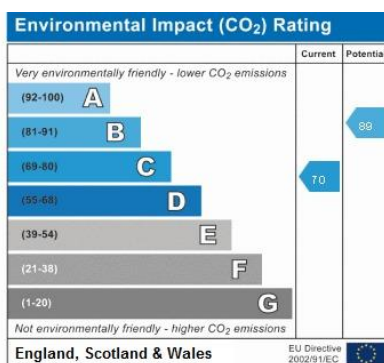
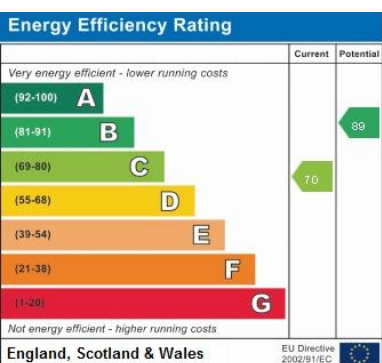




63 The Howgills, Fulwood, Preston, PR2 9LX

Price: £300,000



- Show home standard
- Large plot
- Outline planning for a separate 3-bedroom detached house
- Fully modernised
- Sought after location
- Four parking spaces
- Potential extension
- Situated in a cul de sac

63 The Howgills, Fulwood, Preston

FULL DESCRIPTION

This stunning and fully modernized 3 bedroom semi-detached house is located in the sought after area of Fulwood and close to two schools, hospital, supermarket and local bus routes and amenities. The home is exceptional offering a large plot which can be separated and sold with outline planning permission or kept with the property for a large garden or possible extension. The home is show home standard and a credit to the present owners. Parking for four cars. NO CHAIN DELAY!

PORCH

Double glazed door. Tiled floor.

LOUNGE

14' 2" x 13' 8" (4.32m x 4.19m)

Double glazed window. Central heating radiator. Ornate moldings on walls. Arch to dining room.

DINING ROOM

11' 8" x 7' 1" (3.56m x 2.16m)

Open plan to kitchen. Tiled floor. French doors to garden. Central heating radiator.

KITCHEN

10' 8" x 6' 11" (3.26m x 2.12m)

Fitted wall and base units. Part tiled. Integrated oven, microwave, gas hob and extractor hood. Double glazed window. Sink unit and mixer tap.

STAIRS AND LANDING

Spindled staircase and balustrade. Loft access.

BEDROOM 1

13' 8" x 9' 2" (4.18m x 2.80m)

Double glazed window. Central heating radiator.

BEDROOM 2

9' 1" x 6' 5" (2.79m x 1.97m)

Double glazed window. Feature central heating radiator.

BEDROOM 3

7' 0" x 6' 4" (2.14m x 1.95m)

Double glazed window. Feature central heating radiator.

BATHROOM

Shower bath. WC. Vanity hand basin. Feature central heating radiator. Double glazed window. Fully tiled. Tiled floor. Over the bath 'rain shower' and shower hose. Extractor fan.

GARDENS

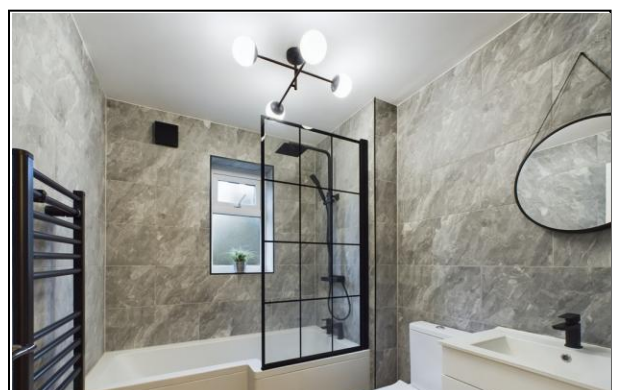
Large plot to side with four car parking at front and large patio to rear. The side garden has outline planning permission for a 3 bedroom detached house but can be used as a large garden with potential to extend.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"



63 The Howgills, Fulwood, Preston

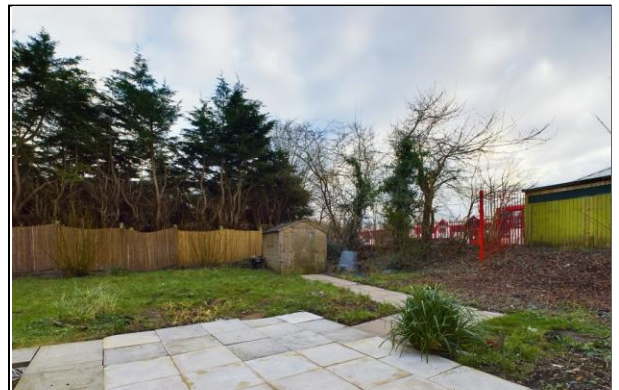
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

23/01/2024



63 The Howgills, Fulwood, Preston

