

# GUILDHALL

SALES & LETTINGS



## 63 Green Drive

Fulwood, Preston, PR2 9SA

Offers Over £210,000



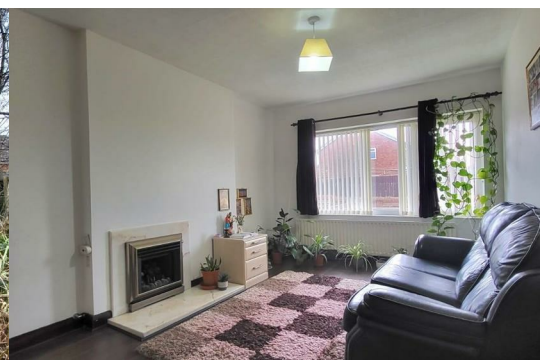
\*\*\*SEMI DETACHED BUNGALOW IN EXCELLENT LOCATION\*\*

Guildhall Sales and Lettings are proud to present this gorgeous, two bedroom semi detached bungalow to the market. Situated within the highly sought after area of Fulwood, within close proximity to local amenities, commuter links and schools, this property is not to be missed!

Boasting deceptively spacious accommodation, this property is well suited for small families and internally comprises briefly

Side entrance to the hallway providing access to the kitchen, lounge, and two excellent sized double bedrooms. From the kitchen is a rear entrance door providing access to the rear garden. To the front of the property is an excellent sized garden and drive way.

Viewings are essential, for further information or to arrange a viewing, please call our team on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallsalesandlettings.



## Ground Floor

### Entrance Hallway

Storage cupboard, laminate flooring and access to two bedrooms, the family bathroom, kitchen diner and the lounge.

### Bedroom Two 10'6" x 9'5" (3.21 x 2.89)

Double glazed window and a central heating radiator.

### Lounge 9'5" x 16'4" (2.89 x 4.99)

Double glazed window, central heating radiator, laminate flooring and gas fire.

### Bathroom

Double glazed frosted window, spotlights, partially tiled elevations, panelled bath with over head shower, vanity hand wash basin with mixer tap, WC, central heated towel rail and lino flooring.

### Bedroom One 9'11" x 12'1" (3.04 x 3.70)

Double glazed window and central heating radiator.

### Kitchen 13'8" x 9'5" (4.17 x 2.89)

Double glazed window, central heating radiator, stainless steel sink, drainer and mixer tap, integrated oven with a four ring gas hob and extractor hood, lino flooring, storage cupboard, space for a fridge freezer and a door to the rear.

## External

### Rear

Laid to lawn garden with mature shrubs.

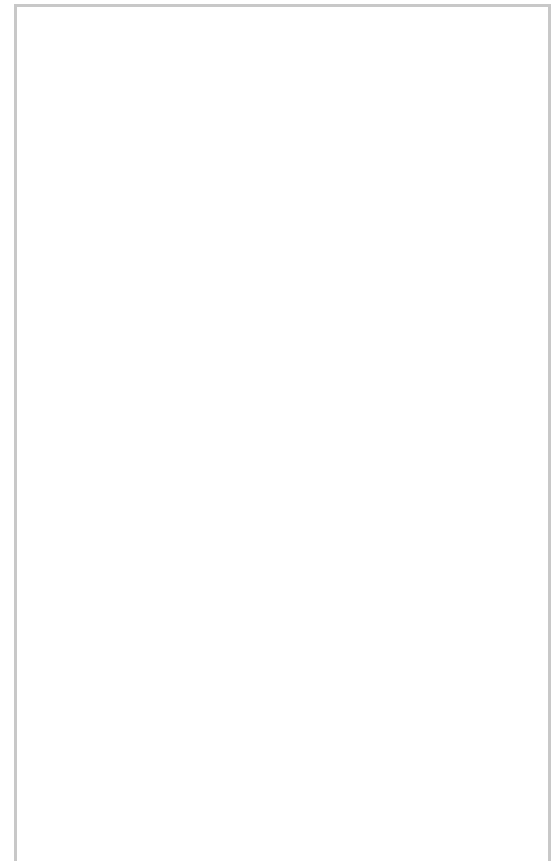
### Front

Laid to lawn garden and driveway providing off road parking for numerous vehicles.

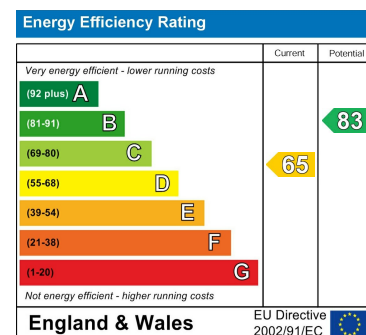
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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