



Watling Street Road, Fulwood, Preston PR2 8AE

Asking Price £495,000







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5 Bedrooms



2 Bathroom

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- Substantial Period Semi-Detached Home
 - Five Bedroom Accommodation
 - Four First-Floor Bedrooms
 - Versatile Basement Bedroom/Study
 - Two Generous Reception Rooms
 - Spacious Dining Kitchen
 - Professionally Converted/Tanked Basement
 - Mature South-Facing Rear Garden



An impressive and substantial five-bedroom period semi-detached home occupying a sought-after position within Fulwood and offering particularly versatile accommodation arranged over three levels.

The property combines the proportions and character associated with a traditional period home with a significant programme of improvement undertaken by the current owners. Of particular note is the professionally converted and tanked basement, which has been transformed to create an excellent additional floor of usable accommodation and considerably enhances the flexibility of the house.

The main entrance opens into a welcoming hallway with staircase rising to the first floor and access down to the basement accommodation. To the front is a generous lounge with an attractive bay window, whilst a second spacious reception room provides an ideal formal dining room, family room or additional sitting room. The ground floor is completed by a substantial dining kitchen positioned towards the rear of the property, providing plenty of space for both everyday family living and entertaining.

The converted basement is a real feature of the home and provides a further sitting room, utility room, shower room and a generously proportioned study/bedroom. Measuring approximately 3.80m x 3.62m, this room offers excellent flexibility and could be utilised as a fifth bedroom, home office or teenage space, making the lower-ground-floor accommodation particularly adaptable for modern family life.





To the first floor, the split-level landing gives access to four further bedrooms together with the family bathroom. The principal bedrooms are particularly well proportioned, reflecting the generous scale and character of the original property.

Externally, the property is approached through substantial gate pillars onto a driveway providing off-road parking, with gated access continuing alongside the house. To the rear is a raised patio area leading down to a mature south-facing garden, providing an attractive outdoor space with established planting and lawn.



The property is conveniently situated for the wide range of amenities available throughout Fulwood and north Preston, including highly regarded schools, Royal Preston Hospital and local shopping and leisure facilities. There is also excellent access towards Preston city centre and the wider motorway network, making the location particularly convenient for commuters.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Driveway and space in front of the property.

Construction Type : Brick under slate roof.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : Fulwood conservation area and need permission granting for changes to front of house facing the road.

Easement, and Wayleaves or Rights of Way : Non known to effect the property.

Footpaths / Bridleways : We understand that there are non known to effect the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area
Mobile signal: EE, Three, Vodafone and o2 available in the area

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : [///gates.bids.memo](https://www.what3words.com/#!/gates.bids.memo)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

