

## Property Particulars

### Teil Green, Fulwood.



- **Semi Detached Modern Home**
  - **Spacious Lounge**
  - **Stylish Orangery**
  - **Gas Central Heating**
- **Three Bedrooms**
- **Contemporary Kitchen And Dining**
- **Driveway Parking**
- **Freehold Property**

**£210,000**

A lovely modern semi detached house set in the sought after location of Fulwood. There are three bedrooms, a family bathroom and an en suite shower room to the master. There is a bright and spacious lounge room as well as a stylish fitted kitchen and dining area. To the rear accessed via French door from the dining area, is a fabulous orangery providing further space for a sitting room and an dining with a great view over the sunny rear garden . There is gas central heating, uPVC double glazing, driveway parking a great size sunny rear garden. Close to local amenities, services, schools and excellent motorway connectivity, as well as close proximity to Royal Preston Hospital.

**Entrance -**

uPVC double glazed door to front, door to lounge.

**Lounge - 14' 3" x 15' 6" (4.34m x 4.72m)**

With uPVC double glazed window to front, radiator, coal effect gas fire with mantel surround, laminate flooring and stairs to first floor.



**Kitchen - 15' 6" x 10' 2" (4.72m x 3.10m)**

With a range of wall, drawer and base units with contrasting working surfaces, uPVC double glazed window to the rear, four ring gas hob with extractor hood above, electric oven, space for upright fridge freezer, plumbed for washer, sink unit with drainer, laminate flooring



**Dining area -**

With laminate flooring, uPVC double glazed patio doors to the conservatory and ceiling light.



**Conservatory - 13' 10" x 9' 6" (4.21m x 2.89m)**

Two solid walls to each side, uPVC double glazed double doors and window panels, laminate flooring, glass roof and slimline heater.

**First Floor Landing -**

With loft access, ceiling light and doors off.

**Bedroom One - 13' 0" x 9' 4" (3.96m x 2.84m)**

Being able to accommodate a super king sized bed, with uPVC double glazed window to the front, radiator and ceiling light.



**En-suite -**

With a three piece suite comprising, low suite W.C. pedestal wash hand basin and shower basin with two shower heads, one fixed rainwater and one adjustable, heated towel rail and tiled flooring.

**Bedroom Two - 8' 9" x 8' 9" (2.66m x 2.66m)**

With uPVC double glazed window to rear, radiator and ceiling light.



**Bedroom Three - 10' 2" into walk in x 6' 0" (3.10m x 1.83m)**

With uPVC double glazed window to , cupboard housing central heating boiler.

**Bathroom -**

With a three piece suite comprising low suite W.C. wash hand basin, panelled bath with fully tiled elevations and shower over with two showerheads, one fixed rainwater and second adjustable showerhead, part tiled elevations to remaining suite, laminate flooring, heated towel rail and uPVC double glazed opaque window.



**Outside -**

The front is paved driveway parking

**Rear and Side Gardens -**

The rear garden is laid to lawn with paved patio area being fully enclosed by fencing. The side is paved with gated access.



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**