



Sharoe Green Lane,
Offers In Excess Of £130,000



Reeds Rains

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Sharoe Green Lane, Fulwood, Preston
Offers In Excess Of £130,000

Looking for that ideal first time home or investment property..... Then look no further than this three bedroom semi detached house with huge potential. Set in a popular location well served by local schools and transport links, this home offers space, privacy and more. Inside the property comprises, entrance hallway, lounge and fitted kitchen/dining area. To the first floor, a three piece family bathroom and three well proportioned bedrooms. Outside a private rear garden and to the front a generous lawned area with off road parking. Sold with NO CHAIN DELAY this house is priced to sell and you should not wait around, viewing highly recommended. Please call the office for further details. EPC Grade D

GROUND FLOOR

ENTRANCE PORCH

Main entrance to property. Leading to entrance hallway.

ENTRANCE HALL

Stairs to first floor. Meter Cupboard.

LOUNGE

4.46m x 3.53m (14'8" x 11'7")
Double glazed window to the front aspect. Wall mounted electric feature fire. Central heating radiator.

KITCHEN / DINING ROOM

5.52m x 3.95m (18'1" x 12'11")
Array of fitted wall and base units with contrasting work surfaces. Plumbing for washing machine. Sink with drainer board. Integrated oven, hob and extractor hood. Double glazed window to

the rear aspect. Central heating radiator. Double glazed patio door to rear garden.

FIRST FLOOR

BEDROOM 1

3.50m x 3.30m (11'6" x 10'10")
Master room, double glazed window to the rear aspect. Central heating radiator.

BEDROOM 2

3.30m x 3.08m (10'10" x 10'1")
Double glazed window to the front aspect. Central heating radiator.

BEDROOM 3

2.16m x 2.15m (7'1" x 7'1")
Double glazed window to the front aspect. Central heating radiator.

FAMILY BATHROOM

2.09m x 1.68m (6'10" x 5'6")
Three piece suite comprising, panelled bath with over head shower. WC. Wash hand basin. Central heating radiator. Double glazed window to the rear aspect.

EXTERNAL

To the rear a low maintenance garden mainly laid to lawn area and patio leading to gate for side access. To the front a generous lawn area, off road parking for several vehicles.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Laser Tape Clause

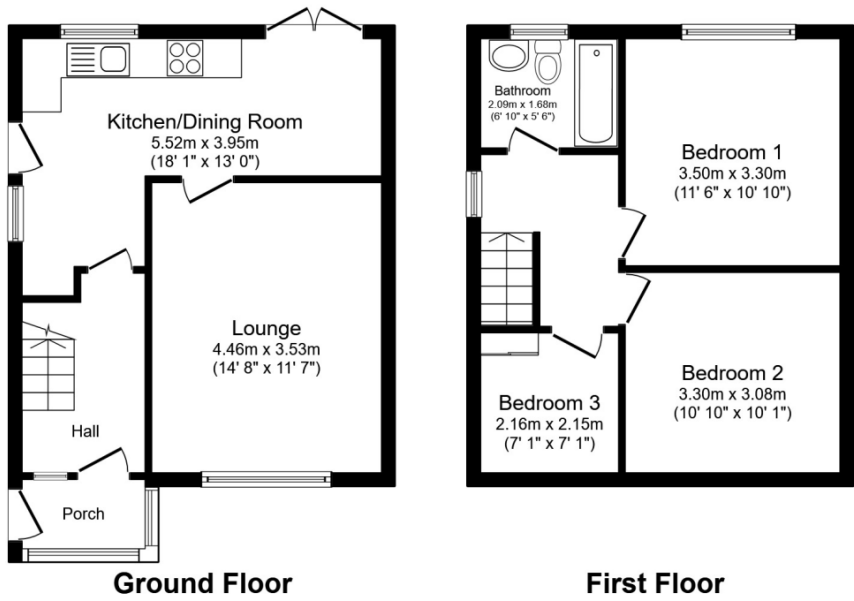
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Total floor area 76.0 sq. m. (818 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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