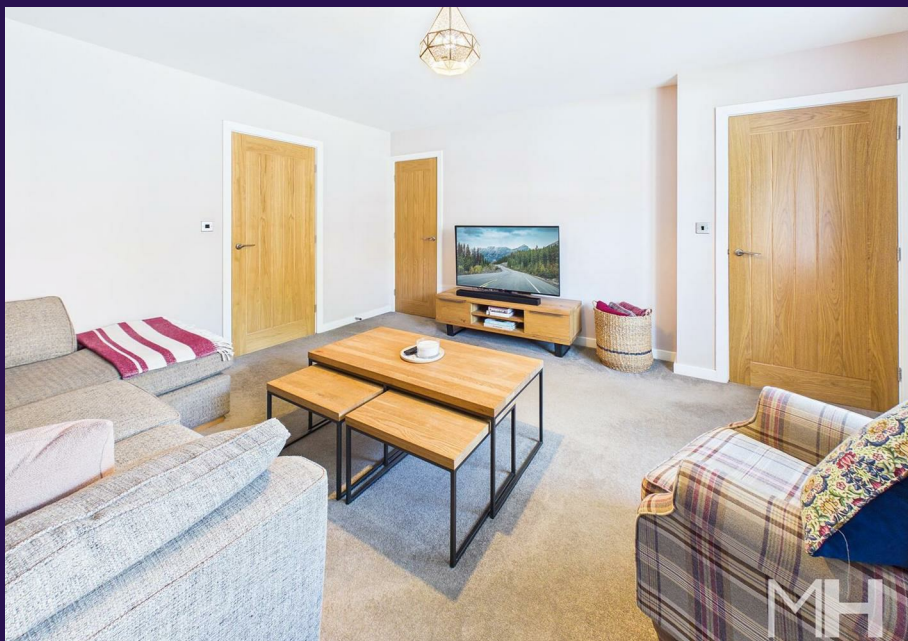




47 STAPLEFORD CLOSE

FULWOOD, PRESTON, PR2 7BG

£275,000



Key Features

- Superb Three Bedroom Detached Family Home
- Convenient Location Close to all Amenities and Local Schools
- Generous Living Room & Downstairs Cloaks W.C
- Contemporary Dining Kitchen with Integrated Appliances
- Three Well Appointed Bedrooms with En-suite to Principal Bedroom
- Modern Family Size Bathroom
- Large Enclosed Rear Garden with Patio Area
- Excellent Driveway Parking & Front Garden
- Detached Brick Single Garage
- Early Viewing Comes Highly Recommended

Property Summary

Occupying an attractive position within a quiet residential development, this beautifully presented detached family home offers a superb balance of stylish accommodation, generous outdoor space and excellent convenience. Perfectly suited to first-time buyers, professional couples, growing families or those looking to downsize without compromising on space, the property enjoys easy access to a wide range of local amenities, highly regarded schools, Royal Preston Hospital and excellent transport links.

A composite entrance door opens into a welcoming reception hallway with staircase leading to the first floor and an oak door opening into the elegant lounge. Bathed in natural light from the attractive front-facing bay window, this spacious reception room enjoys a pleasant outlook over the front garden and provides the perfect place to relax.

To the rear of the property is a superb open-plan dining kitchen, undoubtedly the heart of the home. Fitted with a comprehensive range of contemporary cabinetry, the kitchen incorporates quality integrated appliances including an oven, hob, extractor hood, dishwasher, wine cooler and fridge freezer. There is ample space for a family dining table, while French doors open directly onto the rear garden, creating an effortless transition between indoor and outdoor living. A stylish two-piece cloakroom/W.C completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, all accessed from the central landing, together with a modern family bathroom fitted with a contemporary three-piece suite. The principal bedroom enjoys the added luxury of a beautifully appointed en-suite shower room.

Externally, the property is equally impressive. To the front is an open-plan lawned garden alongside a generous driveway providing off-road parking for two to three vehicles, leading to a detached garage. The enclosed rear garden has been thoughtfully designed for modern family living and entertaining.

