



ESTATE AGENTS

... the key to a successful move



The Blossoms, Fulwood, Preston, PR2 9RF

**Offers in the
region of
£230,000**

* Modern Detached House * Three Bedrooms

* Two Receptions * Breakfast Kitchen

* Bathroom * Ensuite * Cloaks

* Sought After Residential Location

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A very rare opportunity to purchase a Detached House set in the much sought after location of Fulwood, situated on the quiet Cul-De-Sac of The Blossoms located within the heart of Fulwood. The property has been well maintained by the current owners and benefits from having excellent accessibility to amenities such as schools, shops, Royal Preston Hospital, Preston City Centre, public transport links and main motorway connections at Junctions 31a and 32 of the M6 motorway. The property comprises: Entrance hall, lounge, dining room, kitchen, cloaks and to the first floor a master bedroom with en suite shower room, two additional bedrooms and a family bathroom, outside there are gardens to the front and rear and a detached garage. This property is an opportunity not to be missed!

GROUND FLOOR

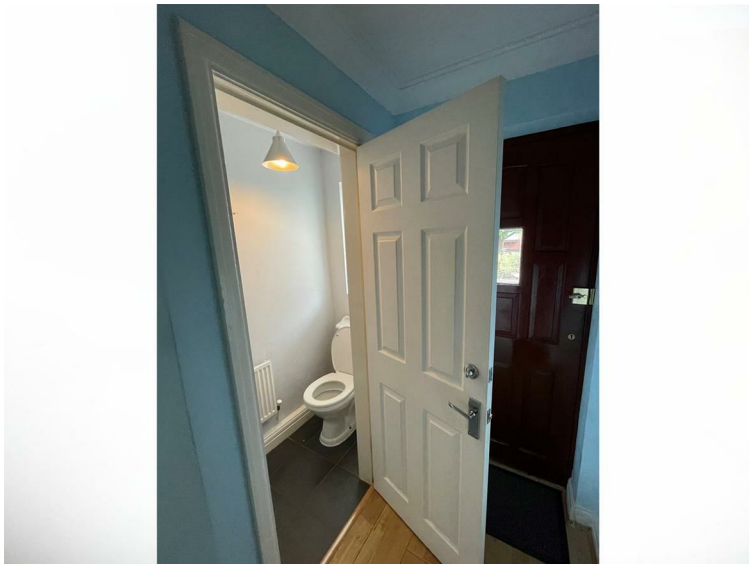
ENTRANCE HALLWAY

Ceiling light point, radiator, stairs to first floor.



CLOAKS

Wash hand basin with tiled splash back, radiator, low flush WC, double glazed window to the front.



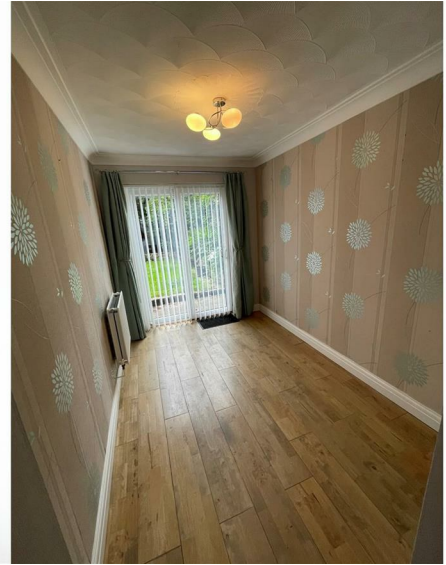
LOUNGE 15'5" x 10'5" (4.7m x 3.2m)

Coving to the ceiling, double glazed window to the front, two radiators, feature fireplace with contemporary gas fire, laminate wood effect flooring, arch to dining room.



DINING ROOM 10'2" x 7'2" (3.1m x 2.2m)

Coving to the ceiling, radiator, double sliding doors leading to rear garden.



KITCHEN 10'2" x 8'2" (3.1m x 2.5m)

Fitted with a range of contemporary wall and base units with coordinating worktops, built in electric oven, gas hob and extractor hood, 1.5 sink with drainer, spaces for appliances. Ceiling light point, radiator, part wall tiled, tile effect flooring, double glazed window under stairs storage cupboard, door to the side.

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FIRST FLOOR

STAIRS & LANDING

Ceiling light point, double glazed window

MASTER BEDROOM 12'5" x 6'6" plus recess (3.8m x 2.0m plus recess)

Radiator, two double glazed windows to the front.



EN SUITE

Radiator, walk in shower enclosure, tiled walls, inset wash hand basin with storage under, extractor.

REAR BEDROOM 7'10" x 8'10" (2.4m x 2.7m)

Radiator, double glazed window to the rear.



REAR BEDROOM 7'6" x 6'6" (2.3m x 2.0m)

Radiator, double glazed window to the rear.



BATHROOM

Fitted with a three piece white bathroom suite, comprises: panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part tiled walls, double glazed window to the side.

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Council Tax Band C Newcastle under Lyme



Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

Tarmac driveway to the front and side providing multiple off street parking options and access to the garage at the rear, paved area with feature shingle insert, hedge to the front.

Paved patio area, laid to lawn with raised mature beds, wood panelled fencing and secluded area to the corner.

Brick built garage with pitched roof, potential for over head storage space, up and over door, power and lighting, door and window to the side.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422


Services

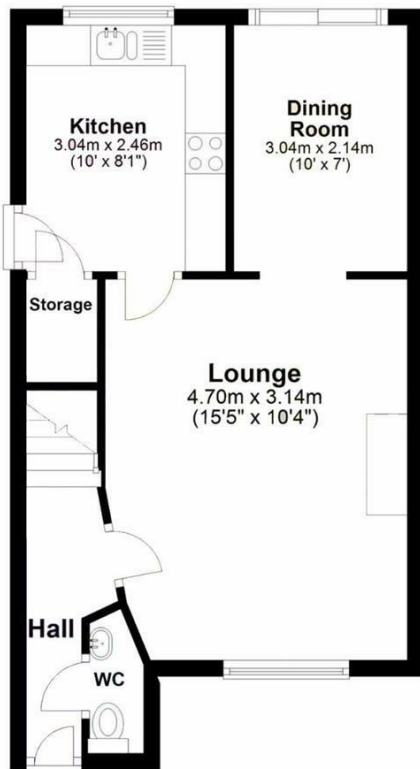
We believe all are available.

Tenure

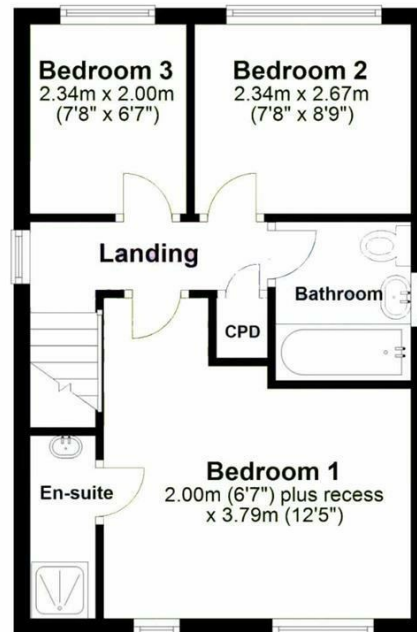
Assumed to be freehold.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

*For illustration purposes only (Do Not Scale)

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