

# GUILDHALL

SALES & LETTINGS



## 38 Fulwood Hall Lane

Fulwood, Preston, PR2 8DB

Offers Over £300,000

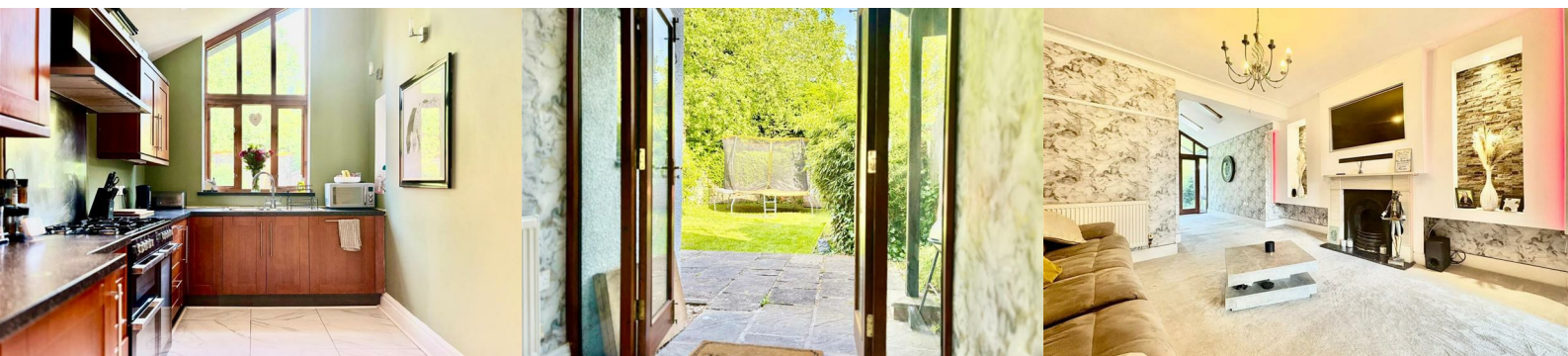


Nestled in the heart of highly desirable Fulwood, this charming three-bedroom semi-detached home presents a rare opportunity to purchase in this well-established and prestigious area.

Beautifully extended and thoughtfully designed, the property offers generous living space ideal for modern family life. The original two reception rooms have been cleverly opened up to create a bright, spacious open-plan living and dining area, further enhanced by a rear extension that provides additional living space and room for dining. Patio doors open directly onto the private rear garden, which is not overlooked—perfect for relaxing or entertaining in a peaceful setting.

The ground floor comprises an entrance vestibule, welcoming entrance hall, spacious reception room one, open-plan reception room two/dining area, and a well-appointed kitchen. Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from a private driveway providing convenient off-road parking, and the enclosed rear garden offers a safe and secluded space for children, pets, or outdoor dining.





Ground Floor

- Entrance vestibule 4'7" x 4'4" (1.42 x 1.34 )
- Hallway 10'4" x 4'4" m (3.16 x 1.34 m)
- Reception Room One 11'11" x 11'11" m (3.64 x 3.64 m)
- Reception Room Two / Dining Area 27'5" x 16'8" m (8.38 x 5.10 m)
- Kitchen 17'6" x 7'11" m (5.34 x 2.42 m)

First floor

- Bedroom One 12'0" x 12'0" m (3.68 x 3.66 m)
- Bedroom Two 12'9" x 9'11" m ( 3.91 x 3.04 m)
- Bedroom Three 11'11" x 6'6" m (3.65 x 2.00 m)
- Bathroom 8'0" x 7'3" (2.44 x 2.23m)

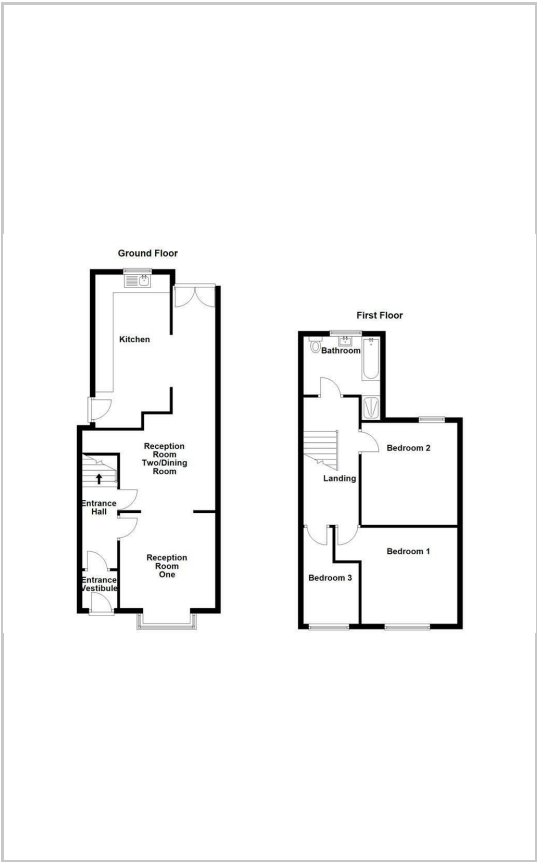
Agents Notes

Please note, this property has been fitted with full cavity wall insulation.

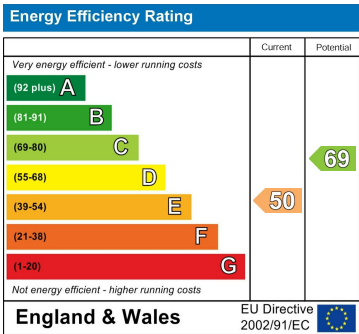
Area Map



Floor Plans



Energy Efficiency Graph



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