



92 WOODPLUMPTON ROAD

FULWOOD, PRESTON, PR2 3TF

£399,950
FREEHOLD

An amazing opportunity to purchase a fabulous detached true bungalow set within an enviable plot of approximately 1/3 to 1/2 acre plot or thereabouts. Having been an established home of the most extremely reputable local builders, the Jacksons, who not only built this bungalow for their family but numerous other homes around this area. The bungalow sits very well back within its frontage and the curtilage extends to provide lots of hardstanding for parking, a detached double garage and great size gardens. The bungalow has an impressive entrance hall, two large bedrooms, spacious lounge and dining kitchen and a bathroom, as well as a rear porch where there is access to utility, coal bunker and the garage. The property has great potential for extending the existing property, creating a bigger home or possibly redevelopment of the site, subject to any necessary planning permissions. Close to local services amenities, schools and bus routes. Great motorway connectivity. To fully appreciate the size setting, location and potential this wonderful home has to offer, viewing is essential. Offered with the benefit of No Chain Delay.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

92 WOODPLUMPTON ROAD

- A Substantial Detached True Bungalow Set in an Envia-ble Plot • Grounds Circa 1/3 to 1/2 Acre • Excellent Redevelopment Opportunity – Some Updating Required • Two Bedrooms • Spacious Reception Hall & Inner Hall – Generous & Bright Lounge • Dining Kitchen • Gas Central Heating • Larger Than Average Detached Double Garage & Extensive Parking Compound • Great Setting, Location & Close To Local Amenities • Great Local Schools, Easy Main Road & Motorway Connectivity



Entrance Hall

With door to front elevation, cloaks cupboard, ceiling light, radiator and doors off.

Lounge

16'1" x 13'11" (4.90 x 4.24 (4.89 x 4.23))

A lovely room with uPVC double glazed window to the front overlooking the stunning well established gardens, mantel surround, ceiling light and radiator.

Kitchen/Diner

14'4" x 9'11" (4.37 x 3.02)

With a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, electric hob and oven, double glazed window to rear and doors to rear porch.

Bedroom One

13'11" x 13'8" (4.24 x 4.17)

With uPVC double glazed window to the front, a range of fitted wardrobes, ceiling light and radiator.

Bedroom Two

10'5" x 13'11" (3.18 x 4.24 (3.17 x 4.25))

With uPVC double glazed window to the side, ceiling light and radiator.

Bathroom

8'4" x 8'9" (2.54 x 2.67 (2.55 x 2.66))

With a four piece suite comprising low suite W.C. wash hand basin and panelled bath, glazed shower compartment with electric shower, extractor fan and a stunning leaded light original window.

Inner Hall

With door to reception hall and door to the kitchen.

Outside

To the front is a beautiful extensive garden with lawn area and a vast selection of mature plants, shrubs and trees. There is a driveway which takes you to the rear courtyard to the property with lots of hard standing and approaches a double garage.

Double Garage

14'4" x 24'3" (4.37 x 7.39)

With power and light and wooden concertina doors. Personal door access via rear porch.

Side Area

Additional lawn garden creating a great space to the side of the bungalow.

Rear Porch

17'3" x 6'9" (5.26 x 2.06)

A sizeable porch with access from here to a utility area and old coal shed, personal door to the double garage and door access to the driveway and parking compound.

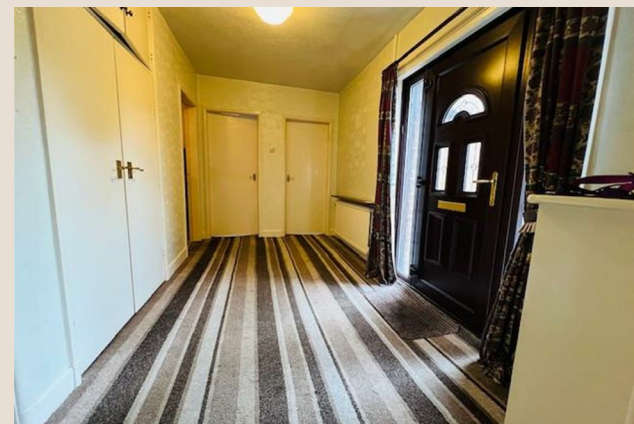
Rear Parking Compound

An extensive rear hardstanding with room for many vehicles, vans or caravan. This area is approached from the front of the property via the long sweeping driveway.

Rear Garden

Having been previously utilised as vegetable plots, currently mainly laid to lawn with borders.

92 WOODPLUMPTON ROAD





92 WOODPLUMPTON ROAD

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

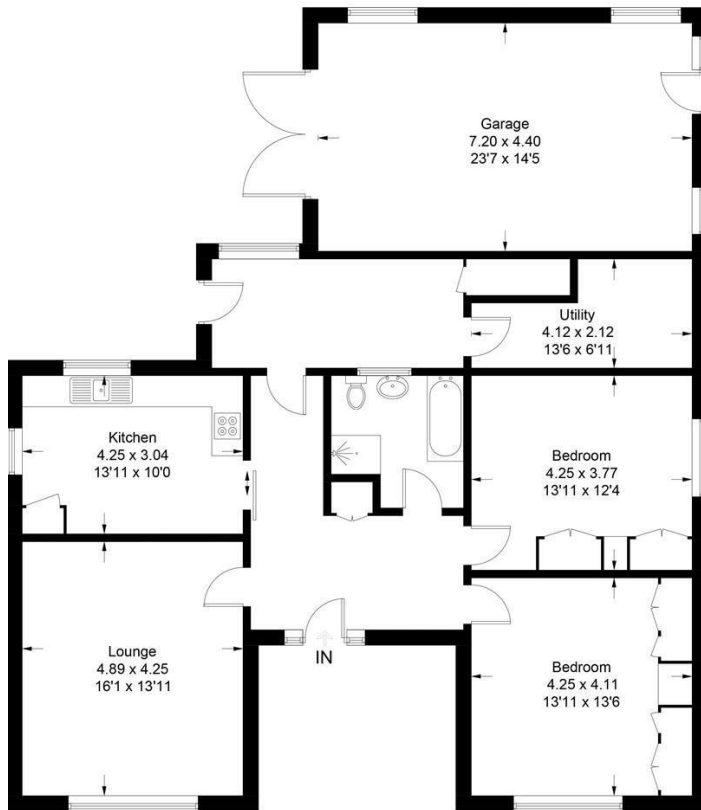
Tenure – Freehold

EPC Rating – D



Woodplumpton Road

Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft
 Garage = 32.2 sq m / 347 sq ft
 Total = 143.7 sq m / 1547 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents

36d Liverpool Road
 Penwortham
 Preston
 Lancashire
 PR1 0DQ

01772 750777
 penwortham@marieholmes.co.uk
 www.marieholmes.co.uk

MARIE HOLMES

SALES | LETTINGS | MORTGAGES