

Road Map



Hybrid Map



Terrain Map

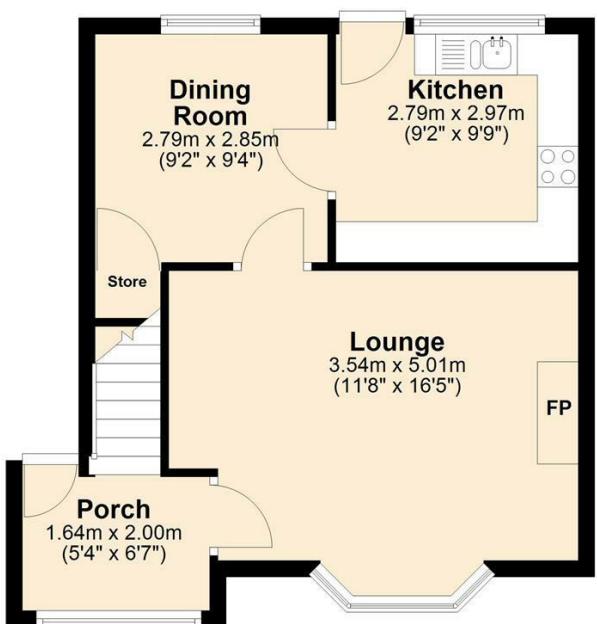


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Floor Plan

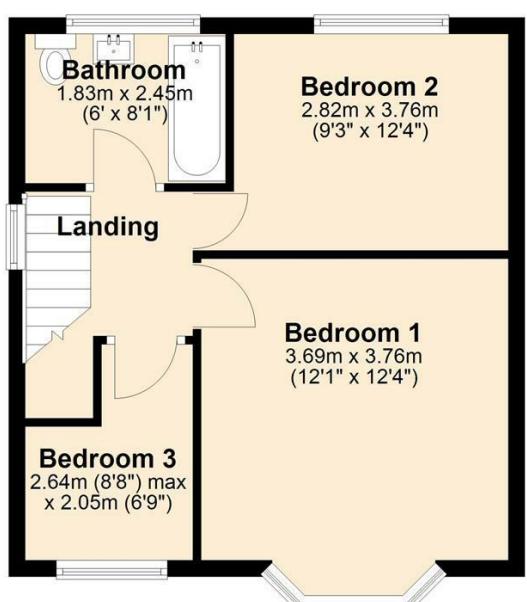
Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



12 Cleveland Avenue

Fulwood, Preston, PR2 6XS

Offers In The Region Of £175,000

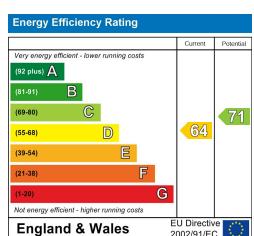


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

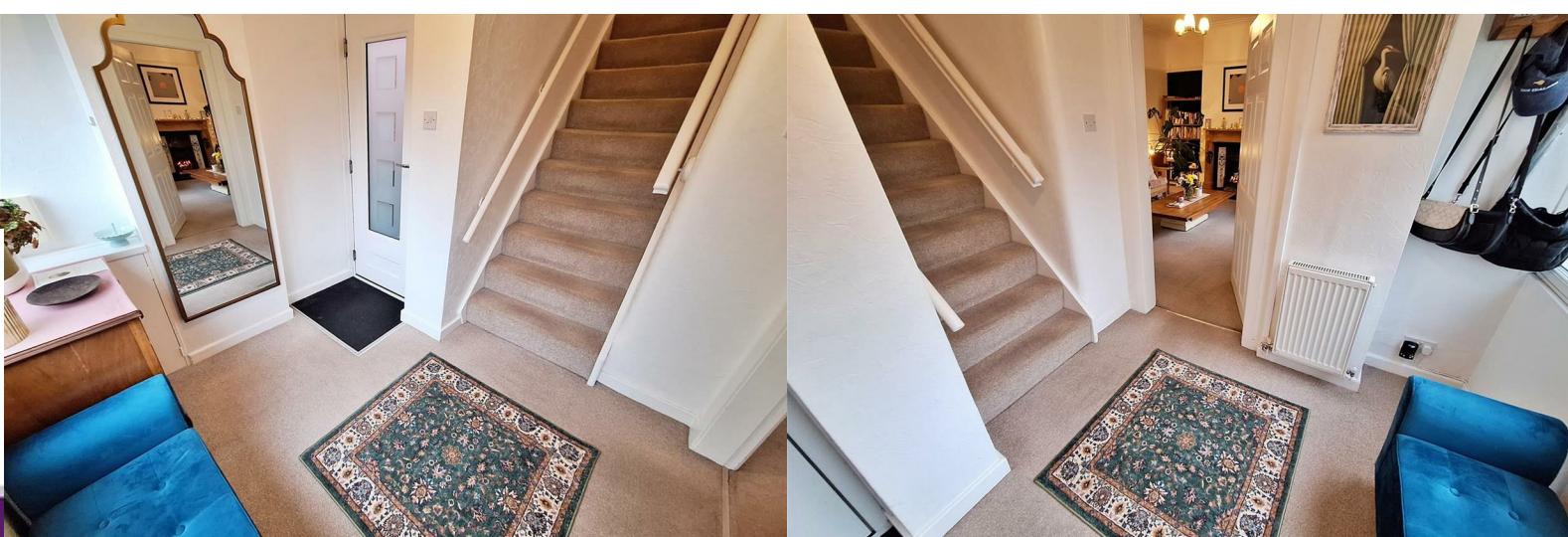
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Energy Efficiency Graph



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Porch

6'6" x 5'4"

Door to rear providing access into Porch. UPVC double glazed opaque window to front. Stairs to rear providing access to first floor landing. Access through to Lounge. Carpet, ceiling light and radiator.

Lounge

16'5" x 11'7"

UPVC double glazed bay window to front. Feature cast iron fire place housing real flame gas fire. Carpet, ceiling light and radiator.

Dining Room

9'4" x 9'1"

UPVC double glazed window to rear. Under stairs storage cupboard. Tiled floor, ceiling light and radiator. Presently used as a home gym.

Kitchen

9'8" x 9'1"

UPVC double glazed window to rear. UPVC door providing access to rear courtyard. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and chrome extractor fan above. Plumbed for washing machine. Space for freestanding fridge/freezer. Tiled floor and ceiling light.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling lights.

Bedroom One

12'4" x 12'1"

UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Two

12'4" x 9'3"

UPVC double glazed window to rear. Fitted cupboard housing boiler. Carpet, ceiling light and radiator.

Bedroom Three

8'7" x 6'8"

UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bathroom

8'0" x 6'0"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Vinyl flooring, ceiling lights and radiator.

Exterior

Gated access directly across the road to front woodland garden area.

Small walled courtyard to rear accessible via side gate.

Further Information

Tenure - Freehold

Council Tax Band - B - Preston Council

EPC Rating - D

