

GUILDHALL

SALES & LETTINGS



8 Hurstway Close

Fulwood, Preston, PR2 9TU

Offers In The Region Of £230,000



Boasting spacious accommodation throughout, this property is being welcomed to the market with no chain delay and is not to be missed! Situated within the popular area of Fulwood, within close proximity to local amenities, commuter links and schools, 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 access to the ground floor WC and lounge. From the lounge is access to the fitted kitchen and the dining area. To the first floor are three bedrooms and a three piece shower room.

Externally to the rear is an enclosed garden. To the front is a driveway providing off road parking.

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



Ground Floor

Entrance Porch 6'10" x 3'3" (2.1 x 1.0)

Entrance Hallway 8'6" x 6'10" (2.6 x 2.1)

Ground Floor WC 2'7" x 6'10" (0.8 x 2.1)

Lounge 12'5" x 26'6" (3.8 x 8.1)

Dining Area 12'5" x 7'0" (3.8 x 2.15)

Kitchen 10'2" x 13'1" (3.1 x 4.0)

First Floor

Landing

Bedroom One 10'9" x 11'9" (3.3 x 3.6)

Bedroom Two 14'5" x 10'9" (4.4 x 3.3)

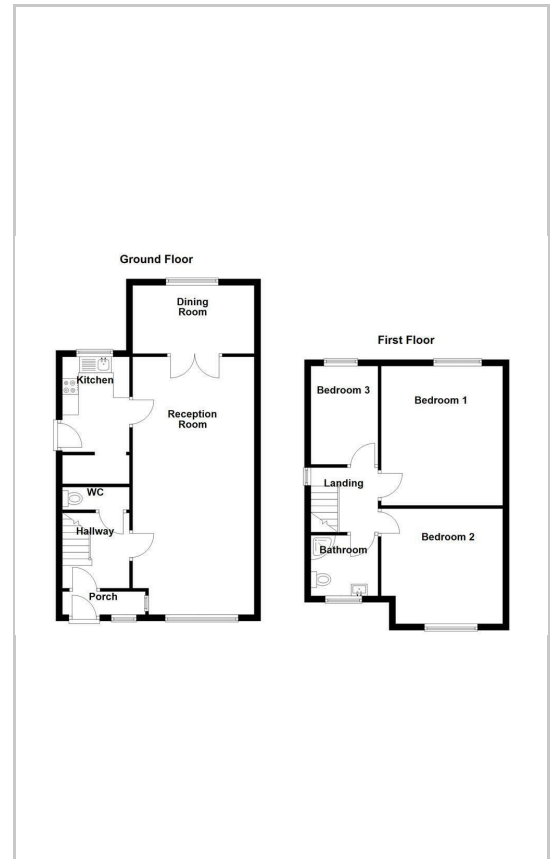
Bedroom Three 10'2" x 6'10" (3.1 x 2.1)

Bathroom 6'10" x 6'2" (2.1 x 1.9)


Area Map



Floor Plans



Energy Efficiency Graph

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

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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>