



Brookfield Drive Fulwood

- **Extended Family Home**
- **Semi Detached Dormer Bungalow**
- **Three Bedrooms**
- **Two Bathrooms**

Asking Price Of £297,500
EPC Rating 'C'





Property Description

We are delighted to offer for sale this beautifully extended three bedroom residence. Refurbished to a high standard and in a much sought after location of Fulwood, within excellent accessibility to amenities such as several reputable schools, shops, Royal Preston Hospital, bus routes and main motorway connections. Situated on a generous plot allowing open plan modern living. The accommodation offers; a good sized ground floor bedroom, four piece family bathroom, spacious lounge and open plan modern fitted kitchen, dining and living area to the ground floor. To the first floor, a large store room and two further double bedrooms, one with ensuite family bathroom and one with a store area. Externally to the front, garden laid to lawn with driveway offering ample parking and access to detached single garage. Enclosed garden to the rear with fence surround and paved patio. Viewing is highly recommended. **NO ONWARD CHAIN**



LOUNGE

17' 11" x 12' 10" (5.46m x 3.91m) * UPVC bay double glazed window * Ceiling light * Central heating radiator * Carpet to floor *

GROUND FLOOR BEDROOM (THREE)

9' 11" x 11' 0" (3.02m x 3.35m) * UPVC double glazed window * Ceiling light * Central heating radiator * Carpet to floor *

FAMILY DINING KITCHEN

23' 1" x 24' 4" (7.04m x 7.42m) * UPVC double glazed window and bi fold doors to rear * Fitted wall and base gloss cupboard units * Contrasting work surface * Induction hob * 2 Integrated electric oven/grill combi * Extractor hood * Integrated dishwasher * Island * Polished engineered wood floor * Ceiling spot lights * 3 designer vertical central heating radiators *



GROUND FLOOR BATHROOM

* UPVC double glazed window * Bath * Separate shower cubical * WC * Pedestal sink * Spot lights * Vinyl flooring * Central heated towel rail *

LANDING

* Carpet to floor * Ceiling light *

BEDROOM ONE - FIRST FLOOR

11' 0" x 12' 8" (3.35m x 3.86m) * UPVC double glazed window * Ceiling light * Central heating radiator * Carpet to floor * Ensuite*



ENSUITE BATHROOM BEDROOM ONE

* Velux window * Bath * WC * Wash basin * Vinyl flooring * Central heated towel rail * Spot lights *

BEDROOM TWO- FIRST FLOOR

10' 6" x 12' 0" (3.2m x 3.66m) * 2 Velux windows * Ceiling light * Central heating radiator * Carpet to floor *

STORE ROOM BEDROOM TWO

* Ceiling light * Carpet to floor *

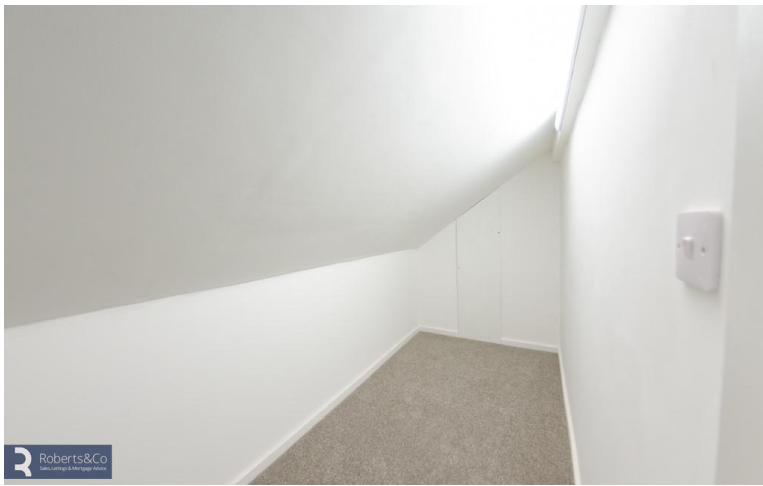


STORE ROOM

4' 8" x 11' 1" (1.42m x 3.38m) * Carpet to floor * Ceiling light *

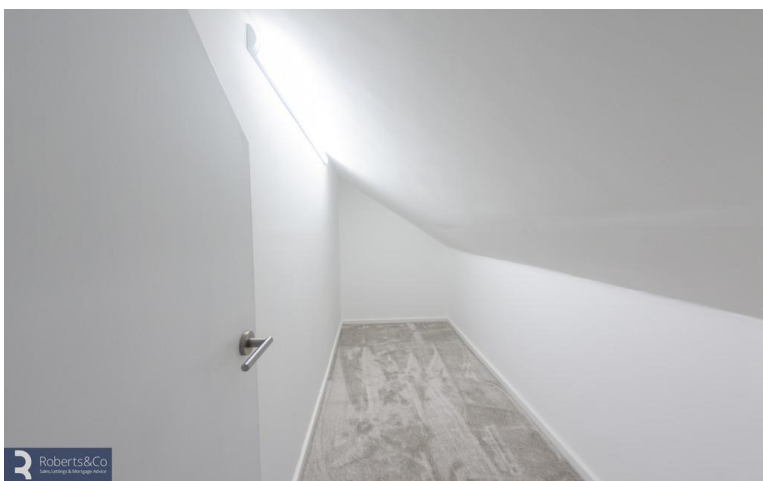
OUTSIDE

* Block paved driveway parking for multiple vehicles * Laid lawn to front * Detached single garage with power and electric * Enclosed rear garden laid lawn and patio area *



