

# GUILDHALL

SALES & LETTINGS



## 23 Greenacres

, Fulwood, PR2 7DA

Asking Price £395,000



Welcome to Greenacres, Fulwood - a charming location that could be the perfect setting for your new home! This delightful bungalow boasts two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With three good sized bedrooms, there's plenty of room for the whole family to unwind and make this house a home. The property features one bathroom and an en suite shower room to the main bedroom, ensuring convenience for your daily routines.

Nestled in the heart of Fulwood, this bungalow offers a tranquil escape from the hustle and bustle of city life while being in a good catchment for local schools and with easy access to local amenities. The traditional British architecture of this property exudes character and warmth, making it a welcoming space for you to create lasting memories.

Externally, the property offers off road parking on the driveway which leads to the garage. To the side and rear is an extensive garden - a perfect space to enjoy in those long summer evenings.

Viewings are essential, for further information or to arrange a viewing, please call the 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 15'11 x 5'5 (4.85m x 1.65m)

UPVC double glazed entrance door, central heating radiator, coving, smoke alarm, loft access, laminate flooring and doors to reception room, kitchen, bathroom and three bedrooms.

### Reception Room 18'4 x 15'4 (5.59m x 4.67m)

UPVC double glazed window, central heating radiator, laminate flooring and UPVC double glazed sliding doors to the rear.

### Kitchen 21'1 x 10'9 (6.43m x 3.28m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect surfaces, centre island, stainless steel sink with drainer and mixer tap, Beko double oven with four ring gas hob, extractor hood, integrated dishwasher, washing machine and fridge freezer, laminate flooring and UPVC double glazed frosted door to the rear.

### Bathroom 10'9 x 4'6 (3.28m x 1.37m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, spotlights and vinyl flooring.

### Bedroom One 16' x 10'9 (4.88m x 3.28m)

UPVC double glazed window, central heating radiator, fitted mirrored wardrobes, coving and door to the en suite.

### En Suite 7'5 x 5'4 (2.26m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, PVC panelled elevations, spotlights, extractor fan and vinyl flooring.

### Bedroom Two 13'8 x 10'2 (4.17m x 3.10m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three 10'2 x 6'10 (3.10m x 2.08m)

UPVC double glazed window, central heating radiator and coving.

## External

### Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

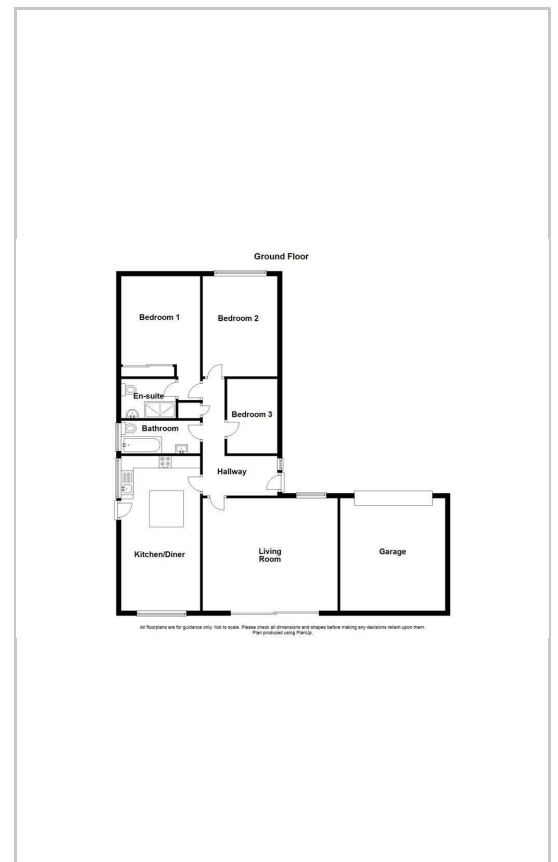
### Rear

Laid to lawn garden with paved patio and stone chipped areas.

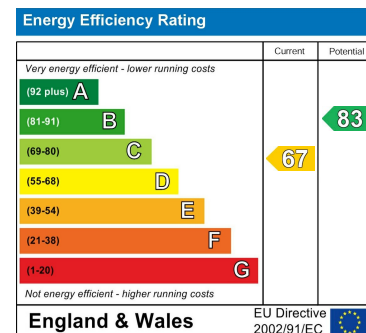
## Area Map



## Floor Plans



## Energy Efficiency Graph



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