



Instinct Guides You



## Fisherbridge Road, Preston Offers In Excess Of £290,000

- No Onward Chain
- Garage & Parking
- Well Presented Throughout
- Enclosed Rear Garden with Gated Access
- Conservatory
- Three Bedroom Family Home
- Close To Shops & Amenities
- Schools & Bus Route Nearby



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Offered with no onward chain this charming three-bedroom end of terrace house is situated in a picturesque road close to a serene stream & attractive greenspace. The property boasts an open plan layout with three well-proportioned bedrooms, ideal for family living and is complimented by an enclosed rear garden and garage/parking.

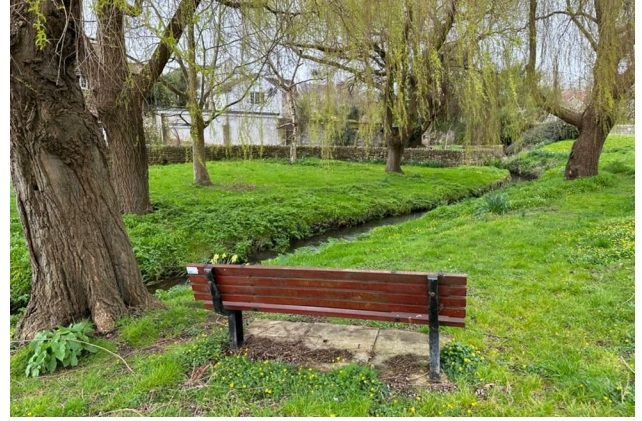
Located on Fisherbridge Road, the area is known for its attractive approach and stream with picturesque Willow trees. A green space sets the property back from the road.

Stepping inside a small hallway offers storage for jackets and boots with access to a cloakroom. The hub of the home is certainly the open plan lounge/diner. Plenty large enough for a range of furniture the room is a pleasant space for family living and to entertain which flows beautifully to the conservatory at the rear.

The kitchen comprises a range of fitted units and space for appliances plus has a unique opening that allows ample light to flood the space from the conservatory.

Ascending to the first floor are three bedrooms and the family bathroom. Bedrooms one and two are both well proportioned doubles with bedroom one benefitting from built in wardrobes and attractive views over the green space. Bedroom three is a single, versatile room. Finishing the accommodation is the bathroom comprises a bath with shower over, wash hand basin and W/C.

The rear garden is enclosed and finished with a low maintenance approach in mind and benefits gated access to the parking space and garage at the rear.



## Room Dimensions

**Bedroom One 11'6" + wardrobes x 10'5" (3.51 + wardrobes x 3.18 )**

**Bedroom Two 9'9" x 8'11" (2.98 x 2.73)**

**Bedroom Three 7'5" x 6'11" (2.27 x 2.13)**

**Conservatory 15'5" x 6'5" (4.70 x 1.97)**

**Kitchen 9'10" x 6'11" (3.01 x 2.11)**

**Lounge/Diner 23'1" max x 10'3" > 9'3" (7.06 max x 3.14 > 2.83)**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.