



### 3 bed semi-detached house to buy in PR2

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

**£190,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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