



## 172 Victoria Road, Fulwood, PR2 8AJ

We welcome to the market a substantial three bedroom detached true bungalow located in the heart of Fulwood. Sitting on a large plot with very generous room sizes throughout this property would make a wonderful family home. This highly desirable area is close to local shops, cafes and a short drive to Royal Preston Hospital. Briefly comprising imposing entrance hall, master bedroom & En suite, bathroom, Sep Wc. Modern kitchen, fantastic sized lounge with french doors opening out to the rear garden, two further double bedrooms and a spacious attic with pull down ladder. Externally there is a car port, garage, two driveway and private rear garden.

**Price £320,000**

# 172 Victoria Road

, Fulwood, PR2 8AJ



- Three bedroom detached family home
- Substantial plot
- Close to well regarded schools
- Desirable residential location
- Master bedroom & En suite
- No chain
- Carport - driveway & garage

## External

### Entrance hall

Bright and spacious entrance hall, laminate flooring. Obscure UPVc double glaze windows to the side aspect. Radiator, entrance to the attic.

### Lounge

19'0" x 17'1" (5.8 x 5.23 )

Very generously proportioned lounge with french doors opening out onto the rear garden, carpeted. Gas fire with surround & radiator.

### Kitchen

18'4" x 7'10" (5.6 x 2.4 )

Modern kitchen with integrated washing machine, dishwasher, fridge & freezer. Fitted white wall and base units with black worktops. Four ringed Bosch electric hob with extractor. UPVc double glazed window with blinds to the rear aspect. Vinly flooring, fully tiled walls. Spotlights. One and half stainless steel sink sink bow, radiator.

### Master bedroom

13'9" x 11'9" (4.2 x 3.6 )

Bright double bedroom with fitted mirrored wardrobes, UPVc leaded bay window, carpeted & radiator.

### En suite

Walk in shower, wash hand basin with mixer tap and storage unit, Wc. Obscure UPVc double glazed window, heated towel rail, fitted mirror. Spotlights.

### Bedroom two

13'9". 10'2" (4.2. 3.1 )

Another good sized bedroom with fitted wardrobes, UPVc double glazed window to the side aspect with blinds, radiator.

### Bathroom

11'1" x 3'10" (3.39 x 1.17 )

Bath with shower over, fully tiled walls, Wc. Obscure UPVc double glazed window, wash hand basin with storage and fitted mirror. Storage cupboard housing the combi boiler. Lino style flooring, radiator.

### Separate Wc

Wc, obscure UPVc double glazed window. Wash hand basin, fully tiled walls, laminate flooring.

### Bedroom three / second reception

13'6" x 10'2" (4.12 x 3.1 )

Double bedroom just off the main lounge that could be used as a second reception room / dining room or bedroom. UPVc double glazed window with blinds, laminate flooring & radiator. Double doors opening into the lounge.

### Attic

Good size attic that's part boarded with a pull down ladder

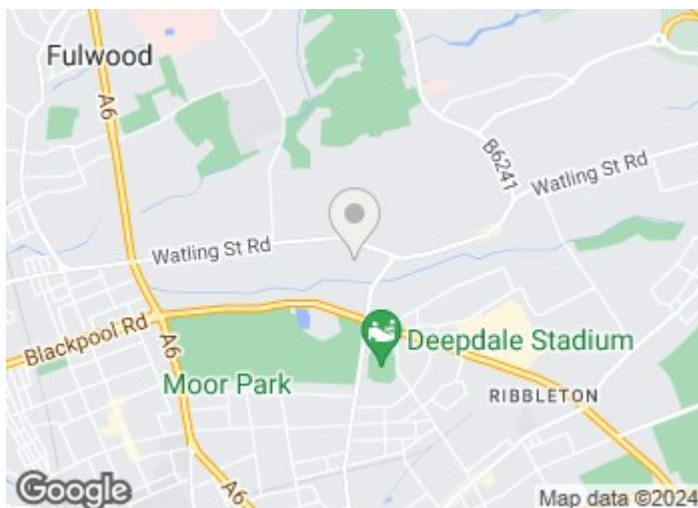
### Rear garden

Paved split level rear garden.

### Car port

### Garage

P.u,bed for washer, outside tap and power.

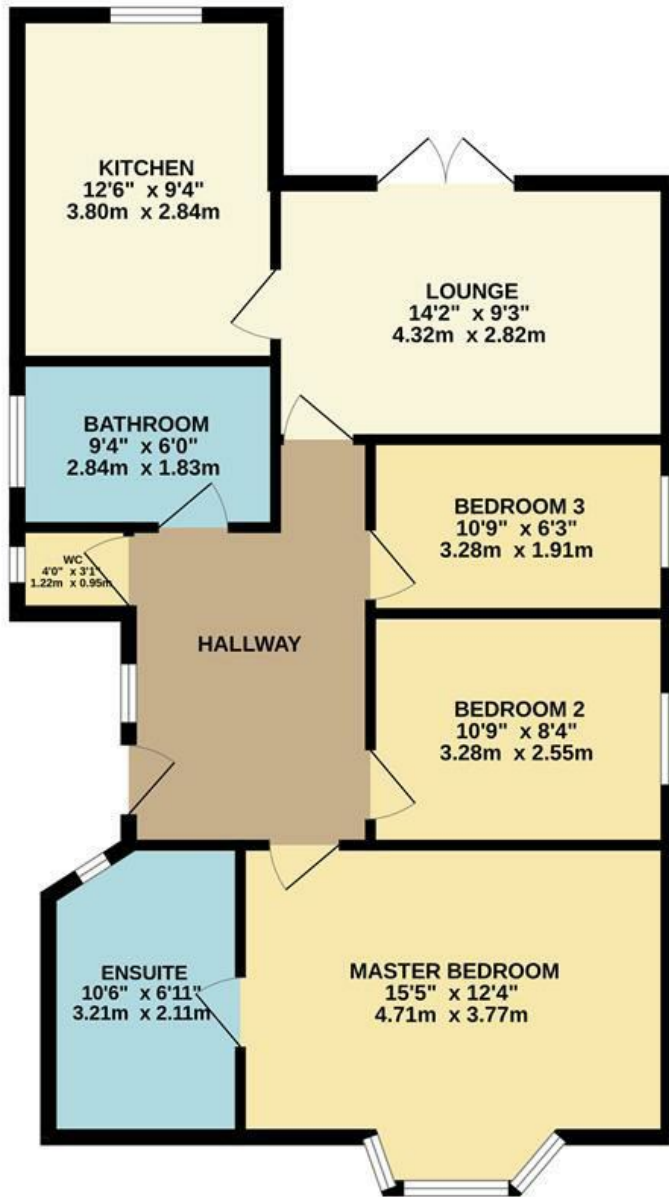


## Directions



# Floor Plan

GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	