Entrance Hallway

3'9" x 5'10" (1.16 x 1.78 m)

Entrance via a modern composite front door with feature glazed panel panels into the hallway. UPVC double glazed window to the side elevation. Carpeted staircase leads to all first floor accommodation. Vinyl tile effect flooring. Inset spotlight to ceiling. Wall mounted alarm control panel. Door leading through to:-

Living Room

13'3" x 14'11" (4.05 x 4.56 m)

UPVC double glazed bay window to the front elevation. Under stairs storage cupboard. TV aerial socket. Radiator. Carpeted. Pendant light fitting. Door leading through to:-

Dining Kitchen

16'4" x 11'7" (4.99 x 3.54 m)

UPVC double glazed French doors lead out onto the rear garden. UPVC double glazed window to the rear elevation. Features a range of modern eye and bass level shaker style units in light grey with complementary work surfaces over and tiled splashback. Inset stainless steel one and a half bowl sink with mixer tap over. Integrated appliances include electric fan assisted oven, induction hob with stainless steel chimney style extractor over, 70/30 fridge freezer, dishwasher and wine cooler. Feature under cabinet lighting. Space for dining table and chairs. Radiator. Pendant light fitting and inset spotlights to ceiling. LVT flooring. TV aerial socket.

Cloaks W.C

5'4" x 3'5" (1.64 x 1.06 m)

UPVC double glazed obscured window to the side elevation. Features a modern two-piece suite in white comprising of a WC with concealed system and pedestal wash hand basin with mixer tap. Part tiled elevations. Wall mounted vanity mirror. Tiled flooring. Inset spotlights to ceiling. Ceiling extractor fan.

First Floor Landing

6'0" x 11'2" (1.84 x 3.41 m)

UPVC double glazed window to the side elevation. Spindle balustrade. Carpeted. Radiator. Access to the loft. Inset Spotlight to ceiling. Doors leading off to all first floor accommodation.

Principal Bedroom

10'0" x 10'11" (3.05 x 3.35 m)

UPVC double glazed window to the front elevation. Carpeted. Radiator. Pendant light fitting. TV aerial socket. Door leading through to:-

En-Suite

9'11" x 3'6" (3.03 x 1.07 m)

UPVC double glazed obscured window to the side elevation. Features a modern three-piece suite in white comprising of a low flush WC, wash hand basin set with vanity unit withdrawal storage and walk-in shower cubicle with mixer shower and waterfall overhead fitting and handheld attachment. Chrome towel ladder radiator. Tiled floor flooring. Fully tiled elevations. Shaver socket. Wall mounted vanity mirror. Inset spotlights to ceiling. Ceiling extractor.

Bedroom Two

10'0" x 11'11" (3.05 x 3.65 m)

UPVC double glazed window to the rear elevation. Features fitted robe storage with sliding doors. Carpeted. Radiator. Pendant light fitting.

Bedroom Three

6'1" x 8'4" (1.87 x 2.56 m)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting. Currently utilised as a home office.

Family Bathroom

6'0" x 6'8" (1.84 x 2.04 m)

UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush WC, wash hand basin





set within a vanity unit withdrawal storage and panelled bath with shower over and glazed shower screen. Part tiled elevations. Wall mounted vanity mirror. Shaver socket. Tiled flooring. Inset spotlights to ceiling. Ceiling extractor fan.

Detached Single Garage

9'1" x 12'1" (2.78 x 3.71 m)

The garage is detached and positioned to the side of the house, with external access via a side access pedestrian door and up and over style door to the front. Utility area at the rear of the garage with eye and base level units, work surfaces and space for washing machine and tumble dryer. Power and light.

Front External

The property benefits from driveway parking for three vehicles with access to the detached single garage. Laid to lawn area with planted beds containing mature plants shrubs and bushes. Side access gate leading to the rear garden.

Rear Garden

The rear garden is fully enclosed with perimeter fencing and is mainly laid to lawn with paved patio area ideal for outdoor entertaining.

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:

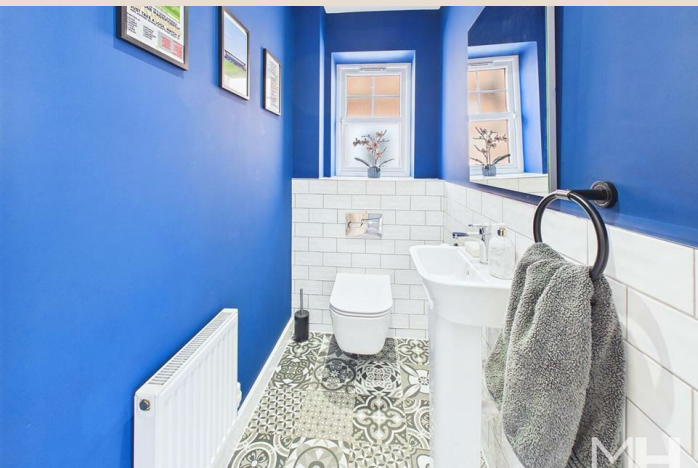
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Additional Information

