



GUILDHALL  
SALES & LETTINGS

## 28 St. Clares Avenue

, Fulwood, PR2 8GX

Offers Over £365,000



A DECEPTIVELY SPACIOUS SEMI DETACHED FIVE BEDROOM HOME ON A POPULAR ESTATE

This neutrally decorated and modern five bedroom semi detached home is being proudly welcomed to the market in the popular area of Fulwood. Benefiting from four double bedrooms and a single bedroom, three living areas, stunning modern fitted kitchen and off road parking with a garden to the rear that isn't overlooked. This property would be perfectly suited to a family looking for their forever home in a highly sought after area! Situated within walking distance to local bus routes and popular schools, as well as only a short drive into Preston town centre where you will find bars, shops and restaurants. View early to avoid disappointment!

The property comprises briefly; entrance into a welcoming hallway that has doors to two reception rooms, downstairs shower room, utility and staircase to the first floor. The utility room has a door to the rear and the second reception room has access to the kitchen with modern appliances and French doors to the garden. The kitchen is fitted with modern appliances, has ample space and doors through to the conservatory that also leads to the garden. The first floor landing houses doors on to five generously sized bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed flagged patio with bedding areas and two storage sheds. The front of the property benefits from a driveway with parking for multiple cars leading to a storage shed.



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## Ground Floor

### Entrance Hallway 9'3 x 8'11 (2.82m x 2.72m)

UPVC entrance door, central heating radiator, tiled flooring, stairs to the first floor and doors to two reception rooms, utility and shower room.

### Reception Room One 14'1 x 12' (4.29m x 3.66m)

UPVC double glazed window, central heating radiator, fitted ceiling fan with light, media wall with television point, tiled flooring and understairs storage.

### Shower Room 7'6 x 4'5 (2.29m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, fitted ceiling fan with light, dual flush WC, vanity top wash basin, electric feed shower unit, tiled elevations, underfloor heating and tiled flooring.

### Utility Room 7'7 x 3'11 (2.31m x 1.19m)

Range of wood panelled wall and base units with laminate surfaces, plumbing for washing machine, space for dryer, laminate flooring and UPVC door to the rear.

### Reception Room Two 11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window, central heating radiator, fitted ceiling fan with light, television point, tiled flooring, door to the kitchen and UPVC double glazed French doors to the rear.

### Kitchen 15'1 x 8'3 (4.60m x 2.51m)

UPVC double glazed window, range of high gloss wall and base units with laminate surfaces, inset composite sink with Quooker 4 in 1 tap and soap dispenser, latest model oven and microwave in a high rise unit, five ring gas hob, latest model extractor hood, integrated C5 dishwasher, space for American (knock knock) fridge freezer, integrated bins, tiled flooring, fitted ceiling fan with light, understairs storage and UPVC double glazed sliding doors to the conservatory.

### Conservatory 8'9 x 8'7 (2.67m x 2.62m)

UPVC double glazed windows, fitted ceiling light, tiled flooring and UPVC double glazed French doors to the rear.

## First Floor

### Landing

Central heating radiator, loft access and doors to five bedrooms and bathroom.

### Bedroom One 13'4 x 8'5 (4.06m x 2.57m)

UPVC double glazed window, central heating radiator, fitted fan with light and fitted wardrobes.

### Bedroom Two 11'10 x 11'5 (3.61m x 3.48m)

UPVC double glazed window, central heating radiator, fitted ceiling fan with light, fitted wardrobes and tiled flooring.

### Bedroom Three 11'9 x 9'4 (3.58m x 2.84m)

UPVC double glazed window, central heating radiator, fitted ceiling fan with light, fitted wardrobes and tiled flooring.

### Bedroom Four 9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window, central heating radiator, fitted ceiling fan with light, and fitted wardrobes.

### Bedroom Five 9'3 x 6'1 (2.82m x 1.85m)

UPVC double glazed window, fitted storage, fitted ceiling fan with light and tiled flooring.

### Bathroom 5'9 x 5'4 (1.75m x 1.63m)

UPVC double glazed frosted window, central heating radiator, fitted ceiling fan with light, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights, under floor heating and tiled flooring.

## External

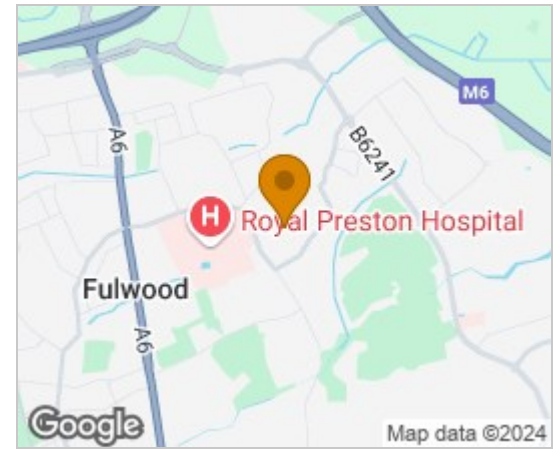
### Front

Driveway providing off road parking and a shed.

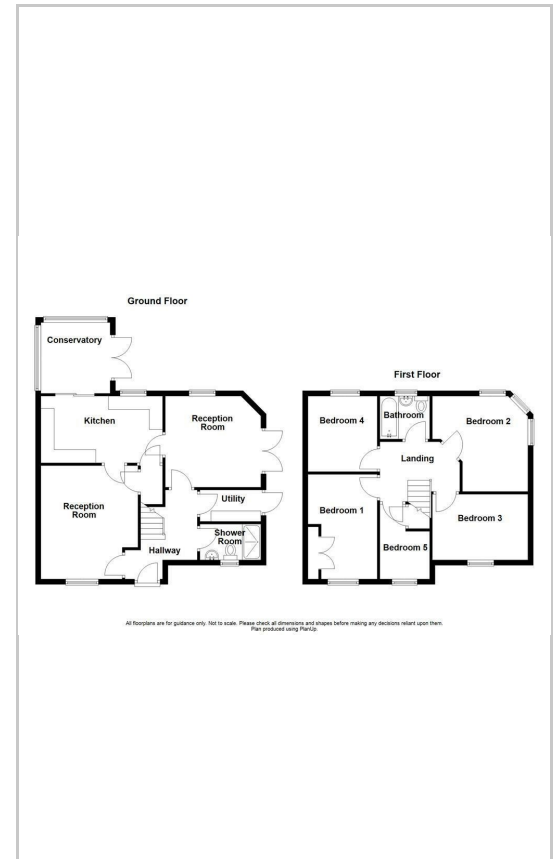
### Rear

Enclosed paved garden, outside sensor lights and two sheds.

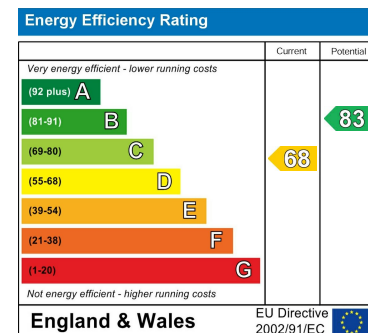
## Area Map



## Floor Plans



## Energy Efficiency Graph



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