



16 Cleveleys Avenue

Fulwood, Preston, PR2 3SP

Offers Over £220,000



Situated in a quiet cul-de-sac on the ever-popular Cleveleys Avenue, Fulwood, this traditional three-bedroom semi-detached house offers comfortable family living in a sought-after residential location.

The property features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining, alongside a fitted kitchen with access to the rear. To the first floor are three good-sized bedrooms and a family bathroom, making the home ideal for families, first-time buyers, or those looking to upsize.

Externally, the property benefits from a good-sized, enclosed rear garden, perfect for outdoor dining, children's play, or gardening, while the front enjoys the privacy and safety of its cul-de-sac position.

Located close to reputable schools, local amenities, transport links, and Royal Preston Hospital, this home combines a peaceful setting with excellent convenience.

Early viewing is highly recommended to appreciate the location and potential on offer.



Ground Floor

Porch 4'7" x 1'7" (1.42m x 0.5m)

Hallway 11'3" x 6'1" (3.44m x 1.87m)

Lounge 13'3" x 10'8" (4.04m x 3.26m)

Dining Room 14'2" x 10'8" (4.32m x 3.26m)

Conservatory 15'9" x 6'8" (4.82m x 2.04m)

Kitchen 14'2" x 5'11" (4.32m x 1.81m)

First Floor

Landing

Bedroom One 13'7" x 11'3" (4.15m x 3.44m)

Bedroom Two 11'3" x 10'0" (3.44m x 3.07m)

Bedroom Three 6'7" x 5'11" (2.02m x 1.81m)

Bathroom 6'11" x 5'11" (2.12m x 1.81m)

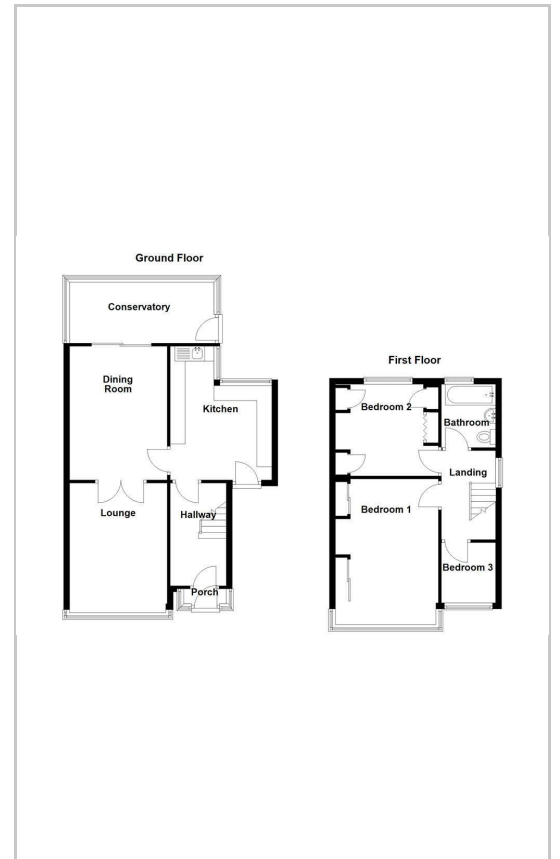
Agents Notes

Please note, the bathroom was fitted in September 2025 along with the boiler.

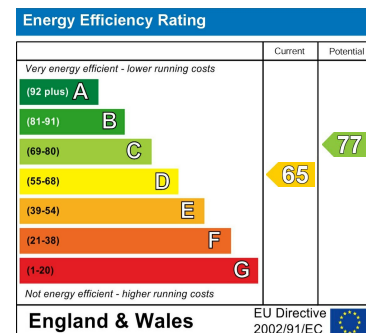
Area Map



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/>