

Road Map



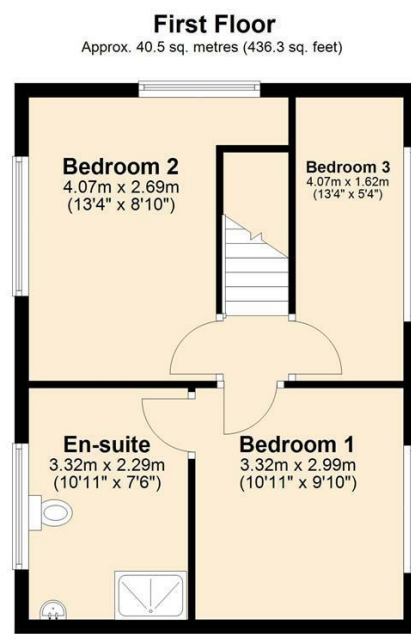
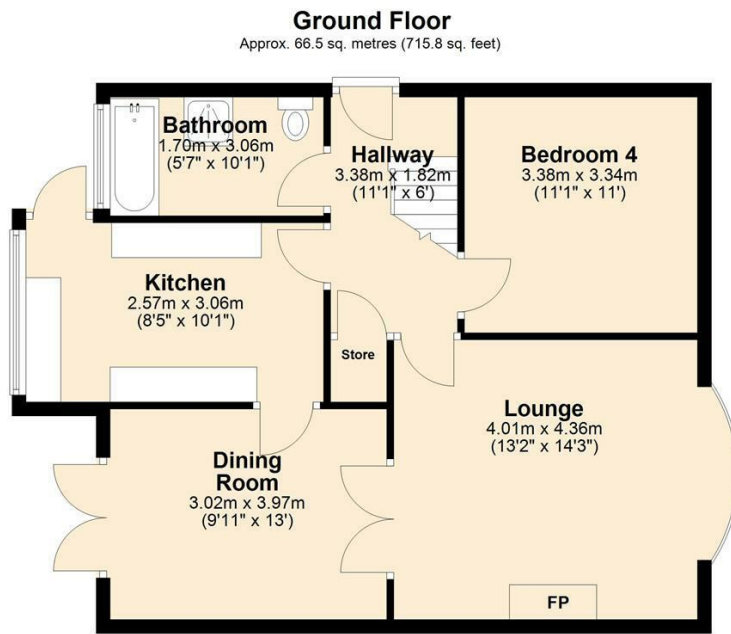
Hybrid Map



Terrain Map



Floor Plan



24 Lansdown Hill

Fulwood, Preston, PR2 3WD

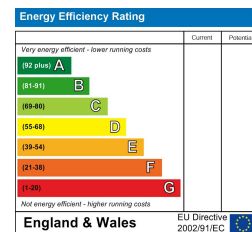
Offers In The Region Of £280,000

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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# 24 Lansdown Hill

Fulwood, Preston, PR2 3WD

## Offers In The Region Of £280,000



### Rear Exterior

Landscaped garden with paved patio, paved pathway and established plants and shrubs.

### Garage

Single garage with up and over door to front, power and lighting.

### Further Information

Tenure - Freehold  
Council Tax Band - C - Preston City Council  
EPC Rating C

### Hallway

Door to side providing access from wrap around front and side garden. Stairs to front leading to first floor landing. Doors to ground floor rooms. Carpet, ceiling light and radiator.

### Lounge

14'3" x 13'1"  
UPVC double glazed bay window to front. Chimney housing inset electric fire. Internal double doors leading into Dining Room. Fitted Bose surround sound speakers. Carpet, ceiling and wall lights and radiator.

### Ground Floor Bedroom (Bedroom 4)

11'1" x 10'11"  
UPVC double glazed window to front and side. Carpet, ceiling light and radiator.

### Dining Room

13'0" x 9'10"  
UPVC double doors providing access to rear garden. Access to Dining Room & Kitchen. Carpet, ceiling light and radiator,

### Kitchen

14'2" x 8'5"  
UPVC double glazed window to rear. UPVC door to side providing access to rear garden. Range of wall and base units with complimentary worktops above. Integral double oven (above waist height), ceramic hob with extractor fan above. Porcelain sink with drainer and Quooker instant boiler tap above. Plumbed for washing machine. Integrated dishwasher. Space for tumble dryer. Vinyl flooring and ceiling lights.

### Bathroom

10'0" x 5'6"  
UPVC double glazed opaque window to side and rear. Four piece bathroom suite comprising; panel bath, walk in shower cubicle with mains shower above, low flush WC and pedestal wash hand basin. Chrome towel heater. Wall and floor tiles.

### First Floor Landing

Access to all first floor rooms.

### Bedroom One

11'6" x 10'10"  
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access through to En Suite Bathroom.

### En Suite

10'10" x 5'8"  
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; walk in single shower cubicle with electric shower above, vanity wash hand basin and low flush WC. Ladder style towel heater. Carpet and ceiling light.

### Bedroom Two

13'4" x 8'9"  
UPVC double glazed window to side and rear. Eaves access. Carpet, ceiling light and radiator.

### Bedroom Three

13'4" x 5'3"  
UPVC double glazed window to front. Eaves access. Carpet, ceiling light and radiator.

### Front & Side Exterior

Wrap around front and side garden