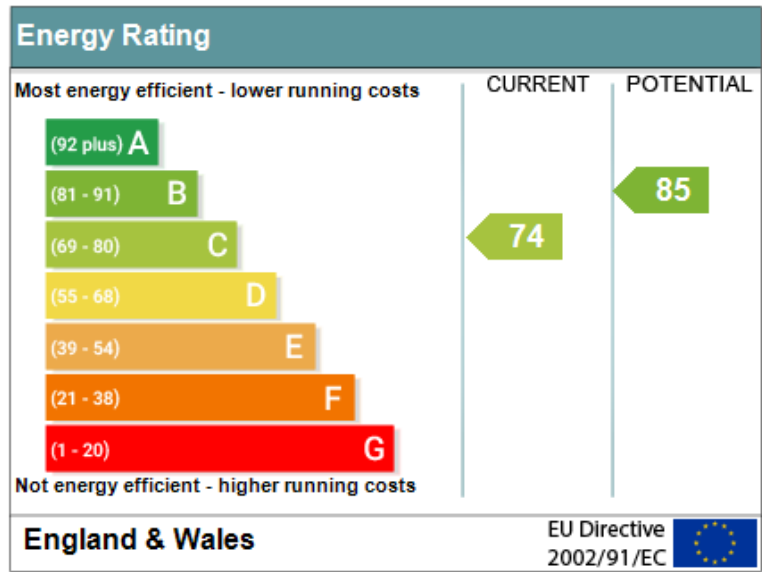
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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. Outside of these hours we operate an on-call voicemail service 7 days a week arranging viewings, valuation and offers up to 8pm!





Address: 11 BROOKFIELD DRIVE, PRESTON, PRESTON, PR2 9ST
 RRN: 0469-3900-2200-4560-4200

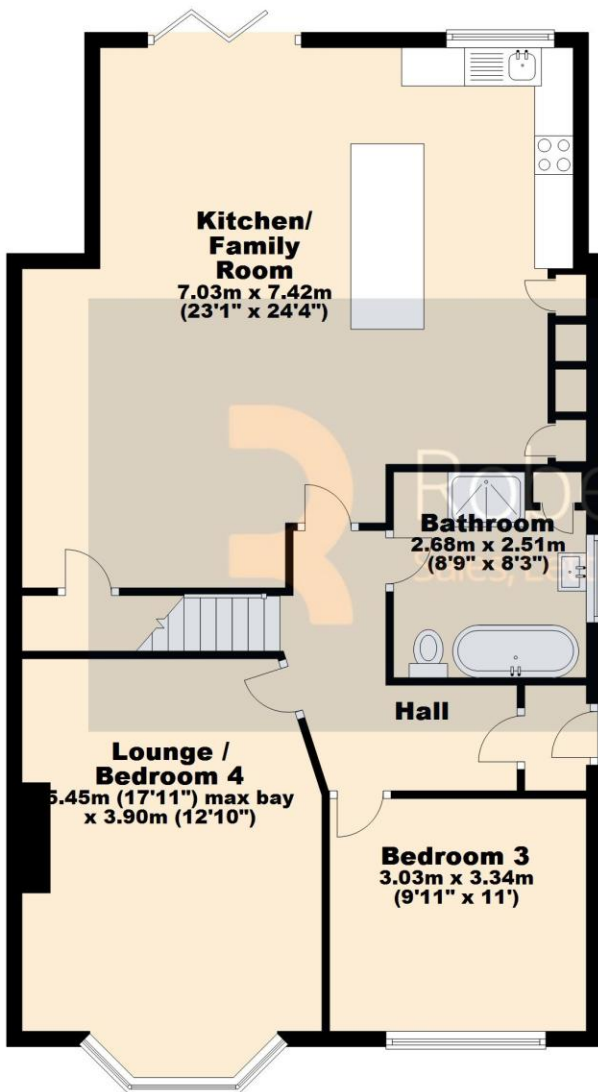


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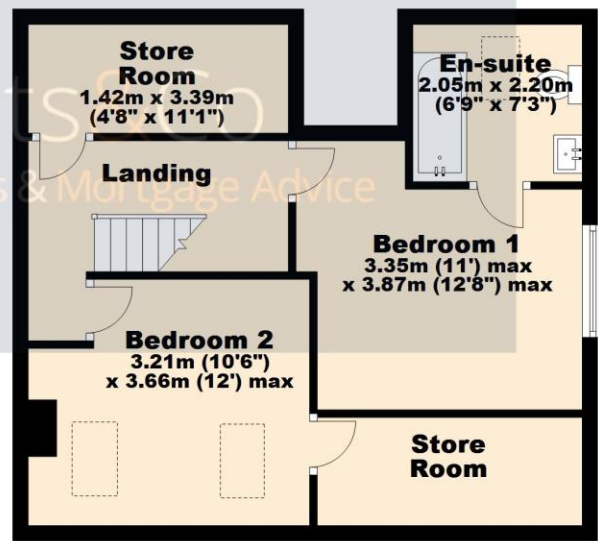


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Ground Floor



First Floor



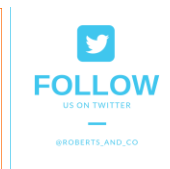
Total area: approx. 137.4 sq. metres (1479.1 sq. feet)

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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. 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.