



77 KILWORTH HEIGHT
FULWOOD, PRESTON, PR2 3NX

£229,950



Key Features

- Three Bedroom Semi Detached Home ■ Ideal for First Time Buyers or Families Alike ■ Stylish Open Plan Living Accommodation ■ Modern Fitted Contemporary Kitchen ■ Three Good Size Bedrooms - Two Doubles, One Single ■ Modern Three Piece Bathroom Suite ■ Hard-Standing Driveway With Parking For Multiple Vehicles ■ Close to All Local Amenities & Transport Links ■ Quiet Yet Popular Residential Location ■ Early Viewing Comes Highly Recommended

Property Summary

Beautifully presented and ready to move straight into, this superb three-bedroom home offers stylish, contemporary accommodation ideally suited to first-time buyers, young families or those looking to downsize without compromise. Situated in the popular residential area of Kilworth Heights, the property enjoys an excellent position with a wide range of local amenities within easy reach. Families are well catered for with an excellent choice of highly regarded primary and secondary schools nearby. For commuters, the location is exceptional, with the M6, M55 and A6 all approximately five minutes away, providing excellent transport links throughout the region. Royal Preston Hospital, Preston City Centre and an extensive range of shopping, leisure and dining facilities are also just a short drive away.

The heart of the home is the impressive open-plan living space, designed with modern lifestyles in mind. The bright and spacious lounge enjoys a large front-facing window that fills the room with natural light, together with an attractive feature fireplace creating a warm and welcoming focal point. An open-plan staircase enhances the sense of space and leads seamlessly to the first floor.

To the rear, the dining area provides an excellent space for both everyday family living and entertaining, with direct access to the rear garden. The contemporary fitted kitchen is beautifully appointed with a comprehensive range of units and integrated appliances, offering both style and practicality.

The first floor comprises three well-proportioned bedrooms, including two generous doubles benefiting from fitted wardrobes, together with a modern three-piece family bathroom finished to a high standard.

Externally, the property enjoys a hard-standing driveway providing off-road parking for multiple vehicles. The enclosed rear garden has been thoughtfully designed for low-maintenance living. Early viewing of this superb property comes highly recommended.

Entrance Porch

Entrance via a UPVC double glazed front porch with side windows. Inset spotlights to ceiling. Internal modern composite door with feature glazed side panels lead in to the lounge.

Lounge

16'6" x 12'10" (5.03 x 3.91)

A Brighton airy room with a UPVC double glazed window to the front elevation. Carpeted spindle balustrade staircase lead to all first floor accommodation. The focal point of the room is the electric fireplace with modern surround and hearth. TV aerial socket. Wall lights. Ceiling light fitting. Carpeted. Radiator. Double internal glazed doors lead through to:-

Dining Room

10'9" x 8'10" (3.28 x 2.69)

UPVC double glazed French doors with glazed side panels to the rear elevation leading out onto the rear garden. Glazed internal door leads through to the kitchen. Wood effect laminate flooring. Inset spotlights to ceiling. Radiator.

Kitchen

10'4" x 7'3" (3.15 x 2.21)

UPVC double glazed window to the side elevation. UPVC double glazed door to the rear elevation leading out onto the garden. Features a range of modern eye and base level units in Cream Shaker style with complementary contrasting work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric double oven, four burner gas hob, stainless steel chimney style extractor and space/plumbed for washing machine and undercounter fridge. Part tiled elevations. Cupboard housing wall mounted combination boiler. Tiled flooring. Inset spotlights to ceiling. Radiator.

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted. Pendant light fitting. Access to the loft. Door doors leading off to all first floor accommodation..

Bedroom One

13'3" x 9'8" (4.04 x 2.95)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Radiator.

Bedroom Two

10'10" x 9'8" (3.30 x 2.95)

UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Radiator.

Bedroom Three

6'5" x 8'12" (1.95 x 2.74)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Radiator.

