

4 SHALGROVE FIELD FULWOOD, PRESTON, PR2 3SX

£199,950
FREEHOLD

Marie Holmes Estate Agents are delighted to bring to the market this spacious three-bedroom detached family home, ideally positioned within a quiet yet highly sought-after residential area of Fullwood. Conveniently located, the property offers excellent access to local amenities, highly regarded schools, Royal Preston Hospital, and the motorway network, making it perfectly suited for family living. Beautifully proportioned throughout, the home offers fantastic potential and would benefit from a degree of modernisation, presenting an excellent opportunity for purchasers to create a home tailored to their own tastes and style.

In brief, the accommodation comprises an inviting entrance hallway, a generous lounge, a separate dining room/second reception room, and a fitted kitchen to the ground floor. To the first floor are three well-sized bedrooms, including two doubles, together with a family bathroom and separate WC. Externally, the property boasts all the essentials for an ideal family home, featuring attractive front and rear gardens, a driveway providing off-road parking for up to three vehicles, and a detached single garage.

Early viewing is highly recommended to fully appreciate the space, location, and outstanding potential this wonderful home has to offer.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

4 SHALGROVE FIELD

- Superb Three Bedroom Detached Family Home
- Entrance Hallway & Spacious Lounge
- Fitted Kitchen & Dining Room/Second Reception
- Three Bedrooms
- Bathroom & Seperate W.C
- Ideal Location Close to All Amenities & Royal Preston Hospital
- Easy Access to Motorway Links
- Front & Rear Landscaped Gardens
- Driveway & Detached Garage
- Early Viewing Comes Highly Recommended



Entrance Hallway

Entrance via UPVC double glazed front door with glazed side panel. A carpeted staircase leads to all first floor accommodation. Double panel radiator. Under stairs storage cupboard. Ceiling light fitting. Carpeted. Doors leading off to all ground floor accommodation.

Lounge

UPVC double glazed window to the front elevation. Features a living flame gas fire with traditional surround and hearth. Ceiling light fitting and wall lights. TV aerial socket. Double panel radiator. Coving to ceiling. Wood effect laminate flooring.

Dining Room/Second Reception

UPVC double glazed sliding patio doors to the rear elevation. Ceiling light fitting. Double panel radiator. Wood effect laminate floor flooring. Archway leading through to:-

Kitchen

UPVC double glazed window to the side elevation. UPVC double glazed obscure glass door leading out to the rear garden. Features range of eye and base level units with contrasting work surface over. Insect sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor hood over. Space for undercounter fridge. Space and plumbed for washing machine. Cupboard housing combination boiler. Tiled flooring. Spotlight ceiling track. Radiator.

First Floor Landing

UPVC double glazed window to the side elevation which creates a bright and airy landing space with access to the loft. Carpeted. Ceiling light fitting. Yeah.

Bedroom One

UPVC double glazed window to the front elevation. Features fitted robe storage with top boxes. Double panel radiator. Ceiling light fitting. Carpeted.

Bedroom Two

UPVC double glazed window to the rear elevation. Double panel radiator. Ceiling light fitting. Carpeted. Features fitted robe storage.

Bedroom Three

UPVC double glazed window to the front elevation. Double panel radiator. Ceiling light fitting. Carpeted.

Bathroom & Seperate W.C

UPVC double glazed obscured window to the side elevation. Features a two-piece suite in white comprising of a panelled bath and pedestal wash hand basin. Radiator. Parts tiled elevations. Vinyl floor covering. Ceiling light fitting. A separate WC with UPVC double glazed obscure window to the rear elevation.

External & Garage

Sunny decking area accessible from the dining room, lawn area and well stocked borders. The great news is the garden faces west and there is a

hardstanding at the rear of the detached garage which has power and light.