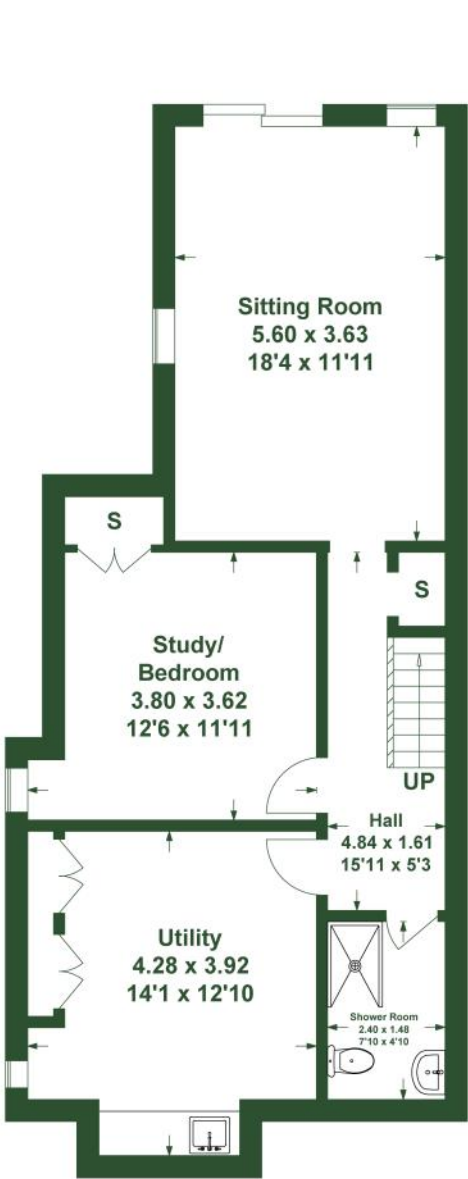
SUBJECT TO CONTRACT



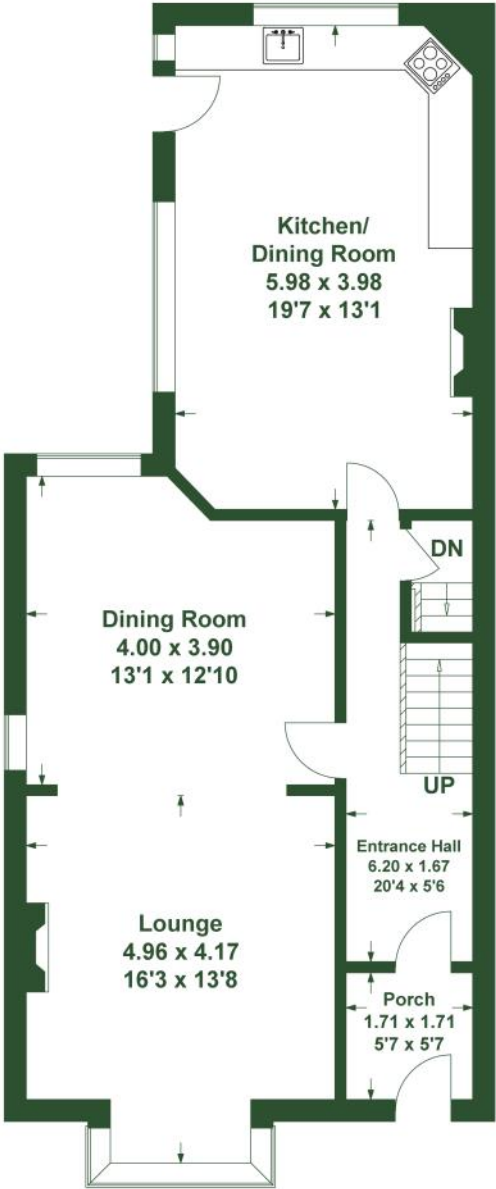
Approximate Gross Internal Area : 214.71 sq m / 2311 sq ft



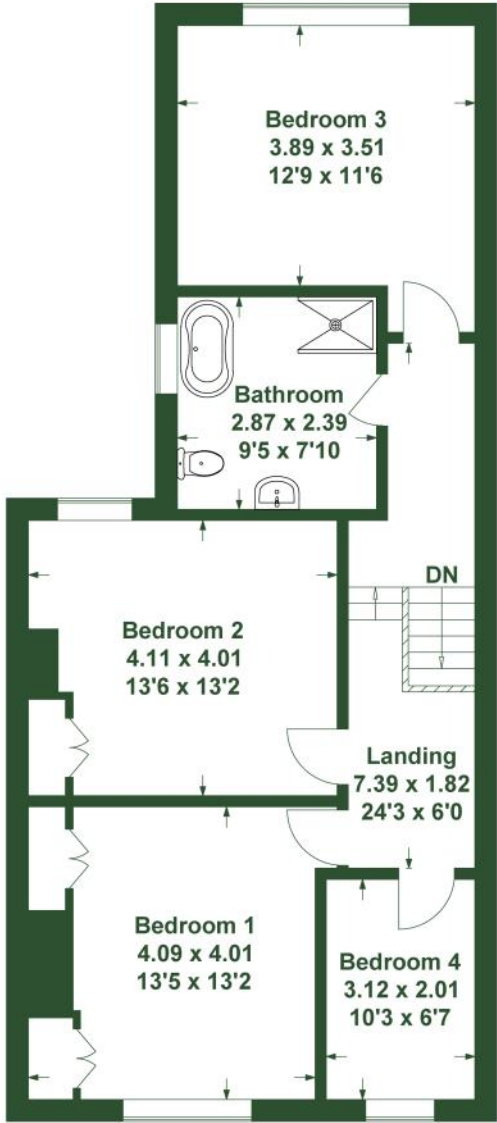
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Basement



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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