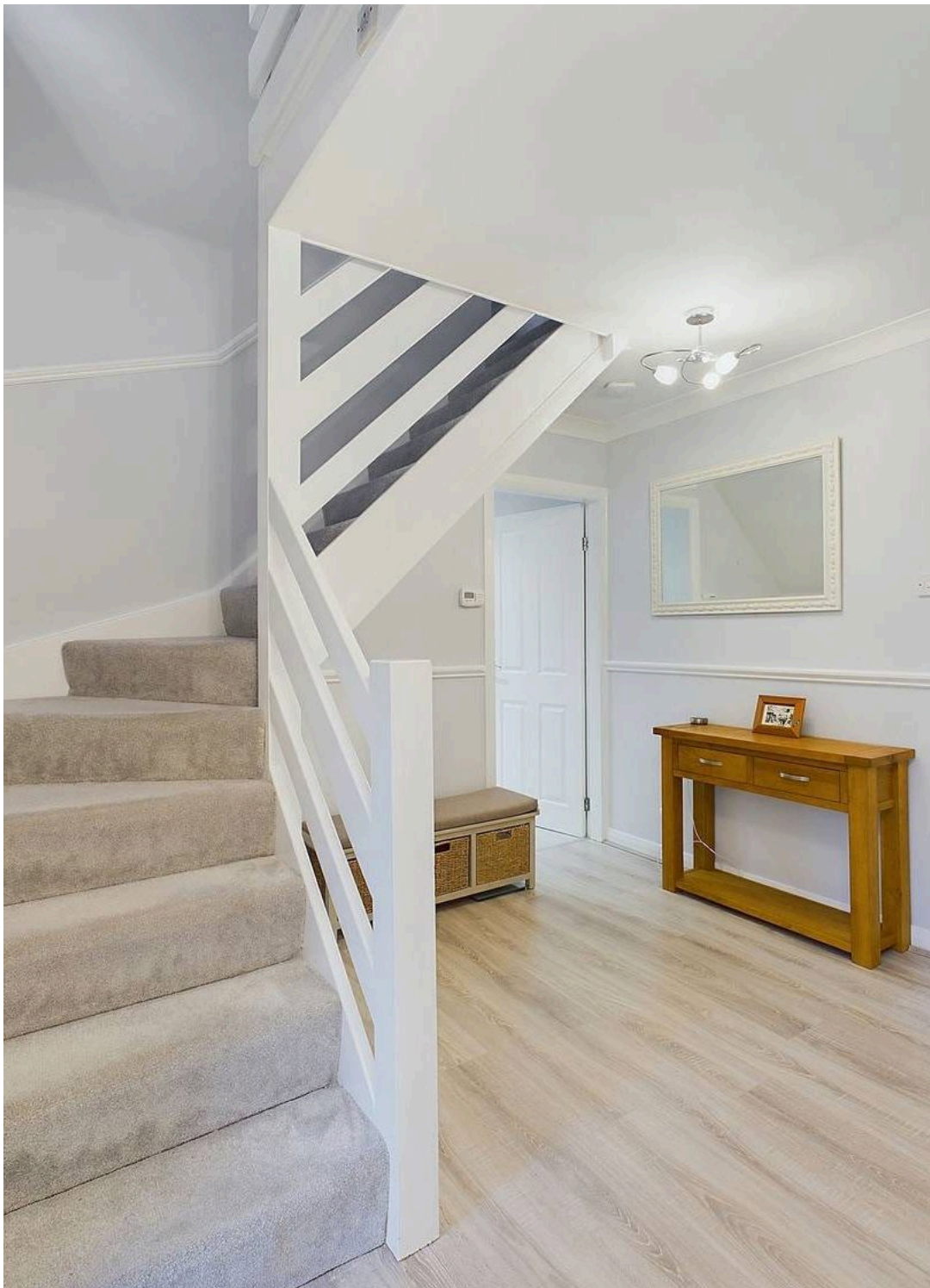




18 Greenacres, Fulwood

Preston

£375,000



18 Greenacres

Fulwood, Preston

Detached family home in Fulwood near Harris School with great transport links. Features 4 bedrooms, en-suite, modern kitchen/diner, garage, garden, and PV panels and EV Charge Point for energy savings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Located within Walking Distance from 'Harris Primary School'
- Excellent Motorway and Transport Links
- Detached Family Home
- Primary Bedroom with En-suite
- Driveway with Double Garage
- Buyers Information Pack Available
- Solar Panels Providing Renewable Energy
- Ohme Home Pro Electric Car Charger Point

Hallway

Laminate floor.

Lounge

Gas fireplace. Windows to rear.

Living Room/ Play Room

French doors to rear.

Kitchen/ Diner

Kitchen/ dining area with good range of eye and low level units including 1 1/2 sink. Integrated 'Neff' appliances include double electric WiFi oven, induction hob, dishwasher, fridge/freezer and microwave. Laminate floor. Door to side. Windows to front and side.

Utility Room

Good range of full length fitted units. Access to garage. Door to rear.

Downstairs W.C.

Vanity wash hand basin. W.C. Part tiled walls. Feature heated towel rail. Vinyl floor. Window to side.





Landing

Loft access. Window to front.

Bedroom One

En-suite. Fitted wardrobes. Windows to rear.

Bedroom One En-suite

Three piece suite including corner cubicle shower (mains supply), vanity hand wash basin, W.C. and feature heated towel rail. Fully tiled walls. Vinyl floor. Window to side.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bedroom Four

Window to front.

Bathroom

Three piece suite including panelled bath with shower over (mains supply), pedestal hand wash basin, W.C. Fully tiled walls. Vinyl floor. Window to side.

GARDEN

Garden to the rear perfect for young family. Mainly lawned with patio and all weather play area. Additional space down to the side for shed storage.

Garage

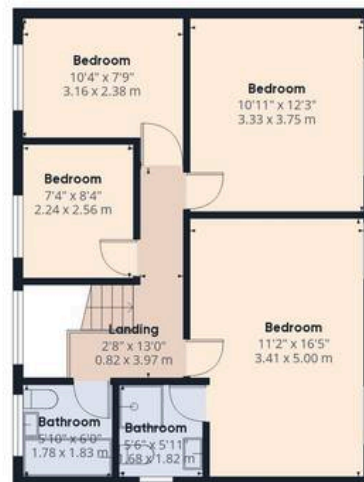
Front garden mainly lawned with patio. Driveway with off road parking. Double garage with additional parking. EV Charge point.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1498.64 ft²

139.23 m²

Reduced headroom

4.44 ft²

0.41 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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