

GUILDHALL

SALES & LETTINGS



113 Broadwood Drive

Fulwood, Preston, PR2 9TE

Offers Over £195,000



Guildhall Sales and Lettings are pleased to introduce this well presented, three bedroomed semi-detached property to the market! Situated within the popular area of Fulwood, within close proximity to local amenities, commuter links and schools. Boasting neutral decor and contemporary features throughout, this property is ideally suited for first time buyers or small families and internally comprises briefly:

Entrance through to the spacious reception room housing the staircase to the first floor and providing access to the contemporary fitted kitchen. To the first floor are three bedrooms and a three piece shower room.

Externally to the rear of the property is a block paved patio seating area and a laid to lawn garden area. To the front of the property is a driveway providing off road parking for numerous vehicles.

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



Ground Floor

Entrance Porch 3'7" x 5'2" (1.09m x 1.57m)

Lounge 14'5" x 15'5" (4.4 x 4.7)

Kitchen 14'5" x 8'2" (4.4 x 2.5)

First Floor

Landing

Bedroom One 13'9" x 7'10" (4.2 x 2.4)

Bedroom Two 7'10" x 9'10" (2.4 x 3.0)

Bedroom Three 5'10" x 9'6" (1.8 x 2.9)

Bathroom 5'10" x 5'10" (1.8 x 1.8)

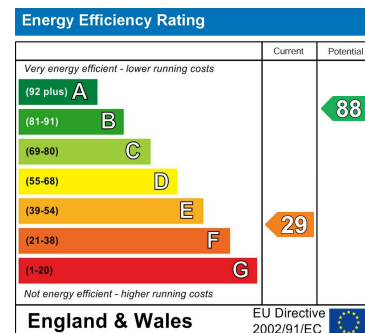
Area Map



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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