



# 24 Watling Street Road

Fulwood

**£385,000**



**Pendle Hill  
Properties**



24 Watling Street Road, Fulwood  
**£385,000**

This traditional, beautiful 3 bed semi-detached home in a prime location in Fulwood briefly comprises a modern kitchen/dining area, lounge, dining room and utility room, a large main bedroom with feature fireplace, two further double bedrooms, large loft space with potential for a fourth bedroom, en suite shower room and family bathroom, detached garage, large south facing gardens with decked and flagged patios seating areas.



## LOUNGE

A spacious, family lounge briefly comprises a large double glazed bay window to the front of the property, a feature coal fireplace, original wooden flooring, radiator and ceiling light point.

## DINING ROOM

A spacious dining room comprises a window to the side of the property, radiator, ceiling light point, wooden flooring with French doors leading onto a timber decked seating area at the rear of the property.

## KITCHEN/DINING AREA

A large, modern kitchen briefly comprises a range of base and wall mounted units with laminate worktops, a gas range cooker, stainless steel sink and drainer with mixer tap, integrated fridge and freezer, ceiling light point and spotlights. To the rear of the kitchen is a breakfast/dining area with large Velux window, radiator, spotlights and access door to the rear gardens.

## BEDROOM ONE

At the front of the property is a large, spacious main bedroom comprising a feature fireplace, carpeted flooring, two large double-glazed windows, radiator, ceiling light point and integrated storage.

## BEDROOM TWO

A second double bedroom, currently utilized as a dressing room boasts an ensuite shower room with rainfall shower, low level WC and floating sink basin, carpeted flooring, integrated storage, window to rear of property, radiator and ceiling light point.

## BATHROOM

A three piece family bathroom briefly comprises a bath with electric shower attachment, low-level wc, pedestal sink, towel warmer, laminate flooring, half tiled walls, ceiling light point with frosted window to side.

## BEDROOM THREE

The third double bedroom located to the rear of the property briefly comprises carpeted flooring, radiator, ceiling light point, window overlooking the rear gardens and a storage cupboard which houses the boiler.

## EXTERNAL

The front of the property boasts gated parking from multiple vehicles, a driveway leading to a detached garage with electricity.

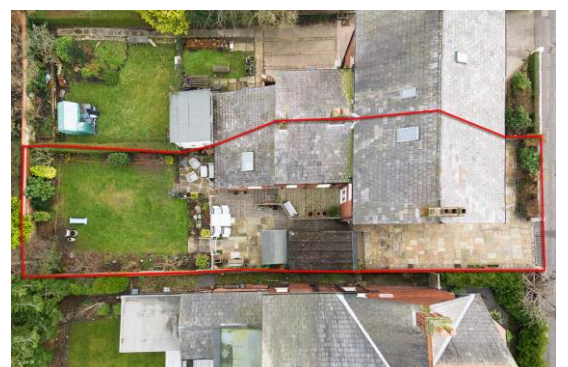
To the rear of the property you will find a wooden decked seating area, flagged patio area and a large, south facing, fenced in garden.

## ADDITIONAL INFORMATION

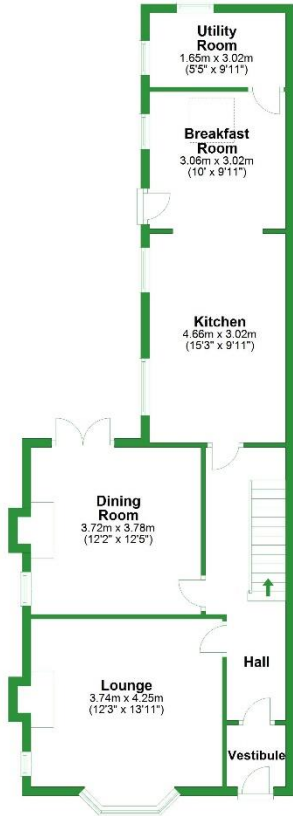
Tenure = Freehold

Council Tax Band = D

Large loft space with potential to be a fourth bedroom boasts a large Velux window, ceiling light point and woodchip boarding

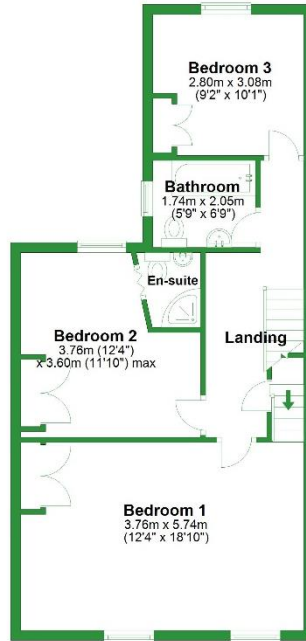


**Ground Floor**  
Approx. 72.3 sq. metres (777.7 sq. feet)



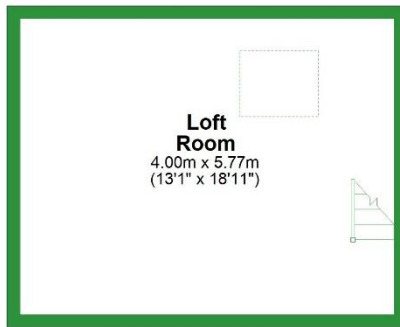
Total area: approx. 152.4 sq. metres (1640.7 sq. feet)  
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using Planlute.

**First Floor**  
Approx. 57.1 sq. metres (614.6 sq. feet)



**Second Floor**

Approx. 23.1 sq. metres (248.4 sq. feet)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Pendle Hill Properties**

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