

GUILDHALL

SALES & LETTINGS



32 Southgate

Fulwood, Preston, PR2 3HX

Asking Price £270,000



*** BEAUTIFUL THREE BEDROOM PROPERTY WITH NO CHAIN ***

Welcome to this charming property located in the sought-after area of Fulwood, Preston. This delightful house boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three generously sized bedrooms, there is plenty of space for the whole family to unwind and make this house a home.

Situated in a prime location, this semi-detached property offers convenience with its proximity to commuter links, making your daily travels a breeze. Whether you're commuting to work or exploring the nearby amenities, this house is perfectly positioned for both convenience and comfort.

This property is perfect for families looking to settle down in a welcoming neighbourhood with great schools and parks nearby. Don't miss out on the opportunity to make this house your own and create lasting memories in this lovely home.



Entrance hallway

Central heating radiator, cloak room, staircase to first floor and access into reception room one, reception room two and kitchen/diner.

Reception room one 11'10' x 11'8' (3.61m' x 3.56m')

Double glazed bay window, central heating radiator.

Reception room two 15'10' x 11'10' (4.83m' x 3.61m')

Double glazed patio doors to rear garden, central heating radiator, gas fire.

Kitchen/diner 21'3' x 6'7' x 8'10' (6.48m' x 2.01m' x 2.69m')

Double glazed windows, central heating radiator, access into downstairs W.C, door out to side of property. Kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, spaces for oven, washing, fridge and tumble dryer.

Downstairs W.C

Cloak room

Double glazed window.

First floor

Landing

Double glazed window, access into all three bedrooms, bathroom and W.C.

Bathroom 7'3' x 6'11' (2.21m' x 2.11m')

Double glazed window, central heating towel rail, bath, wash basin and storage cupboard.

W.C 2'8' x 4'2' (0.81m' x 1.27m')

Double glazed window.

Bedroom one 14'2' x 11'10' (4.32m' x 3.61m')

Double glazed window, central heating radiator, fitted wardrobes.

Bedroom two 13'6' x 11'10' (4.11m' x 3.61m')

Double glazed bay window, central heating radiator.

Bedroom three 7'5' x 8'2' (2.26m' x 2.49m')

Double glazed window, central heating radiator.

External

Front

Enclosed garden and off street parking.

Rear

Enclosed rear garden with detached garage.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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