

GUILDHALL

SALES & LETTINGS



5 Plumtree Close

Fulwood, Preston, PR2 9NS

£225,000



****THREE BEDROOMED DETACHED PROPERTY WITH NO CHAIN DELAY, MUST BE SEEN TO APPRECIATE THE FULL POTENTIAL****

Guildhall Sales and Lettings are proud to present this charming, three bedroomed detached property to the market. Situated within the highly sought after area of Fulwood, within close proximity to local amenities, commuter links and schools. Boasting off road parking and deceptively spacious accommodation throughout, this property is ideally suited for families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and access to the kitchen, ground floor WC and reception room. From the reception room is open access to the dining area of which houses the rear entrance door. The kitchen leads into the utility room of which provides access to the side of the property and integral garage. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is a spacious enclosed laid to lawn garden and to the front are further laid to lawn gardens with a driveway providing off road parking.



Entrance hallway

Reception room 15'8' x 12'11' (4.78m' x 3.94m')

Single glazed window, central heating radiator, fireplace with gas fire.

Dining room 8'7' x 8'7' (2.62m' x 2.62m')

Double glazed patio doors to rear garden.

Kitchen 12'11' x 9'9' (3.94m' x 2.97m')

Single glazed window. kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, composite sink, drainer and mixer tap, integrated oven with a four ring hob.

Utility room 8'6' x 4'6' (2.59m' x 1.37m')

Single glazed window, door to side of property, access into integral garage.

W.C 6'0" x 2'6" (1.85 x 0.77)

Toilet and wash basin.

First floor

Landing

Access into all three bedrooms and family bathroom.

Bedroom one 11'9' x 11'3' (3.58m' x 3.43m')

Single glazed window, central heating radiator, access into en-suite.

En-suite. 6'0' x 5'8' (1.83m' x 1.73m')

Single glazed window, shower cubicle, wash basin and toilet.

Bedroom two 9'11' x 8'9' (3.02m' x 2.67m')

Single glazed window, central heating radiator.

Bedroom three 9'0' x 6'7' (2.74m' x 2.01m')

Single glazed window, central heating radiator.

Bathroom 6'3' x 5'5' (1.91m' x 1.65m')

Single glazed window, bath, wash basin and toilet.

External

Front

Front garden with off street parking.

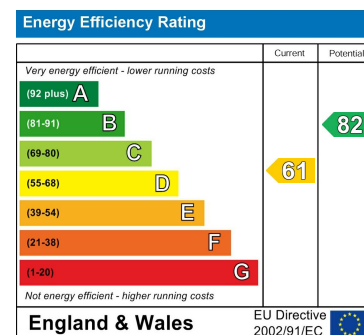
Rear

Enclosed rear garden.

Area Map



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.