

# GUILDHALL

SALES & LETTINGS



## 92 Barnacre Close

Fulwood, Preston, PR2 9WP

£200,000



Guildhall Sales and Lettings are pleased to present this well maintained, three bedroomed semi-detached property to the market. Situated within the popular area of Fulwood, within close proximity to local amenities, schools and commuter links. Boasting spacious accommodation and flowing with natural light throughout, this property is well suited for small families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and a door to the lounge which has understairs storage and a door to the fitted kitchen which leads onto the dining area. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area. To the front of the property is a driveway providing off road parking and further laid to lawn gardens.

Viewings are essential, to arrange a viewing or for any further information, please call the team on 01772 769999.



## Ground Floor

### Entrance

UPVC double glazed front entrance door to the entrance hallway.

### Entrance Hallway

Staircase to the first floor and a door to the lounge.

### Lounge 15'3 x 10'6 (4.65m x 3.20m)

UPVC double glazed window, central heating radiator, fireplace with a marble hearth and wooden surround, under stairs storage and a door to the kitchen

### Kitchen 13'9 x 8' (4.19m x 2.44m)

UPVC double glazed window and is fitted with a range of wall and base units with wood effect laminate surfaces and tiled splashbacks, one and a half bowl stainless steel sink, drainer and mixer tap, integrated oven with a four ring hob and extractor hood, space for a fridge freezer and open access to the dining area.

### Dining Area 13'9 x 7'5 (4.19m x 2.26m)

UPVC double glazed window, central heating radiator and UPVC double glazed sliding rear entrance doors.

## First Floor

### Landing

Doors to three bedrooms and the family bathroom .

### Bedroom One 13'5 x 7'5 (4.09m x 2.26m)

UPVC double glazed window and a central heating radiator.

### Bedroom Two 9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window and a central heating radiator.

### Bedroom Three 9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window and a central heating radiator.

### Bathroom

UPVC double glazed frosted window, central heated towel rail and a three piece suite comprising of a panelled bath with an over head shower feed, vanity hand wash basin with mixer tap, dual flush WC and tiled elevations.

## External

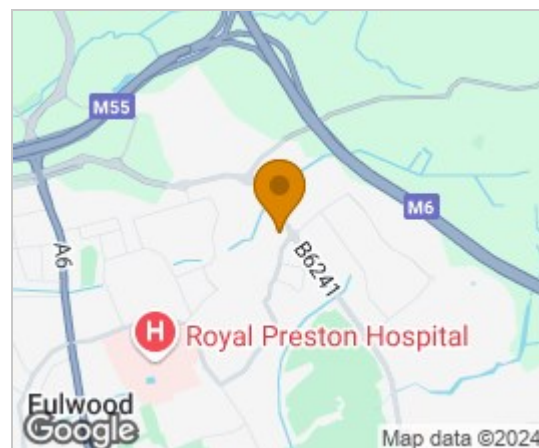
### Rear

Paved patio seating area and a laid to lawn garden.

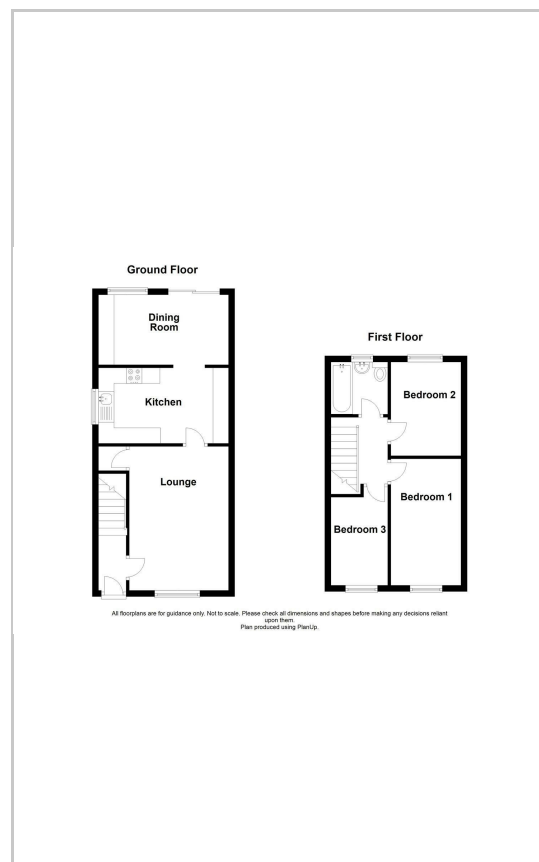
### Front

Driveway providing off road parking and a laid to lawn garden.

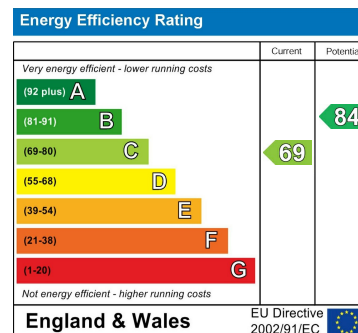
## Area Map



## 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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