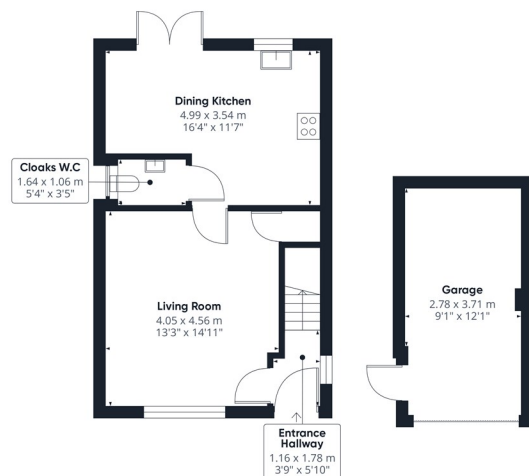
Local Authority – Preston City Council

Council Tax – Band D

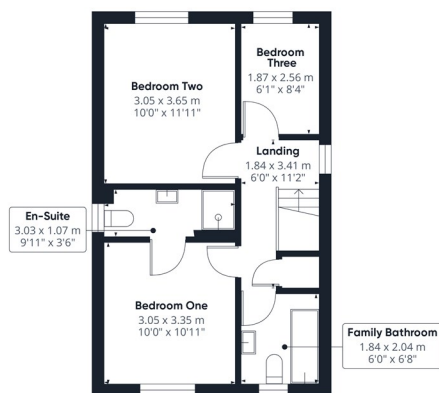
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor

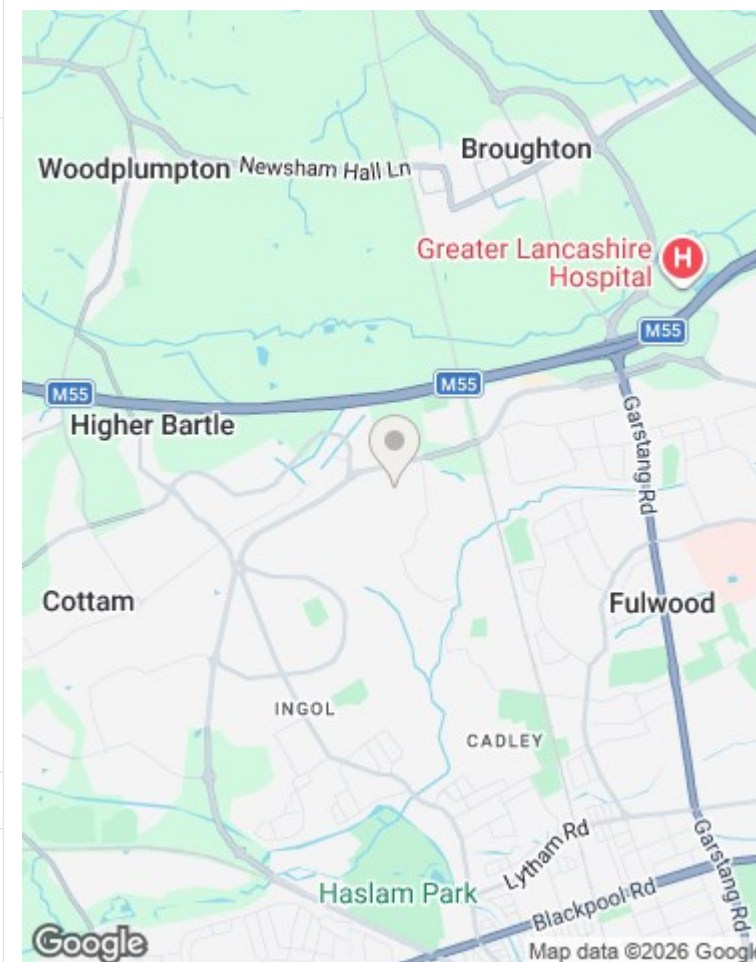


Approximate total areaⁿ
94.1 m²
1013 ft²

(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.

GIRAFFE360



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		