



21 MARINA DRIVE

FULWOOD, PRESTON, PR2 9SB

Rent: £1300pcm
Deposit: £1300

- Three Bedroom Semi Detached Property • Modernised Throughout to a High Standard • Prime Location in Fulwood Close to Royal Preston Hospital • Close to all Local Schools, Transport Links & Amenities • Two Reception Rooms & Downstairs W.C • Modern Fitted Dining Kitchen • Three Bedrooms & Modern Family Size Bathroom • Large Landscaped Rear Garden • Driveway Parking to the Front • Early Viewing Comes Highly Recommended

MARIE HOLMES
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21 Marina Drive

SPACIOUS EXTENDED & MODERNISED THREE BEDROOM SEMI DETACHED PROPERTY – SITUATED IN A SOUGHT AFTER LOCATION IN FULWOOD – CLOSE TO ROYAL PRESTON HOSPITAL Situated on the prestigious and highly sought-after Marina Drive in Fulwood, this beautifully presented three-bedroom semi-detached family home enjoys an enviable position just a stone's throw from Royal Preston Hospital, making it ideal for healthcare professionals and families alike.

Finished to an immaculate standard throughout, the property has been thoughtfully refurbished and boasts a stunning single-storey rear extension, creating a superb open-plan living space with attractive views over the generous rear garden.

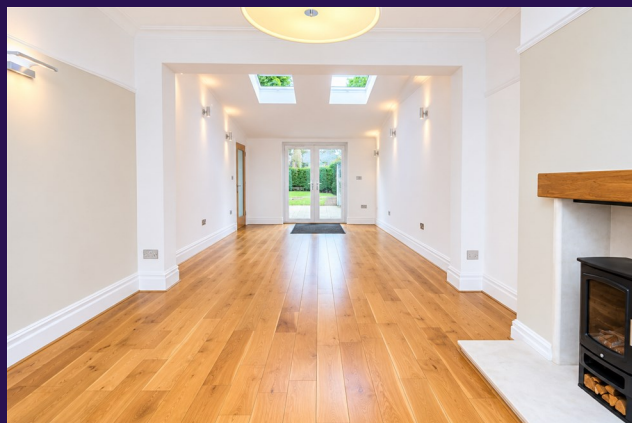
The accommodation briefly comprises a welcoming entrance hallway, elegant bay-fronted lounge, spacious second reception room, impressive extended kitchen/dining room, utility room, and a convenient ground floor W.C.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property occupies a generous plot with a beautifully maintained rear garden, featuring a lawn and patio area ideal for outdoor entertaining, together with a detached single garage. To the front, a block-paved driveway provides off-road parking for two to three vehicles.

The location is particularly desirable, offering easy access to Royal Preston Hospital, highly regarded local schools, excellent shopping facilities, parks, transport links, and motorway networks, ensuring convenience for both commuting and family life.

Properties of this calibre in such a prime Fulwood location rarely remain available for long. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



Entrance Hallway

Porch with Rock front door, Entrance with spot lights, open stair case off to the first floor, double glazed windows, wooden flooring.

Living Room

Ceiling light point, ceiling rose, picture rail, fire place, double glazed bay window, radiator.

Second Reception Room

Ceiling light point, ceiling rose, picture rail, radiator, large open extension, to the dining area.wall lights, patio doors leading to garden, feature chimney breast, veluz window, under floor heating

Kitchen

Spot lighting, drawer base units, laminate worktops, integrated fridge, freezer, dish washer, wine chiller, electric hob and oven with extractor unit, double glazed window and wooden floor, under floor heating, stylist wall lights, tiled floor.

Dining Area

An incredible open space with a velux windows, patio doors to the rear garden, lighting and heated wooden floor access to the utility room.

Utility Room

Spot lighting, base units with laminate worktop, washing machine, dryer, boiler and sink.

Downstairs W.C

Inset spot lighting, wash hand basin with tiled splash back, low flush toilet and wooden floor.

First Floor Landing

Bedroom One

Ceiling light point, double glazed bay window, radiator, carpet, built in storage, front facing.

Bedroom Two

Ceiling light point, double glazed window, radiator, laminate flooring, built in storage, back facing.

Bedroom Three

Ceiling light point, double glazed window, radiator, laminate flooring, back facing

Family Bathroom

Inset spot lighting, double glazed window, full tiled walls, walk in cubicle with mains shower, bath tub, pedestal hand basin, WC and tiled floor.

Exterior

The plot features a generous large garden with lawn, patio resin area and garage and wood store. To the front, a block driveway and space for two/three cars.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in

accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or

your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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ADDITIONAL INFORMATION

Local Authority – Preston City Council

Council Tax – Band C

Viewings – By Appointment Only

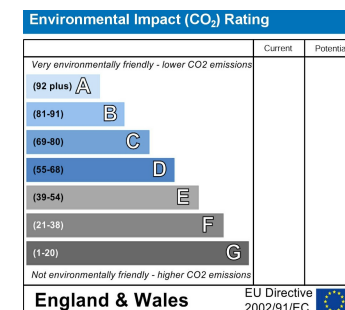
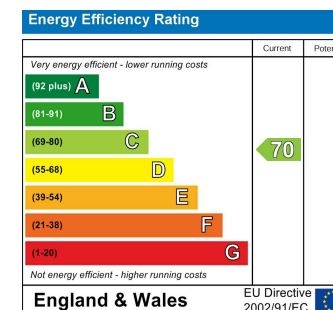
Tenure –

EPC Rating – C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

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