

A three-story red brick house with a bay window and a balcony, viewed through a tree archway. The house has a dark roof and a chimney. The balcony has a black metal railing and a small tree. The house is surrounded by greenery and trees.

Lower Bank Road, Fulwood, Preston, PR2 8NU

Asking price £599,950





# Lower Bank Road, Fulwood, Preston, PR2 8NU

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3 Bedrooms



2 Bathrooms



Extensive Gardens

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- Beautifully presented period family home boasting charm and character throughout.
  - Stunning open-plan kitchen with direct access to the terrace area and garden beyond.
  - Two generous reception rooms, including a cosy lounge with a feature log burner.
  - Three well proportioned bedrooms and a family bathroom.
  - Extensive mature gardens with multiple places for entertaining and relaxing.
  - Detached summer house with versatile use.

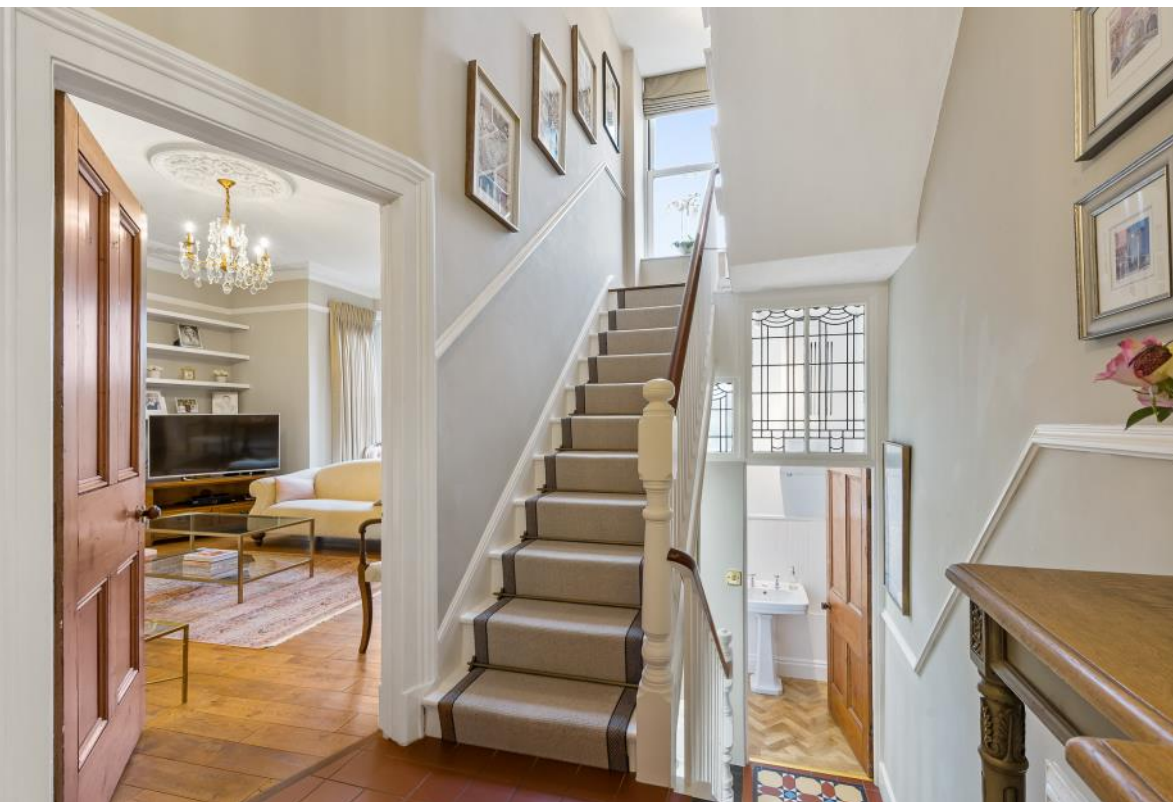






Occupying a prime position along the ever-popular Lower Bank Road in Fulwood, this impressive period home effortlessly combines timeless character with generous and highly versatile living space. The location is particularly sought after, known for its attractive setting and close proximity to a wide range of amenities including highly regarded schools, Royal Preston Hospital, and excellent transport links into Preston city centre and beyond. It's a location that continues to appeal strongly to families, offering both convenience and a strong sense of community.

The ground floor welcomes you via an inviting entrance hall, immediately showcasing the home's charm and proportions. To the front, find a charming reception room centred around a striking log burner which creates a warm and cosy focal point, perfectly complementing the character of the property. High ceilings and large windows enhance the sense of space and light, while a the main living room to the rear provides further flexibility for family living or entertaining and fantastic views over the garden. A conveniently placed WC completes this level.



To the lower ground floor is where the property truly comes into its own. The kitchen has been significantly invested in by the current owners and now stands as an outstanding, high-specification space designed very much as the heart of the home. Offering an impressive footprint, it provides ample room for cooking, dining and socialising, with a layout that flows beautifully through to the terrace area and out into the garden beyond. This seamless connection between indoor and outdoor living makes it an exceptional space for both everyday family life and entertaining, particularly in the warmer months.