Family Bathroom

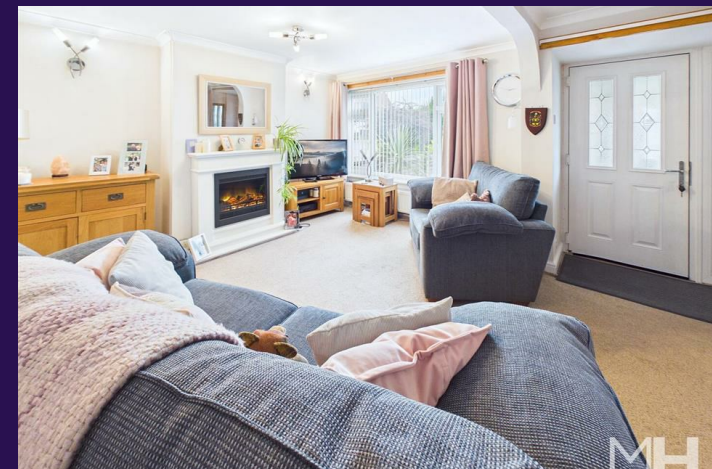
UPVC double glazed obscured window to the rear elevation. Features a three-piece suite in white comprising of a low flush WC, pedestal wash and basin with mixer tap and panelled bath with mixer shower over and glazed shower screen. Fully tiled elevations. Vinyl flooring. Ceiling light fitting. Towel ladder radiator.

Front External

The front of the property has been designed with low maintenance in mind, featuring an attractive, generous gravelled garden with paved borders. A tarmac driveway provides off-road parking for several vehicles and leads to double side access gates, offering secure access to the rear of the property.

Rear Garden

The rear garden is fully enclosed by perimeter fencing, creating a private and secure outdoor space. Designed for ease of maintenance, it features





attractive paved patio areas, well-stocked borders with a variety of mature shrubs and bushes, and a garden shed providing useful external storage.

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:

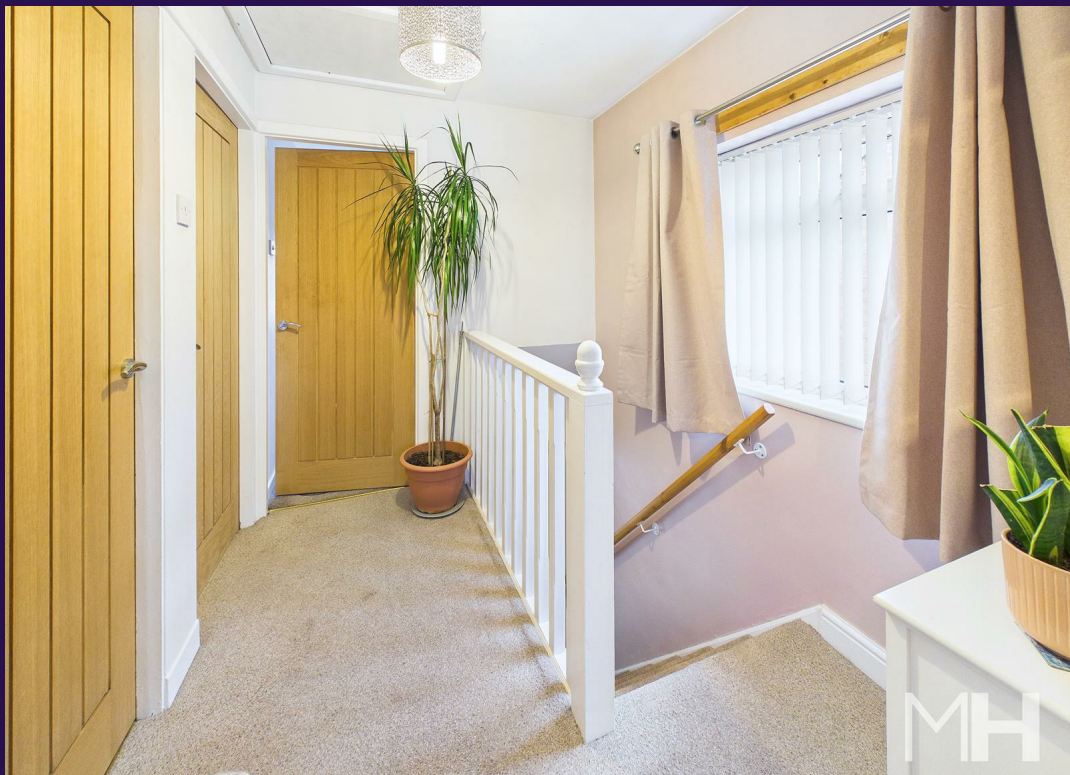
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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 offices.





