



ESTATE AGENCY

28 Fulwood Heights

Fulwood,
PR2 9AW

£289,950



Three bedroom

Two reception rooms

Immaculate gardens front and rear

Log cabin with power

Convenient location

Large kitchen dining room

Two bathrooms

Garage and drive way



This well presented detached family home offers all the conveniences of modern living. On entering the property into a bright hallway you will find the stairs to the first floor. To the left is the lounge with a ground floor WC to the right, the garage can be accessed internally from here. To the rear of the property is a modern spacious kitchen diner with French style doors to the immaculate rear garden. From the kitchen diner you will find a door through to the sitting room with further access to the rear garden. To the first floor you will find three good sized bedrooms, the master with a generous ensuite, and a family bathroom. Externally, in the rear garden, is a log cabin which has power and to the front is a lawned garden with a flagged driveway leading to the garage. Set in a sought after area of Preston, convenient for Royal Preston Hospital and idea for a commute with the M6 motorway close by this property couldn't be better located. The city of Preston is only a short drive where you will find a National Rail service. Fulwood is well equipped with amenities, including reputable schools, parks and shops. Call us today to arrange a viewing.

Accommodation

Ground Floor

Hallway

Staircase to first floor. External door. Door to lounge, WC and kitchen diner. Radiator.

Lounge

Large bay window to the front elevation. Radiator. Gas fire with wooden surround and marble hearth.

Kitchen/Diner

Modern wall and base units. Electric oven and electric induction hob with extractor over. Ceramic sink with drainer and tap over. Under stairs storage. Integral fridge and freezer Window to the rear elevation. French style doors to the rear garden. Karndean floor covering. Door to sitting room.

Sitting Room

Off the kitchen dinner. Radiator. French style doors to the rear garden.

First Floor

Landing

Access to the loft, which is partially boarded, with light.

Bedroom One

Bay window to the front elevation. Radiator. Door to en-suite

Ensuite

Window to the front. Chrome heated towel ladder. Fully tiled walls and floor. Shower enclosure with shower off the mains. WC. Wash basin.

Bedroom Two

Window to the rear elevation. Radiator

Bedroom Three

Window to the rear elevation. Radiator.

Bathroom

Window to the side elevation. Bath with mains shower over. WC. Wash basin. Chrome heated towel ladder. Fully tiled floor and walls.

Externally

Rear Garden

Immaculate enclosed space, mostly laid to lawn with mature borders. Cold water tap. Log cabin with power and light.

Front garden

Lawned area with trees and hedges. Flagged driveway to the side with parking for two vehicles. Leads to the garage.

Garage

With up and over door. Power and light. Plumbed for a washing machine.

EPC rating to follow

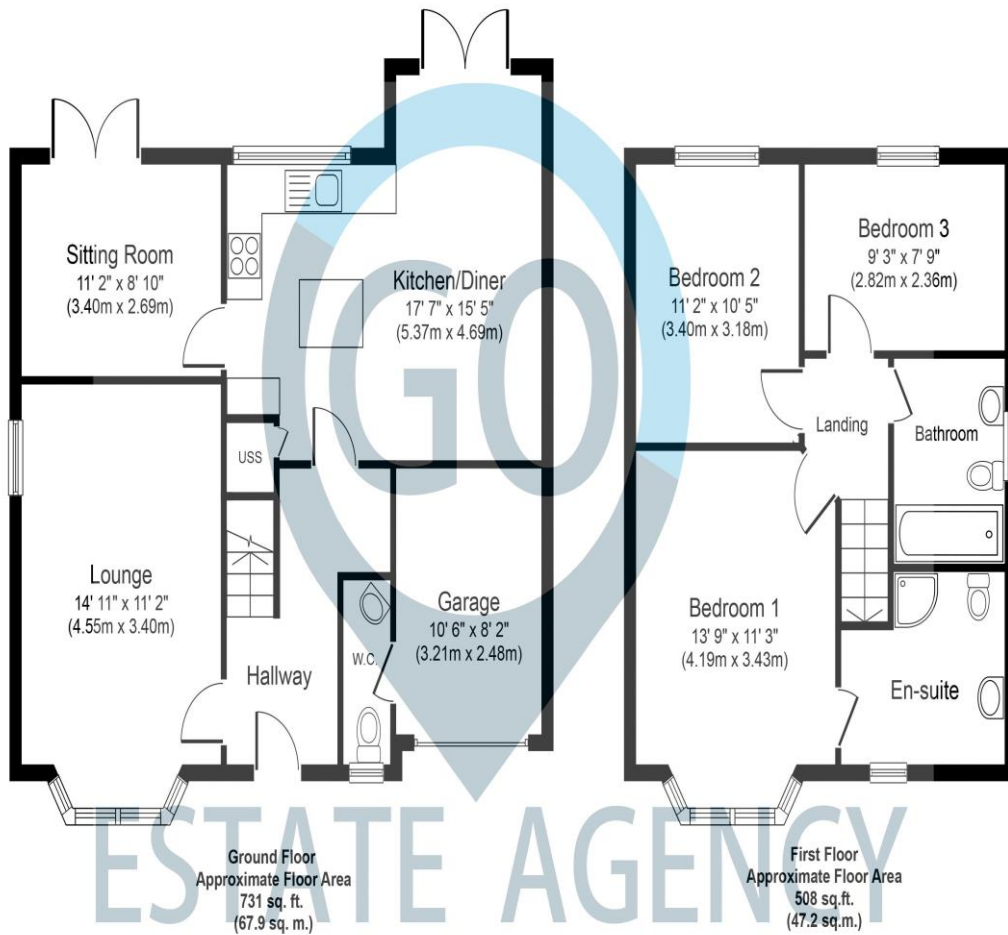
Property tenure Freehold

Council tax band D

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All fixtures and fittings including those mentioned in the description are to be agreed with the seller.





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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