

# GUILDHALL

SALES & LETTINGS



## 39 Hawkhurst Avenue

Fulwood, Preston, PR2 9XS

Offers In The Region Of £300,000



Guildhall Sales and Lettings are delighted to introduce this immaculately presented, three bedroomed semi-detached property to the market. Situated within the well sought after area of Fulwood, within close proximity to local amenities, commuter links and schools. Boasting contemporary features and spacious accommodation throughout, this property is well suited for families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to two reception rooms and the kitchen. From the second reception room is open access to the dining area. The kitchen provides access to a separate utility area with doors leading to the rear and the ground floor shower room. To the first floor are three bedrooms and a three piece family bathroom suite.

Externally to the rear is an enclosed laid to lawn garden with a paved patio seating area and stone chipped areas. To the front of the property is a block paved driveway providing off road parking for one vehicle.

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



Ground Floor

- Entrance Hallway 14'9" x 6'2" (4.5 x 1.9)
- Reception Room One 11'5" x 12'9" (3.5 x 3.9)
- Reception Room Two 12'9" x 11'5" (3.9 x 3.5)
- Dining Area 13'5" x 11'5" (4.1 x 3.5)
- Kitchen 10'2" x 15'5" (3.1 x 4.7)
- Utility Room 4'7" x 6'2" (1.4 x 1.9)
- Shower Room 5'2" x 8'6" (1.6 x 2.6)

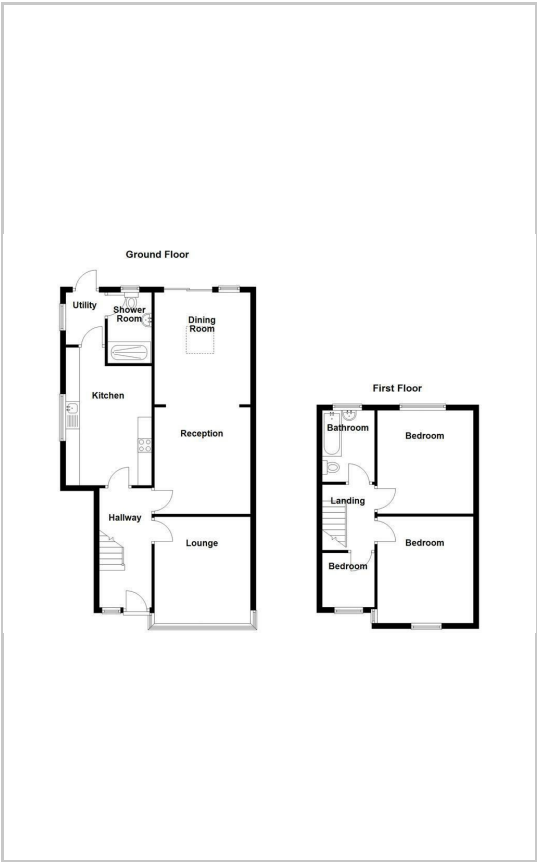
First Floor

- Bedroom One 11'5" x 12'9" (3.5 x 3.9)
- Bedroom Two 11'1" x 12'5" (3.4 x 3.8)
- Bedroom Three 6'6" x 6'6" (2.0 x 2.0)
- Bathroom 8'6" x 6'6" (2.6 x 2.0)

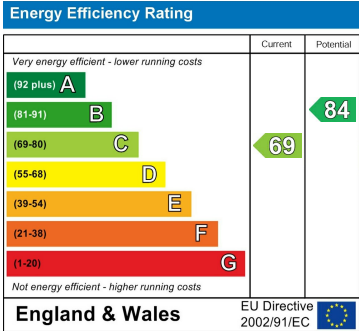
Area Map



Floor Plans



Energy Efficiency Graph



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