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:

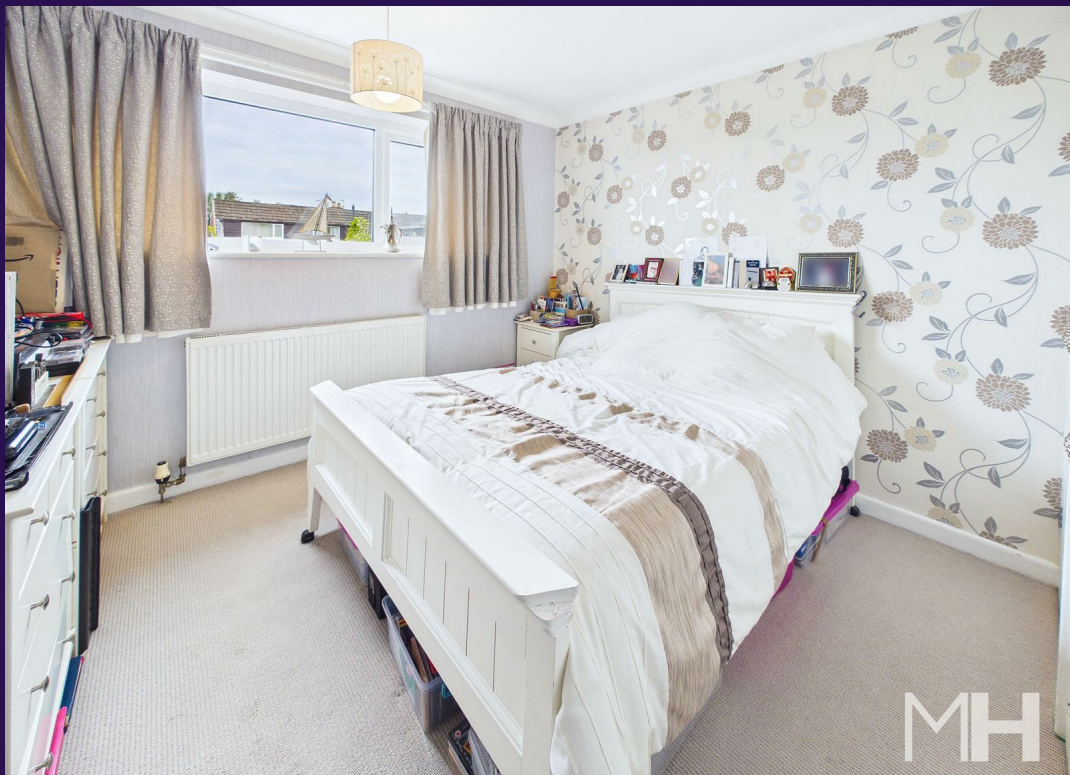
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

4 SHALGROVE FIELD





4 SHALGROVE FIELD

ADDITIONAL INFORMATION

Local Authority – Preston City Council

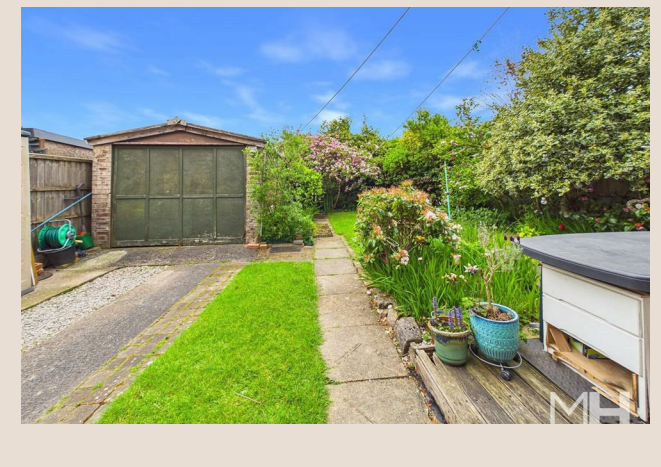
Council Tax – Band D

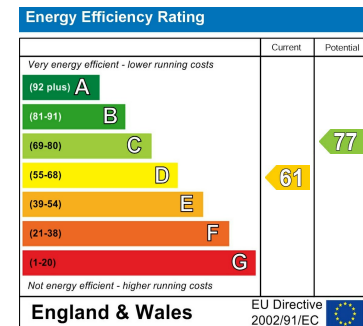
Viewings – By Appointment Only

Floor Area – 871.88 sq ft

Tenure – Freehold

EPC Rating – D





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