



10 Croftgate
Fulwood,
PR2 8LS

£280,000

ESTATE AGENCY



Four bedroom detached property

Open plan lounge and dining area

Family bathroom

Detached garage

Close to amenities

No onward chain

Kitchen

Rear garden



***NO ONWARD CHAIN * SPACIOUS FAMILY HOME * FOUR BEDROOMS * GARAGE *** This delightful four bedrooms detached property is sold with no onward chain. Briefly comprising to the ground floor of an entrance hallway, welcoming lounge open to a dining area and kitchen. To the first floor are four bedrooms, a family bathroom and separate WC. Externally, there is an easy to maintain enclosed rear garden with side access to the side driveway and detached garage. The seller advises us the property is fully alarmed and it was re-roofed in January 2023. All Fulwood and Preston amenities are nearby and only a short drive away.

Room dimensions

Please see the floor plan.

Accommodation

Ground Floor

Entrance Hallway

Inner porch door leading into the hallway with one radiator and stairs to the first floor. Under stairs storage.

Lounge

Bay windows to the front, gas fire and one radiator. Inner doors into the dining area.

Dining area

Sliding patio doors to the rear garden and one radiator.

Kitchen

Fully fitted units, gas hob, double electric oven, space for fridge freezer, plumbed for dishwasher and washer. Outer door to the rear garden.

First Floor

Landing

Loft hatch to a boarded loft area, window to the side, store cupboard housing the boiler.

Bedroom One

Fitted wardrobes, one radiator and windows to the front aspect.

Bedroom Two

One radiator and windows to the rear aspect.

Bedroom Three

One radiator and windows to the rear aspect.

Bedroom Four

Store cupboard. One radiator and windows to the front aspect.

Bathroom

Bath with overhead electric shower, wash basin, one radiator and a window to the side.

WC

WC and window to the side.

Externally

Rear Garden

Enclosed grassed area with paved path and side gated access to the side driveway and garage.

Garage

Electric door plus side outer door.

Front

Grassed area with side driveway allowing off road parking. Outside tap to the side.

EPC rating to be confirmed

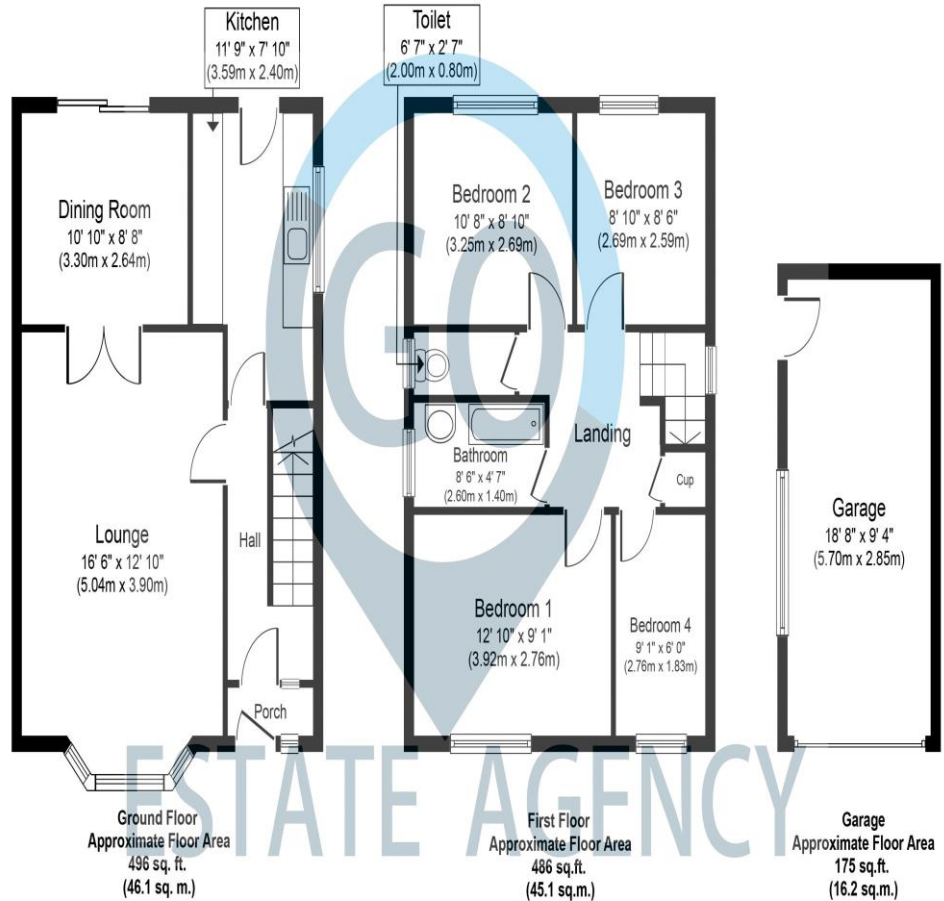
Property tenure Freehold

Council tax band D

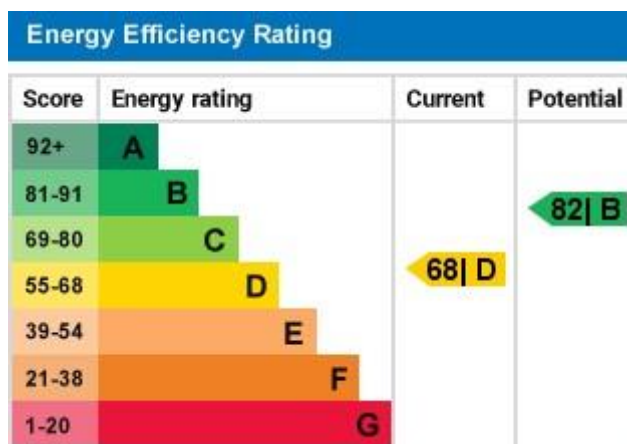
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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