

GUILDHALL

SALES & LETTINGS



1 East View Boys Lane

Fulwood, Preston, PR2 3QX

Offers Over £275,000



Set on the ever-popular Boys Lane in Fulwood, this beautifully presented semi-detached cottage perfectly blends character charm with thoughtful modern upgrades, creating a home that is both stylish and welcoming.

The entrance hallway sets the tone, featuring a striking double-glazed barn-style door with side windows that flood the space with natural light. The property benefits from refurbished cast iron radiators, Amtico flooring throughout the ground floor, and restored Victorian oak doors, enhancing its period feel.

There are two spacious and versatile reception rooms. The main reception room is bright and inviting, centred around a character fireplace, while the second reception room offers an ideal dining or entertaining space, with patio doors opening onto the garden and direct access to the kitchen.

The kitchen is well arranged and practical, fitted with a dishwasher and fridge. A separate utility room offers plumbing for a washing machine, along with space for a tumble dryer and freezer, and now incorporates a convenient downstairs shower room.



Hall

2 x Wood double glazed windows, newly fitted double glazed oak barn door, central heating radiator, Victorian doors to reception rooms 1 and 2, utility, stairs to first floor, Amtico flooring.

Reception Room 1

2 x UPVC double glazed window, refurbished cast iron central heating radiator's, multi fuel open fire with wood surround and hearth, Amtico flooring ,dado rail, panelling, coved ceiling.

Reception Room 2

2 x UPVC double glazed windows, two refurbished cast iron central heating radiator, Amtico floor

Kitchen

2 x UPVC double glazed windows, 6 x spot light points, tiled back, shaker wall base, wood effect laminate work surfaces, porcelain sink with mixer tap, 5 ring gas hob, electric oven, plumbing for dishwasher, vinyl floor.

Shower

Wood double glazed window, Velux, central heating towel radiator, 3 x spot light points, extractor, fully tiled, rainfall electric walk in shower, wall mounted sink with mixer tap, dual flush WC with tile floor.

Utility

Wood double glazed Velux window, refurbished cast iron central heating radiator, wall and base wood effect laminate work surfaces, extractor fan, tiled splash back, UPVC double glazed door to rear, plumbing for washing machine, space for dryer, Amtico floor door to shower room.

Landing

UPVC double glazed window, 5 x spot light points, loft access, stairs to ground floor, doors to bedrooms 1,2 and bathroom.

Bathroom

UPVC double glazed frosted window, extractor, central heating towel radiator, dual flush, wall mounted vanity mixer, bath mixer rainfall rinse head, tile floor.

Bedroom 1

2 x UPVC double glazed windows. 6 x spot light points, refurbished cast iron central heating radiator.

Bedroom 2

UPVC double glazed window, refurbished cast iron central heating radiator, coving, decorative cast iron fire, tile hearth, laminate storage cupboard housing the boiler, professionally fitted 12 months ago. Boiler comes with a 12-year warranty.

Front Garden

Tarmac driveway leading to front door.

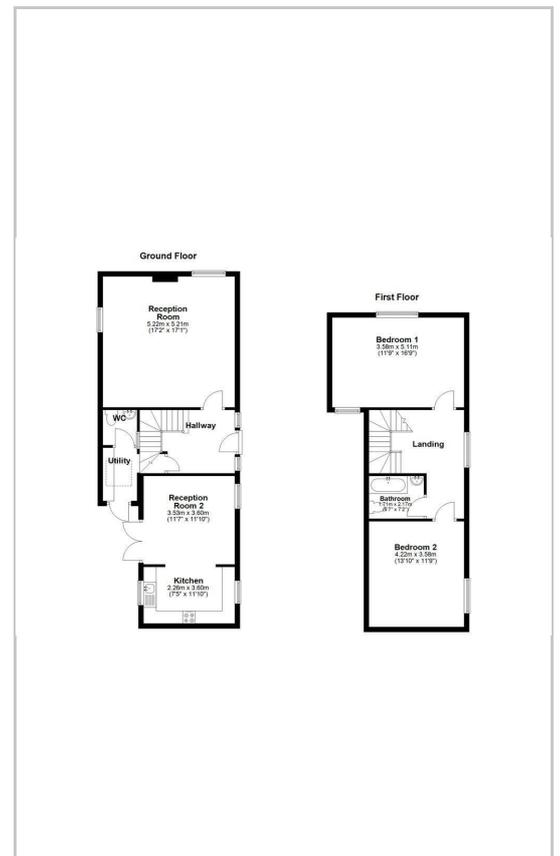
Rear Garden

Stones and shrubs, easy maintenance and Indian stone.

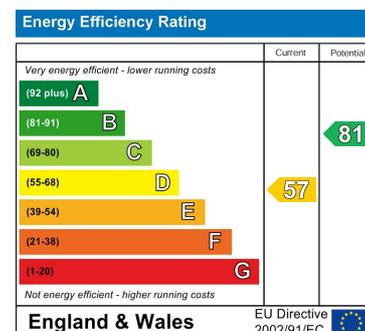
Area Map



Floor Plans



Energy Efficiency Graph



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