




YOUR MOVE
Gill Cant

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Black Bull Lane, Fulwood, Preston

£244,500

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DESCRIPTION

A fantastic opportunity to acquire a detached property with three large double bedrooms situated on a great sized plot which is not overlooked and is superbly located for easy access to reputable schools and a wide variety of local amenities. In need of some upgrading the property has great potential to be made into a lovely family home. Installed with GCH system and double glazing the accommodation briefly comprises: Hallway, ground floor cloaks/WC, lounge and separate dining room, kitchen, three double bedrooms, bathroom and separate WC. Externally the property is set back from the road by a large front garden and block paved driveway leading to the integral garage. To the rear there is a large established garden which is not directly overlooked. Offered for sale with no chain involved early viewing is highly recommended. EPC Rating - D.

DIRECTIONS

From our Fulwood office turn left at the traffic lights onto Black Bull Lane, follow the road past Fulwood Academy and the leisure centre and the property is situated on the right hand side just before Conway Drive.

ENTRANCE HALL

Double glazed entrance door, radiator, stairs to first floor.

GROUND FLOOR CLOAKS / WC

White WC and small vanity wash hand basin, double glazed window, burglar alarm control panel.

LOUNGE

Large double glazed window to front aspect, radiator, fireplace.

DINING ROOM

Large double glazed window overlooking rear garden, radiator.

KITCHEN

Fitted wall and base units with complimentary work surfaces, inset 1.5 bowl single drainer stainless steel sink unit with mixer tap, four ring electric hob, electric oven, plumbing for washing machine and dishwasher, part tiled walls, wall mounted GCH boiler, radiator, double glazed window overlooking rear garden, double glazed rear access door.

FIRST FLOOR LANDING

L-shaped landing, double glazed window, loft access.

BEDROOM 1

A good sized double bedroom with radiator and double glazed window overlooking rear garden.

BEDROOM 2

A good sized double bedroom with radiator and double glazed window to front aspect.

BEDROOM 3

A third good sized double bedroom with radiator and double glazed window overlooking rear garden.

BATHROOM

White two piece suite comprises panelled bath with overhead electric shower and pedestal wash hand basin. Heated towel rail, part tiled walls, airing cupboard housing hot water cylinder, double glazed windows to front and side aspect.

SEPARATE WC

White WC and double glazed window.

FRONT GARDEN

Large lawned front garden with rockery and a variety of established trees plants and shrubs.

REAR GARDEN

A large established rear garden which is not overlooked. It is predominantly lawned with patio area, wooden shed and established trees plants and shrubs.

DRIVEWAY

Block paved drive providing ample off street parking.

GARAGE

Integral garage with personal door to side.

DIMENSIONS

Lounge - 4.63m x 3.32m (15'2" x 10'11")

Dining Room - 4.29m x 2.73m (14'1" x 8'11")

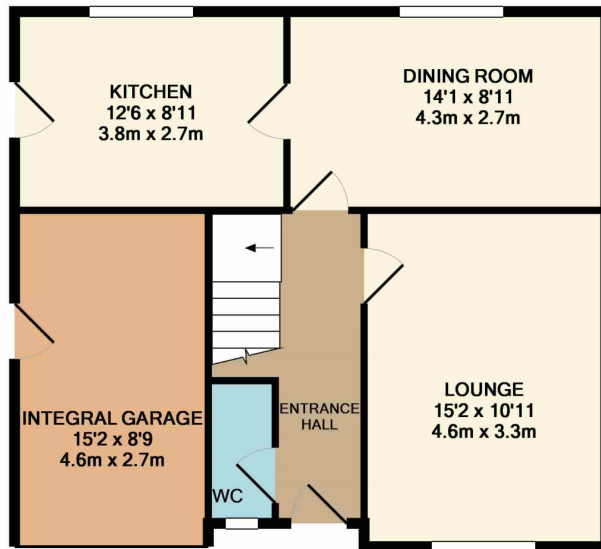
Kitchen - 3.82m x 2.73m (12'6" x 8'11")

Bedroom 1 - 4.47m x 2.79m (14'8" x 9'2")

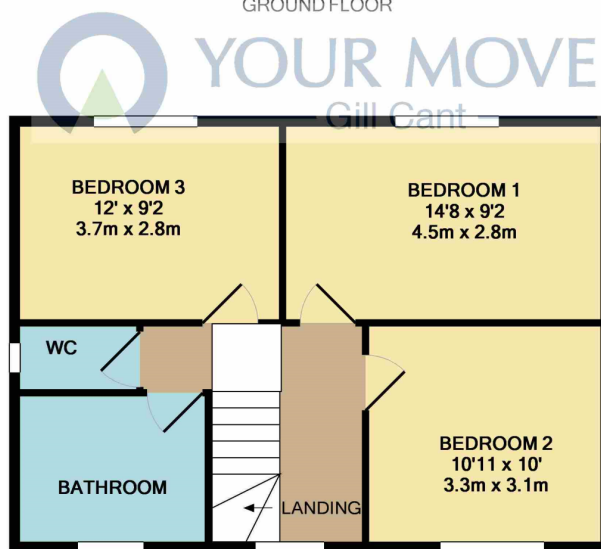
Bedroom 2 - 3.33m x 3.05m (10'11" x 10'0")

Bedroom 3 - 3.67m x 2.79m (12'0" x 9'2")





GROUND FLOOR



1ST FLOOR

BLACK BULL LANE, FULWOOD, PRESTON, PR2 3PD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Freehold Not confirmed

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Floorplan Clause

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

*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



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