



Roberts&Co
ESTATE AGENTS



Longley Close
Fulwood

- Offered With No Chain
- Great First Time Home or Buy To Let
- 2 Double Bedrooms
- Fantastic Location

For Sale £139,950
EPC Rating 'D'





Property Description

Charming 2-Bedroom Semi-Detached Home in Tranquil Cul-de-Sac

Nestled in a serene cul-de-sac, welcome to your ideal retreat! This delightful property offers the perfect blend of comfort, convenience, and charm. Situated within easy reach of major motorway links and the esteemed Royal Preston Hospital, convenience is at your doorstep.

Step inside and be greeted by a warm and inviting living room, complete with a cosy gas fire - perfect for those snug evenings in.

Ascend the stairs to discover the first floor boasting two generously sized bedrooms and a convenient shower room, offering both comfort and practicality.

The heart of the home lies in the spacious dining kitchen, where culinary delights are crafted and memories are made.





Outside, a rear garden provides a serene oasis for relaxation, while a driveway and garage offer ample parking and storage space. Tucked away at the back of the garage, you'll find a spacious storeroom, offering even more storage options for your belongings.

With no chain delay, seize the opportunity to make this your own. Whether you're seeking a delightful first-time home or a lucrative buy-to-let investment, this property's prime location and picturesque surroundings make it an irresistible choice.

LOCAL INFORMATION

FULWOOD lies north of Preston, Lancashire and is well positioned for access to the M55 and M6. Within easy reach of leisure and amenities, with Preston Golf Course, Booth's and Asda supermarkets, Preston College, and the Royal Preston Hospital being close by. Excellent catchment area for primary and secondary schools and within reach of well-regarded private schools including Kirkham Grammar in Preston, Westholme in Blackburn, and Stoneyhurst in Clitheroe. There are also cycle paths from Fulwood through Lancaster to Carnforth, as well as the Guild Wheel.



ENTRANCE PORCH

LIVING ROOM

14' 4" x 11' 5" (4.37m x 3.48m)

KITCHEN DINER

10' 10" x 11' 6" (3.3m x 3.51m)

LANDING

BEDROOM ONE

11' 1" x 11' 5" (3.38m x 3.48m)

BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m)

SHOWER ROOM

8' 0" x 4' 9" (2.44m x 1.45m)

OUTSIDE



GARAGE

17' 5" x 7' 3" (5.31m x 2.21m)

STORE ROOM

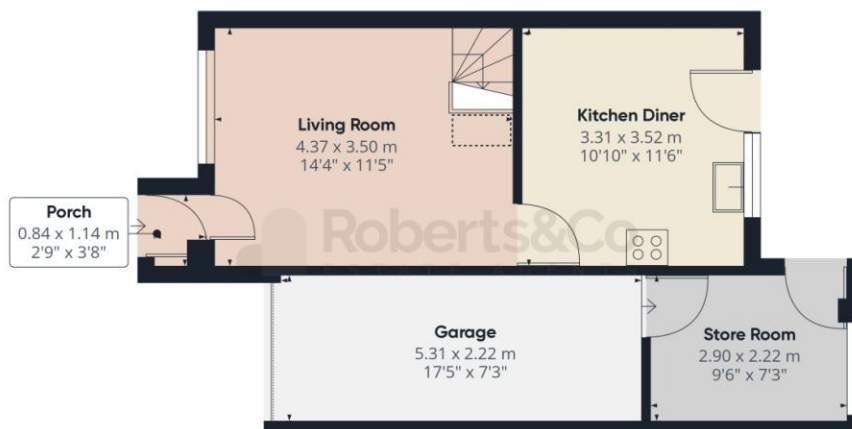
9' 6" x 7' 3" (2.9m x 2.21m)

We are informed this property is Council Tax Band B
For further information please check the Government Website



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
70.93 m²
763.53 ft²

Reduced headroom
0.67 m²
7.22 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements