



14 Heatherway, Fulwood
Preston

Offers Over **£270,000**



14 Heatherway

Fulwood, Preston

Impressive 3-bed detached in Fulwood with landscaped gardens, modern kitchen diner, conservatory, en-suite, flexible garage, and excellent local amenities and transport links. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedroom detached home
- Set on corner plot
- Detached garage with art studio
- Sought-after location with strong buyer demand
- Nearby gyms, golf clubs and fitness facilities
- Close to Royal Preston Hospital
- Minutes from the M6 Motorway
- Buyers Information Pack - Up-front searches available

Entrance Hallway**Kitchen/ Diner**

Open kitchen/ diner. Good range of eye and low-level units including 1.5 composite sink with drainer. Integrated appliances include: induction hob with extractor fan, electric oven, dishwasher, fridge/freezer. Space plumbed for washing machine. Understairs storage. Two windows to side. Door to rear.

Lounge

Leading to conservatory. Gas fire. Bay window to front.

Conservatory

Laminate floor. Door to front.

Downstairs W.C.

Pedestal wash hand basin. W.C. Tiled floor. Window to front.





Landing

Loft access. Window to rear.

Bedroom One with En-suite

'Strachan Furniture Makers' fitted wardrobes. With side tables and draws. Window to front.

Bedroom One En-suite

Three piece suite comprising of mains cubicle shower, pedestal wash hand basin and W.C. Access to hot water tank cupboard. Tiled floor. Part tiled walls. Window to front.

Bedroom Two

Fitted wardrobes. Window to side.

Bedroom Three

Window to side.

Family Bathroom

Three piece suite comprising of panelled bath, wall mounted wash hand basin and W.C. Part tiled walls. Window to side.

Garage

Detached garage. Electric up and over door with remote control.

GARDEN

Landscaped garden to side. Mainly laid to lawn with patio area area and pergola.

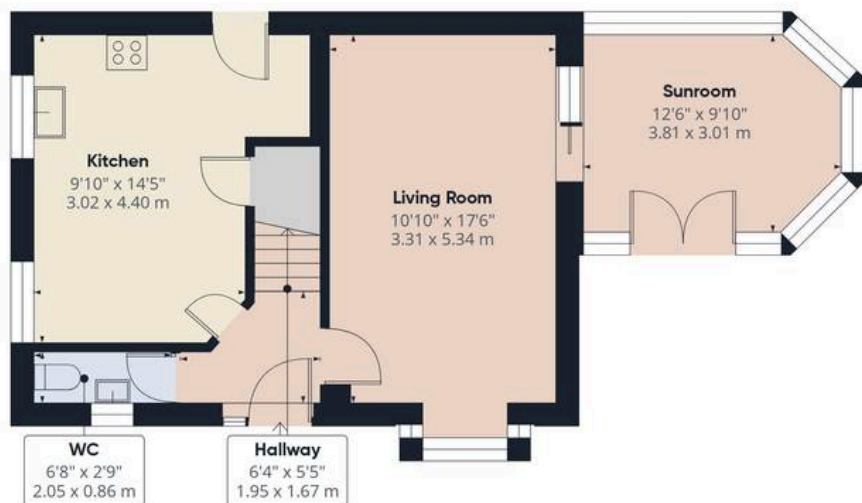
DRIVEWAY

2 Parking Spaces

Dedicated off-street parking for 2 vehicles.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1212 ft²

112.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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