

Property Particulars

Tinkerfield, Fulwood.



- **Semi Detached True Bungalow**
- **Excellent Location**
- **Great Local Amenities & Motorway Connectivity**
- **Spacious Lounge & Dining Kitchen**
- **In Need Of Modernising**
- **Walking Distance To Royal Preston**
- **Two Double Bedrooms**
- **Generous Corner Plot**

Offers Over £165,000

A great opportunity to buy a semi detached true bungalow in the most sought after location of Fulwood. Although the property requires work and modernising, it sits in a generous corner plot and has an additional driveway and detached garage. There are two spacious double bedrooms, a great size lounge and a well equipped dining kitchen. There is a three piece suite shower room and the property has gas central heating and uPVC double glazing.

Being close to Royal Preston Hospital, lots of local amenities and services as well as excellent motorway connectivity. Viewing is essential to fully appreciate the size, setting and further potential this lovely home has to offer. Offered with No Chain Delay. Viewing strictly by appointment with Marie Holmes Estates.

Entrance Porch -

With door to the front and door to Entrance Hall.

Entrance Hall -

With radiator, ceiling light and doors off

Lounge - 14' 4" x 12' 1" (4.37m x 3.68m)

Spacious living room with double glazed window, ceiling light and radiator.



Kitchen/Diner - 12' 5" x 12' 0" (3.78m x 3.65m)

With plenty of room to dine, a range of wall, drawer and base units, contrasting working surfaces, plumbed for washer, gas hob and electric oven, double glazed window and door to rear.



Bedroom One - 12' 4" x 11' 2" (3.76m x 3.40m)

With a double glazed window to the front, radiator and ceiling light.



Bedroom Two - 11' 3" x 9' 0" (3.43m x 2.74m)

Another double with a double glazed window to the rear, radiator.

Shower Room -

With a "step in" shower wet area, low suite W.C. and wash hand basin.

Outside -

Being set on a generous corner plot with gardens to the front, side and rear, driveway parking and detached garage.



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 till 5.30pm Saturday 9.00am till 4.00pm