

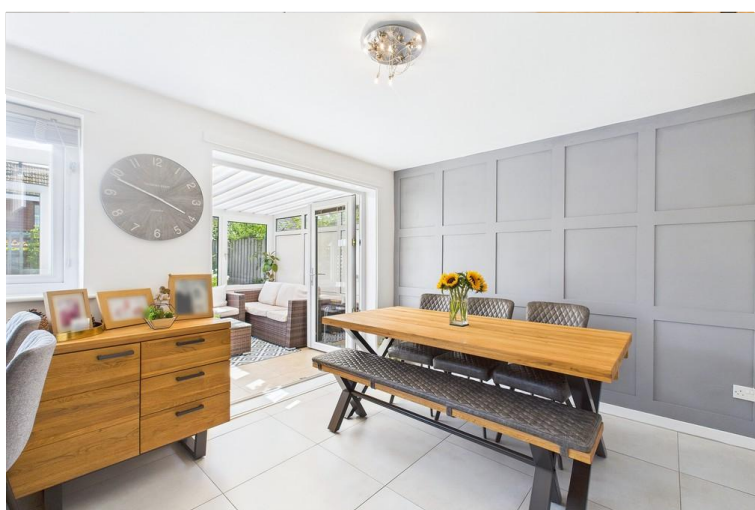


Alford Fold
Fulwood

- **Extended 3 Bedroom Semi-Detached**
- **Corner Plot**
- **Cul-de-Sac Location**
- **Living Room, Playroom and Conservatory**

Offers Over £245,000
EPC Rating 'TBC'





Property Description

- * Extended 3 Bedroom Semi-Detached
- * Living Room, Playroom and Dining Kitchen
- * Conservatory, Utility and Home Office

This fantastic property offers a huge amount of space for family living, with versatile accommodation situated in a corner plot in a cul-de-sac close to transport links and Royal Preston Hospital. The useful entrance porch leads on to a spacious living room, perfect for cosy nights in and decorated neutrally to a high standard. The playroom is a versatile space, ready to house children's toys or become a hobby room for adults.

To the rear of the property is a bright, spacious dining kitchen with ample space for entertaining as it opens on to the conservatory. The well-laid out kitchen has a gas hob, electric double oven and plumbing for a dishwasher, as well as space for a freestanding fridge freezer. Beyond this is the utility room, with plenty of storage and plumbing for a washing machine and dryer.





Finally, a spacious downstairs WC provides useful additional facilities and houses the boiler which is only 2.5 years old.

Upstairs are two double bedrooms and a good-sized single, along with a family bathroom. Bedroom 1 also benefits from fitted wardrobes.

This home also offers a generous amount of space outside, with a landscaped South-facing garden which wraps around the rear and the side. A printed concrete driveway provides ample parking, while the detached garage has been split and the rear half fully finished with heating to provide a home office space.



This is a wonderful family home which offers a huge amount of additional space and is well-located for schools and local amenities.

LOCAL INFORMATION FULWOOD lies north of Preston, Lancashire and is well positioned for access to the M55 and M6. Within easy reach of leisure and amenities, with Preston Golf Course, Booths and Asda supermarkets, Preston College, and Royal Preston Hospital being close by. Excellent catchment area for primary and secondary schools and within reach of well-regarded private schools including Kirkham Grammar in Preston, Westholme in Blackburn, and Stoneyhurst in Clitheroe. There are also cycle paths from Fulwood through Lancaster to Camforth, as well as the Guild Wheel.





ENTRANCE PORCH

LIVING ROOM

PLAY ROOM

DINING KITCHEN

UTILITY ROOM

DOWNSTAIRS WC

CONSERVATORY

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE

HOME OFFICE

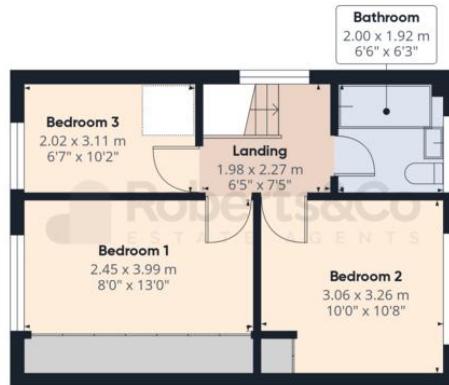
REAR GARDEN







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
99.4 m²
1070 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements