

# GUILDHALL

SALES & LETTINGS



## 6 Melrose Avenue

Fulwood, Preston, PR2 8DE

£230,000



Situated in the heart of Fulwood, one of Preston's most desirable residential areas, this spacious and versatile three/four-bedroom semi-detached home offers an excellent opportunity for families or anyone seeking flexible living accommodation in a well-connected location.

The property is thoughtfully laid out and well maintained throughout. On the ground floor, you'll find a generously sized main reception room, a separate dining room, and a modern fitted kitchen offering ample cupboard space and work surfaces, perfect for everyday family living or entertaining guests. The ground floor bathroom is a practical feature, particularly for growing families or those requiring accessible facilities.

A standout feature of the property is the flexible fourth bedroom, located on the ground floor, which can alternatively be used as a second lounge, playroom, home office, or guest room—tailored to suit your lifestyle needs.

Upstairs, the property benefits from an extended layout thanks to a professionally constructed dormer, allowing for spacious and well-proportioned bedrooms with enhanced natural light and headroom. All rooms are





Ground Floor

- Kitchen 10'2" x 7'6" (3.1m x 2.3m)
- Reception Room One 15'5" x 7'2" (4.7m x 2.2m )
- Reception Room Two 12'5" x 9'2" (3.8m x 2.8m )
- Bathroom 5'6" x 5'6" (1.7m x 1.7m )
- Bedroom Four 9'2" x 9'2" (2.8m x 2.8m)

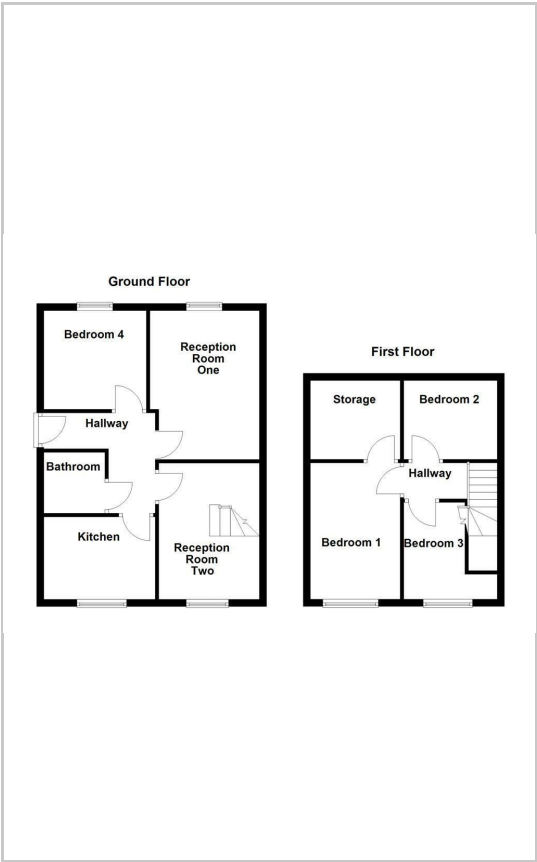
First Floor

- Bedroom One 12'5" x 8'2" (3.8m x 2.5m)
- Storage 7'2" x 6'6" (2.2m x 2.0m)
- Bedroom Two 12'9" x 7'6" (3.9m x 2.3m )
- Bedroom Three 8'10" x 5'6" (2.7m x 1.7m)

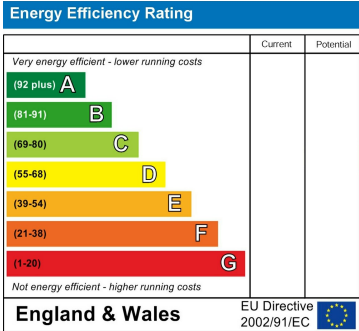
Area Map



Floor Plans



Energy Efficiency Graph



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