

GUILDHALL

SALES & LETTINGS



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9 Teal Avenue

Fulwood, Preston, PR2 9BN

Offers Over £425,000



Nestled in the desirable area of Teal Avenue, Fulwood, Preston, this stunning family home is a perfect blend of comfort and modern living. With its move-in ready status, this property boasts an inviting atmosphere that is both spacious and cosy, making it ideal for family gatherings and entertaining guests.

Upon entering, you will find two well-appointed reception rooms that provide ample space for relaxation and socialising. The heart of the home is the open-plan kitchen and dining area, which features bifold doors that seamlessly connect to a low-maintenance garden, allowing for a delightful indoor-outdoor living experience. The separate utility room and downstairs W.C. adds to the practicality of this lovely home.

The property comprises four generously sized double bedrooms, ensuring that everyone has their own space. The main bedroom is particularly impressive, accommodating a super king bed and featuring its own ensuite bathroom for added convenience. Additionally, there is a modern four-piece family bathroom that caters to the needs of the household.

For those with vehicles, the property offers off-street parking enhancing its appeal. The inclusion of solar panels is a fantastic bonus, promoting energy efficiency and sustainability. Furthermore, the home benefits from



Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Ground Floor

Reception Room 14'6" x 11'6" (4.43 x 3.53)

Garage 18'11" x 8'2" (5.77 x 2.51)

Ground Floor WC

Utility Room 4'7" x 8'3" (1.40 x 2.54)

Kitchen Dining Room 25'05 x 13'0 (7.75m x 3.96m)

First Floor

Bedroom One 14'11" x 11'10" (4.55 x 3.63)

En Suite 9'8" x 4'9" (2.95 x 1.45)

Bedroom Two 14'11" x 8'11" (4.55 x 2.72)

Bedroom Three 12'11" x 8'11" (3.94 x 2.72)

Bedroom Four 9'10" x 8'9" (3.02 x 2.67)

Bathroom 9'10" x 7'10" (3.02 x 2.4)

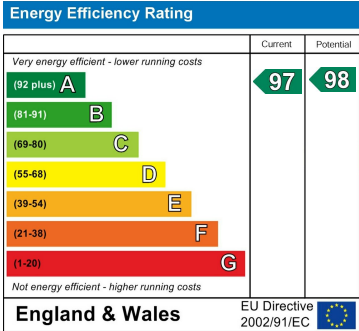
Area Map



Floor Plans



Energy Efficiency Graph



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