

GUILDHALL

SALES & LETTINGS



9 Almond Close

Fulwood, Preston, PR2 9PZ

Offers In Excess Of £290,000



Situated in the highly desirable area of Fulwood, this three bedroom detached property is being proudly welcomed to the market. Conveniently located near local amenities, schools, and excellent commuter links, this property is an opportunity not to be missed. Featuring neutral décor and spacious living areas, it is an ideal choice for a variety of buyers.

As you step inside, you will be greeted by the hallway which provides access to the spacious lounge. You'll also find the fitted kitchen, which seamlessly leads into the dining room. Adjacent to the dining room is an additional reception room, perfect for hosting family gatherings. The ground floor also features a convenient downstairs WC and a garage, ideal for storage. Upstairs, the first floor offers three generously sized bedrooms, with the main bedroom benefiting from an en-suite. Completing this level is a well-appointed family bathroom.

The rear of the property boasts a large, well-maintained garden perfect for the upcoming summer months. To the front of the property, there is a driveway and access to the garage, providing convenient parking and storage options.



Ground Floor

Hallway

Lounge 14'7" x 10'7" (4.47 x 3.25)

Dining Room 10'7" x 10'2" (3.25 x 3.12)

Family Room 16'9" x 7'10" (5.13 x 2.39)

Kitchen Room 14'9" x 7'10" (4.52 x 2.41)

Downstairs WC

Kitchen 14'9" x 7'10" (4.52 x 2.41)

First Floor

Bedroom One 10'5" x 9'8" (3.20 x 2.95)

Bedroom Two 9'8" x 9'6" (2.95 x 2.92)

Bedroom Three 9'1" x 7'1" (2.79 x 2.18)

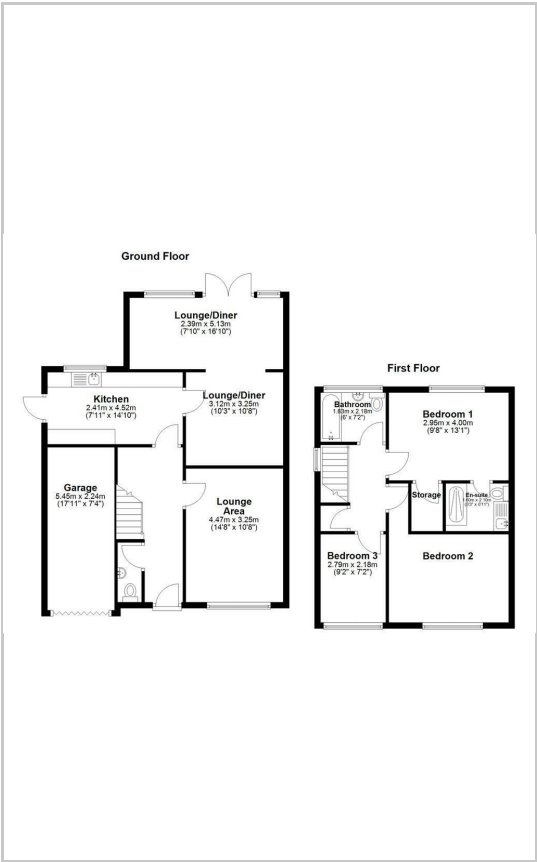
En Suite 7'1" x 5'2" (2.16 x 1.60)

Family Bathroom 6'3" x 6'0" (1.91 x 1.83)

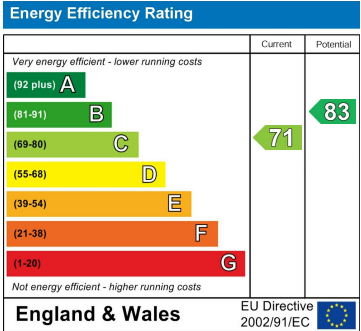
Area Map



Floor Plans



Energy Efficiency Graph



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