



Teil Green,

**Offers in the region of
£270,000**



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Teil Green, Fulwood, Preston

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Sleek and contemporary! This four bedroom detached home is pack your bags ready to move in to! Positioned on a generous plot this stunning property has a large lounge area, open plan to dining area and kitchen with the added bonus of a utility room leading to the private rear garden. There is a generous driveway to the front with parking for several cars and a single garage. The upstairs is great for family living, the master bedroom has its own modern en suite and the further three bedrooms are served by an equally stylish family bathroom. This home is situated just off Longsands Lane, within walking distance of the local Longsands Primary School, Anderton Arms pub and the small Tesco express store. The location provides great access on to the M6 at nearby junction 32 or 31a as well as the M55 and Preston City Center. EPC Grade E.

GROUND FLOOR

ENTRANCE HALL

Main entrance to property via double glazed door. Radiator. Stairs to first floor with under stairs storage cupboard.

CLOAKROOM/WC

Two piece suite comprising, WC. Wash hand basin. Radiator. Part tiled wall. Double glazed window to the front aspect.

LOUNGE

5.99m x 3.12m (19'8" x 10'3")
Light and airy room. Gas fire with surround. Radiator. Double glazed bay window to the front aspect.

DINING ROOM

3.12m x 2.86m (10'3" x 9'5")
Radiator. Double glazed patio doors to the rear garden.

KITCHEN

3.21m x 2.85m (10'6" x 9'4")
Modern array of fitted wall and base units with contrasting work surfaces. Integrated oven, grill, gas hob and over head extractor hood. Inset

sink with drainer board. Double glazed window to the rear aspect.

UTILITY ROOM

2.85m x 1.54m (9'4" x 5'1")
Plumbed for washing machine and dryer. Fitted base units. Sink and drainer board. Double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to all bedrooms and family bathroom. Storage cupboard.

BEDROOM 1

4.30m x 3.15m (14'1" x 10'4")
Master room with radiator. Double glazed window to the front aspect. Door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.31m x 1.38m (7'7" x 4'6")
Modern three piece suite comprising, step in shower. Wash hand basin. WC. Part tiled walls. Radiator. Double glazed window to the side aspect.

BEDROOM 2

3.76m x 2.53m (12'4" x 8'4")
Double room. Radiator. Double glazed window to the front aspect.

BEDROOM 3

3.17m x 3.04m (10'5" x 10'0")
Radiator. Double glazed window to the rear aspect. Loft access.

BEDROOM 4

2.95m x 2.53m (9'8" x 8'4")
Radiator. Double glazed window to the rear aspect.

FAMILY BATHROOM

2.34m x 1.85m (7'8" x 6'1")
Three piece suite in white comprising, paneled bath with over head shower. WC. Wash hand basin. Radiator. Part tiled walls. Double glazed window to the rear aspect.

EXTERNAL

To the rear a wonderful, private, split level landscaped garden that is perfect for those family occasions. Flagged area with steps leading up to laid to lawn area. Mature borders. Pathway leads to side of property through wooden gate leading to the front which benefits from laid to lawn area. Mature borders. Tarmac driveway providing off road parking for two good sized vehicles and leading to single garage with power and lighting.



For full EPC please contact the branch

FLOORPLAN

Reeds Rains Mortgage Advice

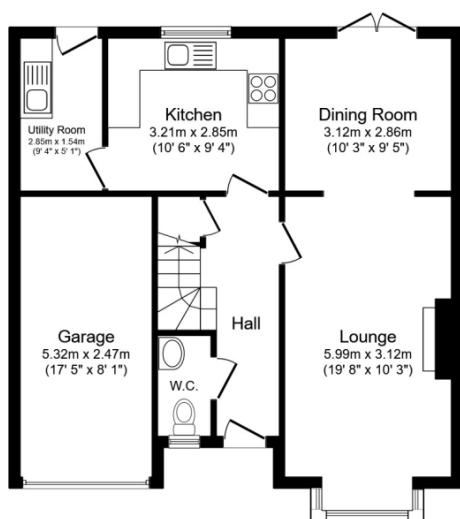
We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF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

Laser Tape Clause

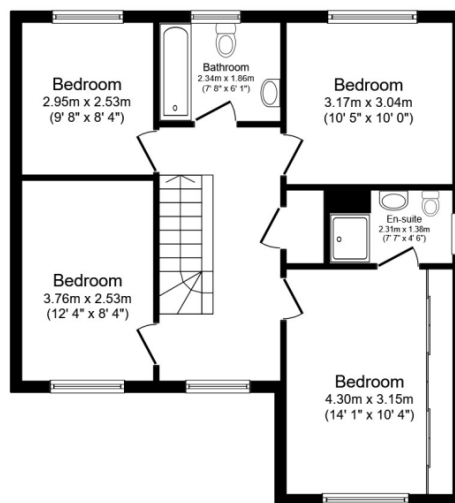
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



Ground Floor



First Floor

Total floor area 126.0 sq. m. (1,356 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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