



## 51 Balfour Road Fulwood, Preston, PR2 3BY

Nestled on the charming Balfour Road in the desirable area of Fulwood, Preston, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous living space of 1,324 square feet, making it an ideal family home.

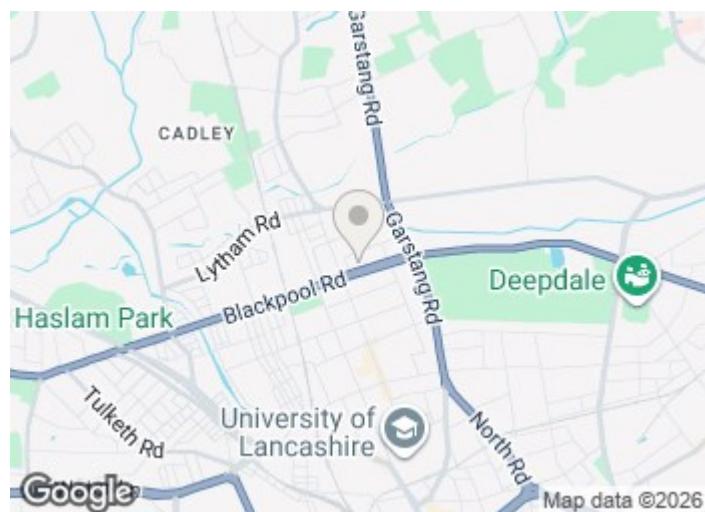
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides a warm and welcoming atmosphere, with ample natural light flowing throughout the space. The four well-proportioned bedrooms offer flexibility for families, guests, or even a home office, catering to a variety of lifestyle needs.

The property features a well-appointed bathroom, ensuring convenience for all residents. The terraced design not only enhances the property's charm but also fosters a sense of community in this sought-after neighbourhood.

£975



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[Directions](#)



## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	