

Property Particulars

Moorlands, 103 Garstang Road, Fulwood.



- Purpose Built Flat
- Ground Floor - Overlooking Grounds
- Beautifully Presented
- Bright Spacious Lounge
- Great Location & Setting
- Own Sunny Patio Area
- Generous Size Entrance Hall & Inner Hall
- Two Bedroom With Fitted Furniture

£124,950

A great opportunity to purchase a gorgeous purpose built flat in the most popular and sought after location of Fulwood, being on a regular bus service with easy access to Preston City Centre and Royal Preston Hospital. Local services are nearby Fulwood and Lane Ends Ashton. This perfectly positioned ground floor flat sits overlooking the gorgeous front grounds with it's own patio area. There are two good size bedrooms, a bright and spacious lounge, great size entrance hall and a useful inner hall accessing the bedrooms and shower room. There is lots of storage with fitted bedroom furniture, fitted cupboards in the inner hall as well as a useful utility cupboard in the very useful second cloaks and W.C. There is also a three piece shower room, electric heating and uPVC double glazing. The flat is beautifully presented and any buyer will be so surprised by the excellent layout, size and setting. In addition there is a garage to the rear which is accessed via a driveway through the grounds. Viewing is essential and we are offering this property with No Chain Delay.

Entrance Hall - 15' 9" x 6' 7" (4.80m x 2.01m)

Being accessed from the main communal ground floor hallway - accessed via security intercom system, composite door to hall, ceiling light, built in cupboard, wall mounted electric water heater and doors off.



Cloakroom WC - 5' 7" x 4' 11" (1.70m x 1.50m)

A second WC and wash hand basin, as well as room for coat storage and a really useful utility cupboard, perfect for ironing board and vacuum cleaner etc.

Lounge - 16' 1" x 12' 10" (4.90m x 3.91m)

A fabulous bright and spacious lounge with a stunning aspect overlooking the extensive front grounds, via uPVC double glazed double doors and picture windows, also providing access to an outdoor patio area, There are two ceiling light, wall lights and wall mounted electric heater, Adam style mantel surround to an electric fire.



Kitchen - 12' 6" x 8' 2" (3.81m x 2.49m)

A generous size dining kitchen with a great range of wall, drawer and base units with contrasting working surfaces, sink and drainer, electric hob and electric double oven as well as extractor, space for surface height fridge and freezer, plumbed for washer, uPVC double glazed window to the front and bespoke dining table.



Inner Hall - 5' 7" x 6' 7" (1.70m x 2.01m)

A great space with built in wardrobes and top boxes providing ample storage for coats and clothes, bedding etc. ceiling light and doors off.



Bedroom One - 11' 5" x 12' 0" (3.48m x 3.65m)

A fabulous Master Bedroom with an extensive range of quality fitted bedroom furniture comprising bedsides, bedhead, wardrobes and drawers, wall mounted heater, uPVC double glazed window to the front overlooking front gardens.



Bedroom Two - 8' 6" x 8' 8" (2.59m x 2.64m)

With uPVC double glazed window to the side, ceiling light, wall mounted heater and fitted wardrobe.



Shower Room - 5' 7" x 5' 7" (1.70m x 1.70m)

A modern shower room with a three piece suite comprising low suite W.C. wash hand basin and double size "step in" shower with water resistant elevations to the shower and tiled elevations to the remaining suite, as well as tiled flooring, heated towel rail and radiator combined and extractor fan.

Outside -

The property comes with a single garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer –

The information displayed about this property within these particulars 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