7.67m x 1.61m)

### Room 1

15' 1" x 16' 10" (4.61m x 5.13m)

### Room 2

12' 3" x 17' 2" (3.73m x 5.24m)

### Room 3

11' 11" x 37' 10" (3.64m x 11.52m)

### Exterior

Garden front with path to front door.

### Rear Garden

Enclosed garden with patio and decking area.

### Garage

Up and over door and door to side.

TENURE: We have been advised that the property is freehold.







If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.