Additional Information

Local Authority – Preston

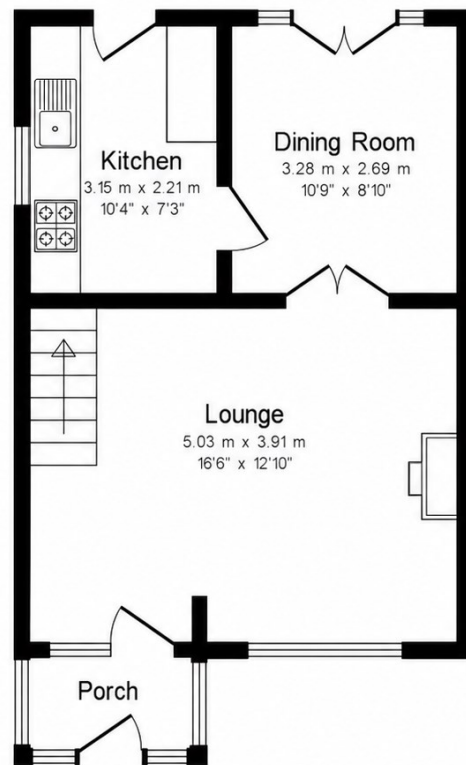
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

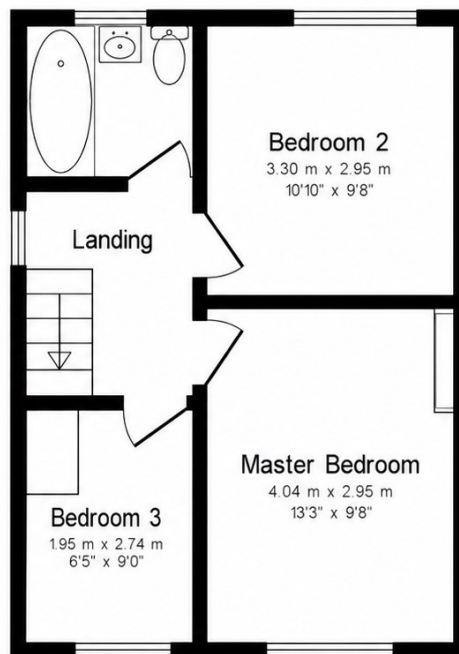


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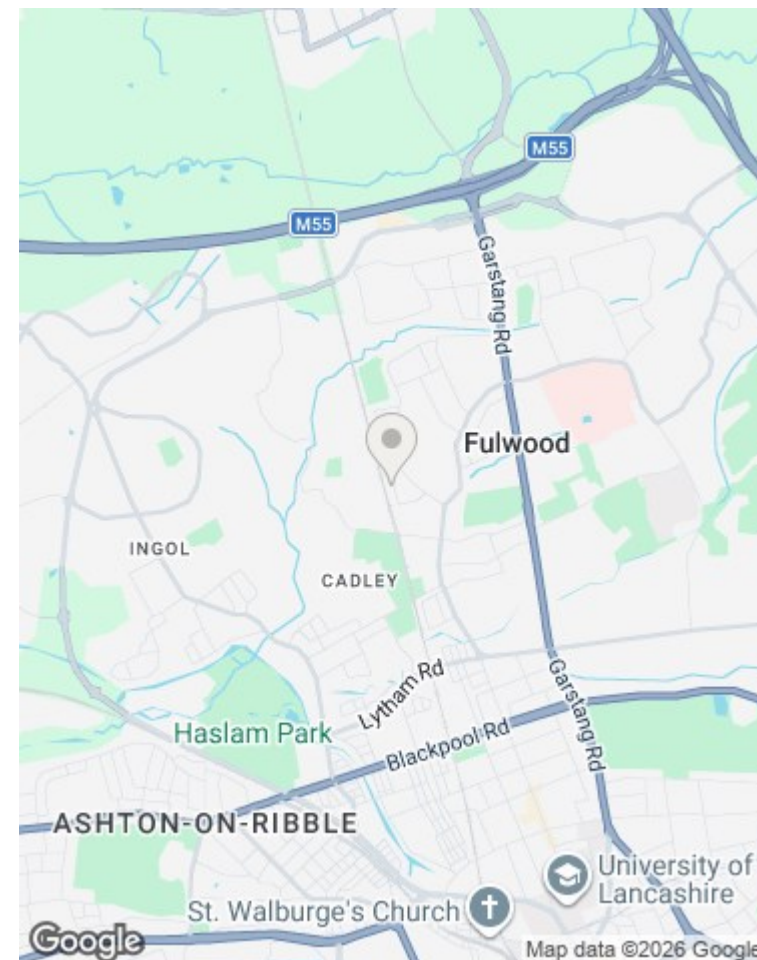


This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
England & Wales	EU Directive 2002/91/EC 	