

# GUILDHALL

SALES & LETTINGS



11 Middleton Road

Fulwood, Preston, PR2 9LL

Offers Over £315,000



Welcome to this charming family home located at Middleton Road, Preston. Nestled in a sought-after area, this property offers a perfect blend of comfort and modern living, making it an ideal choice for families.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is a highlight of the home, designed to meet the needs of contemporary family life, and is complemented by a convenient downstairs W/C.

This residence boasts five well-proportioned bedrooms, ensuring ample space for family members or guests. The main bedroom features a luxurious walk-in closet and an en suite bathroom, providing a private retreat for the homeowners. Additionally, there is a stylish three-piece family bathroom suite that serves the other bedrooms, ensuring comfort and convenience for all.

The lovely rear garden is a delightful outdoor space, ideal for children to play or for hosting summer gatherings. Furthermore, the property includes a garage and designated parking, adding to the practicality of this wonderful home.



Hallway

2 x UPVC double glazed windows, front door, central heating radiator, door to WC, reception room, kitchen, stairs to first floor, LVT floor.

Reception Room

UPVC double glazed window, central heating radiator, coving, UPVC double glazed French doors, leading to rear, LVT floor.

Kitchen

UPVC double window, central heating radiator, 6 x Spotlight points, range of wall and base units, laminate worktop, stainless steel sink with mixer tap, splash back, extractor fan. hard wood flooring, gas hob, double oven, vinyl floor, UPVC double glazed door, doors leading to rear.

WC

Central heating radiator, dual flush WC, pedestal sink with traditional taps.

Landing

2 x UPVC double glazed window, central heating radiator, smoke alarm, stairs to ground floor and second floor, doors to bedrooms 3, 4, 5 and bathroom.

Bathroom

UPVC double glazed frosty window, central heating radiator, full spotlights, extractor fan, half tiled walls, dual flush WC, pedestal sink with mixer tap, panelled bath with mixer tap, electric overhead shower, lino floor.

Bedroom 3

UPVC double glazed window, central heating radiator.

Bedroom 4

Double glazed window, central heating radiator.

Bedroom 5

UPVC double glazed window, central heating radiator

Landing

UPVC double glazed window, stairs to 1st floor, doors to bedrooms 1 and 2.

Bedroom 1

Central heating radiator, UPVC double glazed doors leading to balcony ,opening to dressing room, door WC.

Dressing Room

UPVC double glazed window, central heating radiator, fitted wardrobe.

En-Suite

UPVC double glazed frosted window, spotlights, central heating radiator, pedestal sink with mixer tap, dual flush WC, direct feed single shower cubicle.

Bedroom 2

2 x UPVC double glazed windows, central heating radiator, 7 Spotlights, loft access.

Front

Lawn and stones.

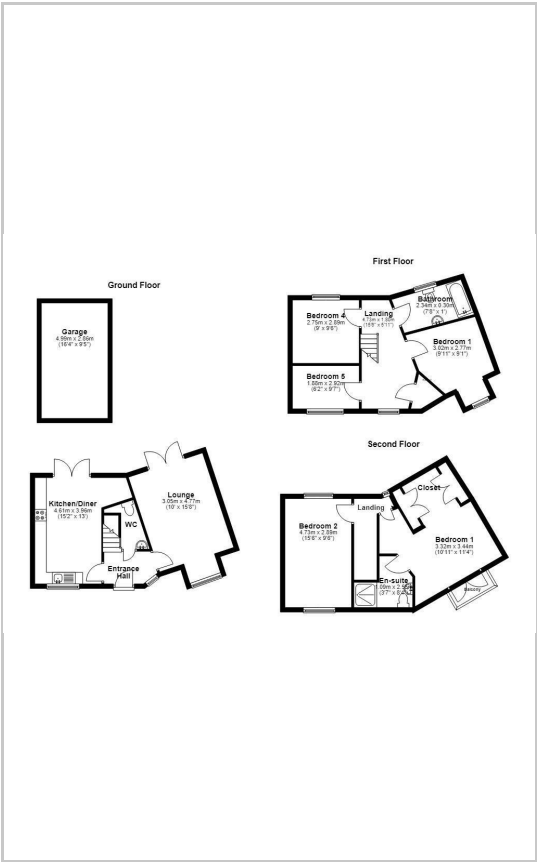
Rear

Astro, decking, stones, flagged with wood chip and raised flowerbeds.

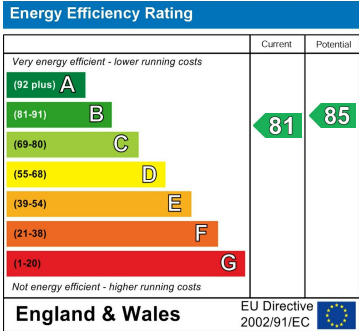
Area Map



Floor Plans



Energy Efficiency Graph



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