



redrose

65 Kilworth Height

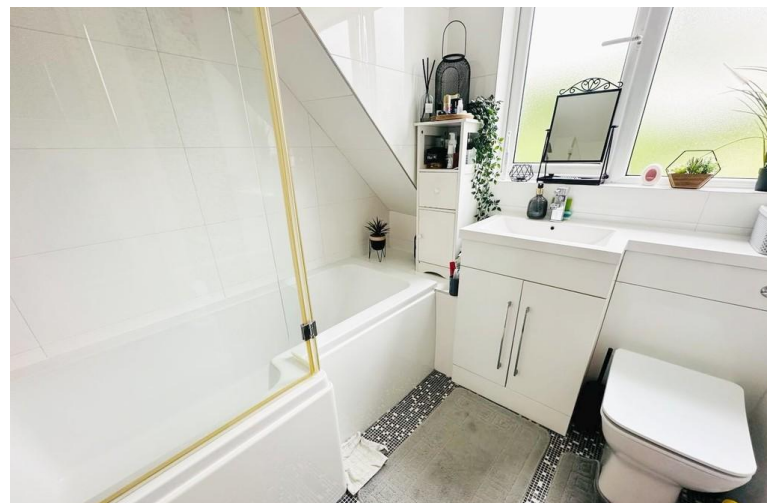
Fulwood, Preston, PR2 3NX

Lovely 3 bedroom semi detached property in a quiet location close to Fulwood town centre. The property has a great size driveway to the side, front and rear gardens and open plan living dining space. Offered for sale with no onward chain this is a perfect first step onto the property ladder.

Asking Price Of £200,000

EPC Rating '42'





Property Description

OUTSIDE FRONT

Driveway to the side for several vehicles, front garden with established bushes.

HALLWAY

Front porch with UPVC door to large entrance hallway. Stairs to first floor and doors to lounge and kitchen. Ceiling light point and radiator.

KITCHEN

11' 5" x 7' 2" (3.5m x 2.2m) Modern fitted kitchen in white gloss with contrasting beech worktops. single electric oven and gas hob, space for washing machine and fridge/freezer. UPVC door to garden room, double glazed window to side.

LOUNGE

13' 5" x 10' 5" (4.1m x 3.2m) Spacious, bright lounge opening to the dining room, double glazed window to front, ceiling light point and radiator.



DINING ROOM

8' 10" x 10' 9" (2.7m x 3.3m) Leading from the lounge with double glazed patio doors to the garden room, ceiling light point and radiator.

GARDEN ROOM

7' 6" x 16' 8" (2.3m x 5.1m) useful 'lean to' overlooking the rear garden with flexible use. Patio doors to garden.

FIRST FLOOR

Landing with doors to all bedrooms. Ceiling light point, loft hatch and window to side.

MASTER BEDROOM

13' 1" x 10' 2" (4.0m x 3.1m) Good size double bedroom with double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

10' 2" x 10' 2" (3.1m x 3.1m) Good size double bedroom with double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

9' 10" x 6' 6" (3.0m x 2.0m) Single bedroom with double glazed window to front, ceiling light point and radiator.



BATHROOM

6' 2" x 6' 10" (1.9m x 2.1m) Modern bathroom suite with P shape bath and shower over with glass screen. Low level WC and wash hand basin. Vinyl flooring, radiator and double glazed window to rear.



GARDEN

Great size garden to rear with patio and lawn. established borders and planting and access to the front.





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any mis-interpretation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual dimensions and layout of the property may vary from those shown. Made with MetreX 2012

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 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