



6 Hollybank Boys Lane

Fulwood, Preston, PR2 3QZ



£129,950

Holdens are pleased to be able to offer for sale this two bedroomed ground floor apartment. The property is known as number 6 Hollybank on Boys Lane in Fulwood which can be found off Black Bull Lane. The accommodation comprises of: entrance porch, entrance hallway, living room, kitchen two bedrooms, bathroom. Outside there is one allocated parking space, a garage (for storage purposes only), communal garden, bench, flagged pathway. New gas central heating, double glazed windows.

Hollybank offers independent living for the over 55s and 70% ownership. We are advised the lease has 66 years remaining. Maintenance fee is £60-65 per month including buildings insurance, garden maintenance, window cleaning, outside repairs, NOTE- the garage is to be used for storage only.





GROUND FLOOR APARTMENT

Entrance Porch

Wooden front door, meter and storage cupboard, door into hallway.

Hallway

Radiator, doors to two bedrooms, living room and bathroom.

Bedroom 2

10'8" x 8'5" (3.275m x 2.589m)

uPVC double glazed window to front, radiator.

Bathroom

7'4" x 5'8" (2.248m x 1.728m)

Shower cubicle, swash hand basin with pedestal, wall mounted mirrored cabinet, WC, radiator, Vinyl flooring.

Bedroom 1

14'8" x 10'1" (4.474m x 3.075m)

uPVC double glazed window to side, radiator.

Living Room

15'1" x 12'4" (4.621m x 3.772m)

uPVC double glazed window to side, radiator, gas fire, door to kitchen.

Kitchen

8'8" x 7'3" (2.654m x 2.233m)

Wall and base units and worktops, uPVC double glazed window to front, one a half bowl stainless steel sink and drainer, wall mounted combi boiler, space for washing machine, space for dishwasher, four ring gas hob and extractor, tiled splashback, oven with grill, built in storage cupboard.

EXTERNALLY

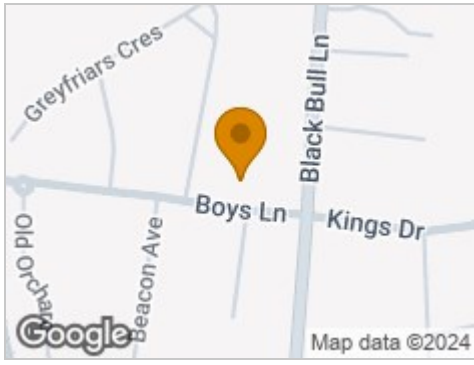
One allocated parking space to the front and single garage to the rear which is for storage purposes only, communal garden and bench, flagged path to front door.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



Hybrid Map



Terrain Map



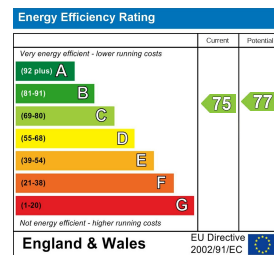
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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