



3 bed semi-detached house to buy in PR2

Aysgarth Avenue, Fulwood, Preston, Lancashire, PR2 9TG

£190,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Double glazing
- ✓ Gardens Front
- ✓ Versatile Extension
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

Description

We are delighted to present this spacious three-bedroom semi-detached property, ideally positioned on a generous corner plot within a sought-after Fulwood location. This charming home offers excellent potential for modernisation and provides versatile accommodation throughout — perfect for families, first-time buyers, or investors seeking a property close to Royal Preston Hospital and a wide range of local amenities.

The ground floor features a welcoming entrance hallway leading to a bright and airy living space with a beautiful original fireplace and bay window, providing a warm and inviting atmosphere. The kitchen/dining room offers ample storage, a double oven with an electric hob, and space for family dining. The extended reception room adds fantastic flexibility to the layout — ideal for use as a snug, playroom, home office, or additional dining area — with patio doors opening directly onto the garden.

Upstairs, there are two generous double bedrooms, both with fitted storage, and a single bedroom, along with a family bathroom. A loft room, currently used as a bedroom, provides further versatility and additional space for a growing family.

Externally, the property enjoys three separate garden areas offering plenty of space for relaxation, play, or outdoor entertaining. The wrap-around garden is complemented by a garage and driveway providing parking for two cars.

The property benefits from full double glazing and a new gas central heating boiler, ensuring comfort and efficiency. While the home would benefit from some TLC and modernisation, it represents a fantastic opportunity to create a truly wonderful family home in a prime location.

Conveniently situated close to The Royal Preston Hospital, excellent schools, transport links, and local shops, this property is expected to attract significant interest — early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1967

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Aysgarth Avenue, Fulwood, Preston, Lancashire, PR2 9TG

Contact your local branch today for more information on this property:

Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,
www.partneragents.co.uk

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.

