



## 8 Hurstway Close

Fulwood, Preston, PR2 9TU

Offers Over £240,000



Boasting spacious accommodation throughout, this property is being welcomed to the market and is not to be missed! Situated within the popular area of Fulwood, within close proximity to local amenities, commuter links and schools, this property is well suited for small families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and access to the ground floor WC and lounge. From the lounge is access to the fitted kitchen and the dining area. To the first floor are three bedrooms and a three piece shower room.

Externally to the rear is an enclosed garden. To the front is a driveway providing off road parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.

\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\*



## Ground Floor

Entrance Porch 6'10" x 3'3" (2.1 x 1.0)

Entrance Hall 8'6" x 6'10" (2.6 x 2.1)

Ground Floor WC 2'7" x 6'10" (0.8 x 2.1)

Lounge 12'5" x 26'6" (3.8 x 8.1)

Dining Room 12'5" x 7'0" (3.8 x 2.15)

Kitchen 10'2" x 13'1" (3.1 x 4.0)

## First Floor

### Landing

Bedroom One 32'9" x 29'6" (10'9" x 11'9")

Bedroom Two 14'5" x 10'9" (4.4 x 3.3)

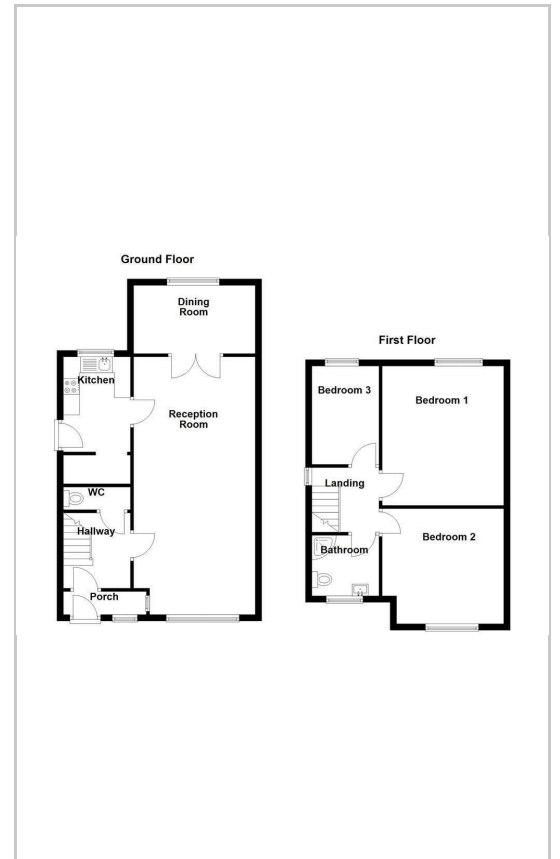
Bedroom Three 10'2" x 6'10" (3.1 x 2.1)

Bathroom 6'10" x 6'2" (2.1 x 1.9)

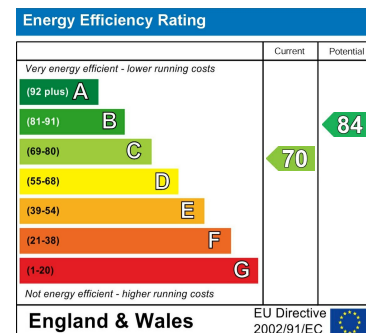
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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