The adjoining boot room/laundry room is equally impressive, finished to a high standard with quality fittings and excellent storage, providing a practical yet stylish space that complements the kitchen perfectly. A separate shower room adds further convenience to this level, enhancing its overall functionality.



To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation. Two of the bedrooms benefit from high-quality, well-built fitted wardrobes, maximising storage while maintaining a clean and refined finish. The layout is both practical and well-balanced, with stairs leading up from this level to the family bathroom, positioned on the upper floor to create a degree of separation and privacy.

The upper level houses the family bathroom, serving the home and completing the internal accommodation.

Externally, the property boasts a particularly impressive rear garden, a rare find for homes of this style and location due to its generous size and thoughtful design. The garden has been carefully arranged into distinct areas, creating a variety of spaces to enjoy throughout the day. Expansive terrace sections provide ideal spots for outdoor dining and entertaining, while areas of mature shrubbery, planting and greenery add depth, privacy and year-round interest. This is a garden that perfectly complements the house, offering both practicality and a tranquil setting for relaxation.

A detached summer house/outbuilding further enhances the outdoor offering, providing a versatile space that could be utilised as a home office, studio or gym.

This is a fantastic opportunity to acquire a home of genuine character and quality, where period features blend seamlessly with modern upgrades and high-end finishes. With its standout kitchen, beautiful garden and versatile layout, the property is perfectly suited to modern family living, and early viewing is highly recommended.







## General Remarks

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

**Parking allocated and number of spaces :** Street parking.

**Construction Type :** Brick under slate.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's 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 - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**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 Bamett 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 C

**Viewings:** Viewings are strictly by appointment with the sole selling agents. 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.

**What3words location :** gown.detect.hours

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Bamett 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.

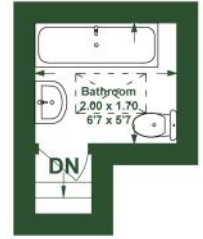
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

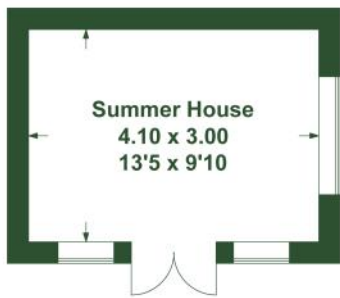


Approximate Gross Internal Area : 168.12 sq m / 1810 sq ft  
 Outbuilding : 12.30 sq m / 132 sq ft  
 Total : 180.42 sq m / 1942 sq ft

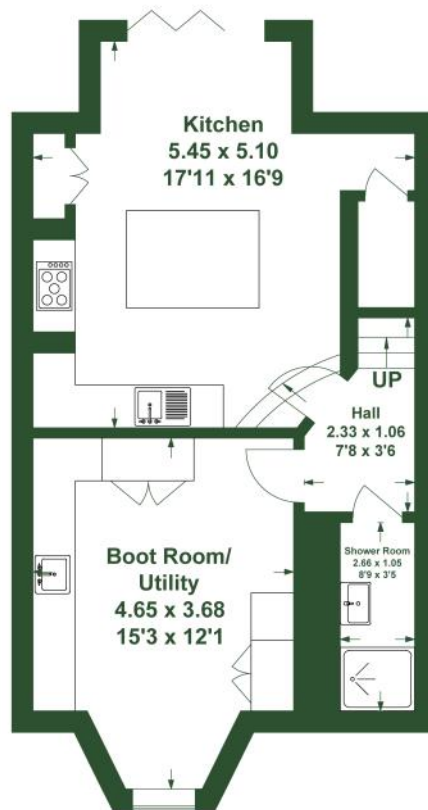
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



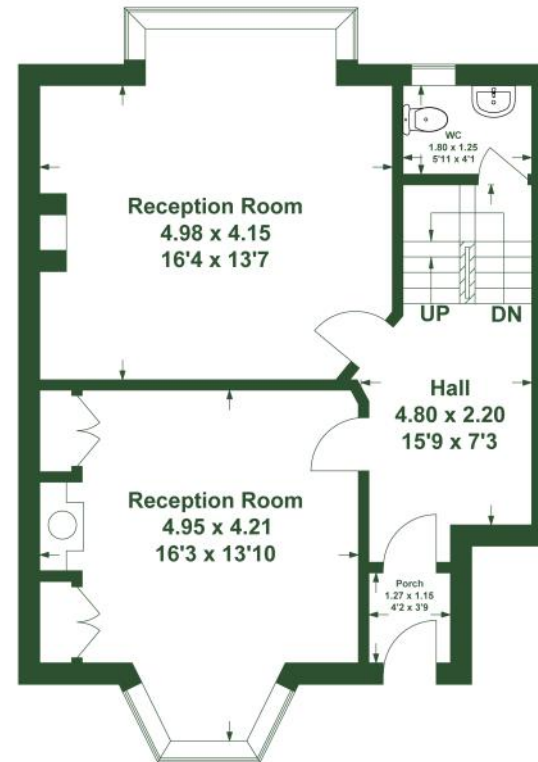
Second Floor



Outbuilding



Lower Ground Floor



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 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		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		



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