

# GUILDHALL

SALES & LETTINGS



## 36 Beech Drive

Fulwood, Preston, PR2 3WB

Offers Over £270,000



Located in the highly sought-after area of Fulwood, this spacious four-bedroom semi-detached property offers generous and versatile accommodation across three floors. Set on a quiet residential street, the home is ideal for growing families, professionals, or buyers seeking extra space in a well-connected and established location.

The ground floor features a welcoming entrance hallway, a bright living room, and an open-plan dining room/kitchen that overlooks the rear garden—perfect for everyday living and entertaining. The first floor offers three well-proportioned bedrooms, a family bathroom, and a separate office ideal for home working or study. The second floor provides a large attic room and an additional shower room, offering flexibility as a guest suite, master bedroom, or further workspace.

Externally, the property benefits from a driveway, an attached garage, and a private rear garden. This is a freehold home, offering long-term security in one of Preston's most desirable residential areas.

Early viewing is highly recommended to appreciate the space, layout, and location of this superb family home.



## Ground Floor

### Entrance Hallway

Lounge 14'5 x 12'6 (4.39m x 3.81m)

Family Room 10'5 x 9'11 (3.18m x 3.02m)

Kitchen/Diner 18'2 x 9'4 (5.54m x 2.84m)

Utility Room 8'2 x 3'3 (2.49m x 0.99m)

Shower Room 8'2 x 2'11 (2.49m x 0.89m)

## First Floor

Bedroom One 11'4 x 12'6 (3.45m x 3.81m)

Bedroom Two 9'10" x 9'5" (3m x 2.88m)

Bedroom Three 9'10" x 9'2" (3.02m x 2.81m)

Bathroom 6'6" x 6'5" (2m x 1.97m )

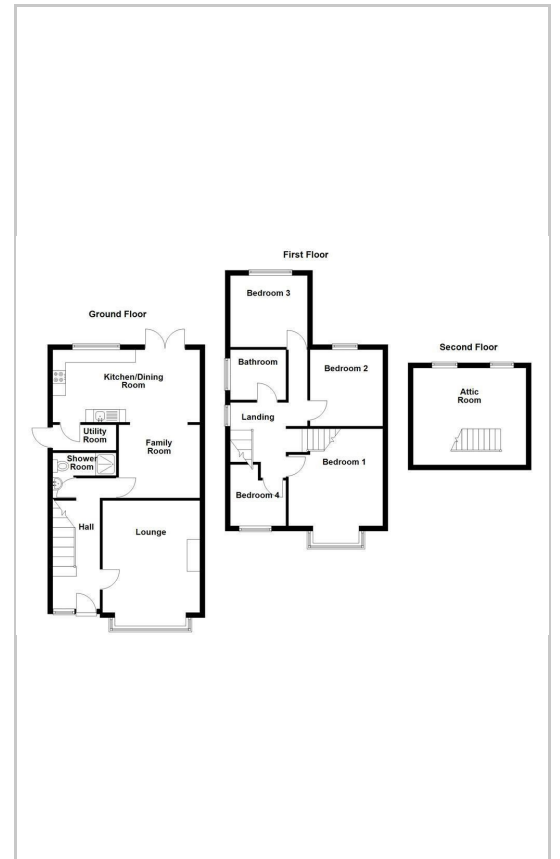
## Second Floor

Attic Room 12'6 x 14'6 (3.81m x 4.42m)

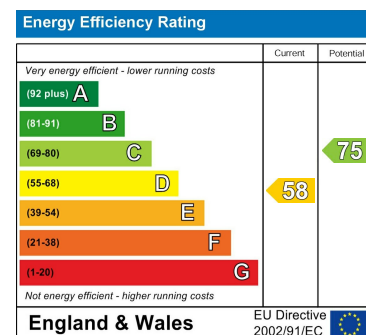
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>