



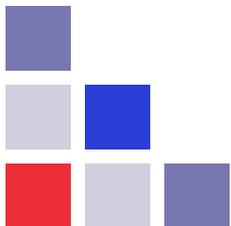
# Lytham Road

**NO CHAIN**

## Fulwood, Preston PR2 8JD

Hazelwells are delighted to present for sale this spacious and characterful semi-detached home, ideally situated in a highly sought-after area of Fulwood. Offering approximately 1,582 sq. ft. (147 sq. m.) of well-proportioned accommodation, the property retains many attractive period features while providing comfortable and versatile living space across four floors. The accommodation briefly comprises: entrance vestibule, welcoming hallway, elegant lounge, formal dining room, and a well-appointed kitchen. To the first floor, there are three generously sized bedrooms, a family bathroom, and a separate WC. The second floor features a superb primary bedroom with an en suite shower room. In addition, the property benefits from a useful basement area with power and lighting, ideal for storage or potential conversion (subject to consent). Externally, there is a low-maintenance rear garden and a spacious workshop providing excellent storage or hobby space. The home is warmed by gas central heating and features wooden double-glazed sash windows throughout. Offered for sale with no onward chain, this property combines traditional charm with modern convenience and is highly recommended for internal viewing.

**£285,000**



**Hazelwells**  
sales & lettings

## Vestibule

4' 1" x 8' 4" (1.24m x 2.55m)

Entrance vestibule with stain glass windows and door leading into the hall, tiled floor.

## Entrance Hall

14' 7" x 9' 11" (4.45m x 3.02m)

Double glazed sash window to the side, panel radiator, stairs to the first floor, tiled floor. WC - two piece suite comprising wc and wash hand basin, double glazed sash window to the side and a tiled floor.

## Lounge

16' 4" x 13' 6" (4.97m x 4.12m)

Bay window to the front with double glazed sash windows, panel radiator and feature fireplace.

## Dining Room

15' 6" x 11' 11" (4.73m x 3.63m)

Double glazed sash windows to the rear, double panel radiator.

## Kitchen

10' 3" x 10' 5" (3.13m x 3.17m)

Fitted kitchen with wall and base units, complimentary black granite work surfaces, space for free standing cooker and white goods. Double glazed sash window to the rear and door leading to the rear garden.

## Landing

15' 3" x 9' 10" (4.66m x 3.00m)

Galleried landing with traditional balustrades, double glazed sash window to the side.

## Bedroom 2

13' 9" x 12' 2" (4.19m x 3.72m)

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

## Bedroom 3

12' 4" x 10' 10" (3.75m x 3.31m)

Double glazed sash window to the rear, panel radiator, fitted cupboards and wooden flooring.

## Bedroom 4

8' 0" x 9' 10" (2.44m x 2.99m)

Double glazed sash window to the front, panel radiator and wood laminate floor.



## Bathroom

10' 4" x 6' 5" (3.14m x 1.96m)

Two piece suite comprising wash hand basin and a panel bath with shower over. Double glazed sash window to the rear, panel radiator and tiled floor.

## WC

5' 6" x 3' 1" (1.68m x 0.93m)

Separate wc with double glazed sash window to the rear and tiled floor.

## Second floor landing

6' 9" x 8' 10" (2.07m x 2.70m)

Wooden floor and sky light.

## Bedroom 1

19' 2" x 13' 1" (5.85m x 4.00m)

Double glazed windows to the side and velux windows, panel radiator & fitted wardrobes.

## En Suite

6' 11" x 7' 7" (2.12m x 2.30m)

Three piece suite comprising wc, pedestal wash hand basin and shower.

## Basement

### Room 1

18' 8" x 9' 6" (5.70m x 2.89m)

### Room 2

10' 0" x 9' 6" (3.04m x 2.90m)

Ideal utility space with plumbing for washing machine and space for dryer.

## Rear Garden

Paved rear garden with gate access to the front.

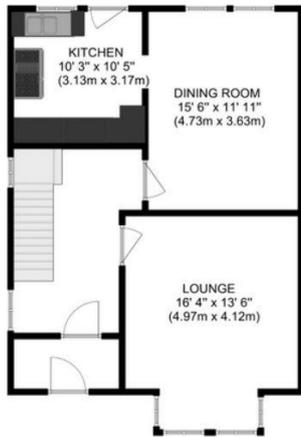
## Workshop

9' 10" x 29' 6" (3.00m x 8.99m)

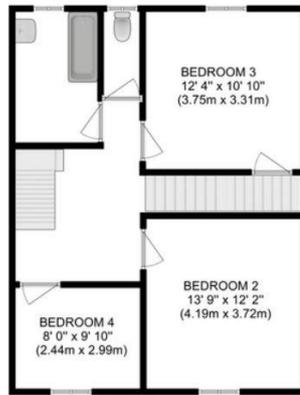
Power and lights with access door from the garden and rear.

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.

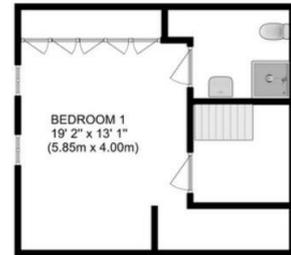




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY  
C. 1,582 sq. ft. (147 sq. m.)

