



Hardcastle Road,

£110,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk

Hardcastle Road, Fulwood, Preston
£110,000

Potentially of interest to first time buyers or investors be quick to arrange your viewing as refurbishment is the order of the day for this attractive property. Enjoying a lovely open aspect to the front with gardens to the front and rear this really would make a fabulous home. A blank canvass the interior oozes potential and is larger than might be first anticipated. There are two reception rooms and a kitchen to the ground floor whilst to the first floor there are three bedrooms and a good size bathroom. Situated in a popular area of Fulwood shops, bus routes, Preston city centre and the motorway are all on hand nearby. Offered for sale with NO CHAIN. EPC Grade = F.

GROUND FLOOR

ENTRANCE VESTIBULE

Main entrance door to front. Tiled floor. Electric meter.

ENTRANCE HALL

Stairs to first floor. Under stairs storage cupboard. Gas meter. Gas wall heater.

DINING ROOM

4.07m x 3.38m (13'4" x 11'1")
Useful storage cupboard. Coved ceiling. Ceiling rose. Window and door to rear. Opening to:-

LOUNGE

3.55m x 3.42m (11'8" x 11'3")
Gas fire. Coved ceiling. UPVC double glazed bay window to front.

KITCHEN

2.88m x 1.97m (9'6" x 6'6")
Fitted wall and base units with work top space and inset stainless steel sink drainer unit. Gas cooker point. Space for washing machine. Window and door to rear.

FIRST FLOOR

LANDING

Useful storage cupboard. Loft access.

BEDROOM ONE

3.61m x 3.39m (11'10" x 11'2")
Water heater. Gas wall heater. Storage cupboard. Window to rear.

BEDROOM TWO

4.42m (Into Bay) x 3.25m (14'6" (Into Bay) x 10'8")
Fitted storage cupboard. UPVC double glazed bay window to front.

BEDROOM THREE

2.78m x 2.13m (9'2" x 7'0")
UPVC double glazed window to front.

BATHROOM

2.54m x 1.82m (8'4" x 6'0")
Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and WC. Window to rear. Gas wall heater.

EXTERNAL

To the front of the property is a pleasant garden along with shared access to the rear. The enclosed rear garden enjoys a good degree of privacy with a useful garden store, timber storage shed, lawned area and flagged patio. There

is also a variety of planted flowers and shrubs.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation

appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Laser Tape Clause

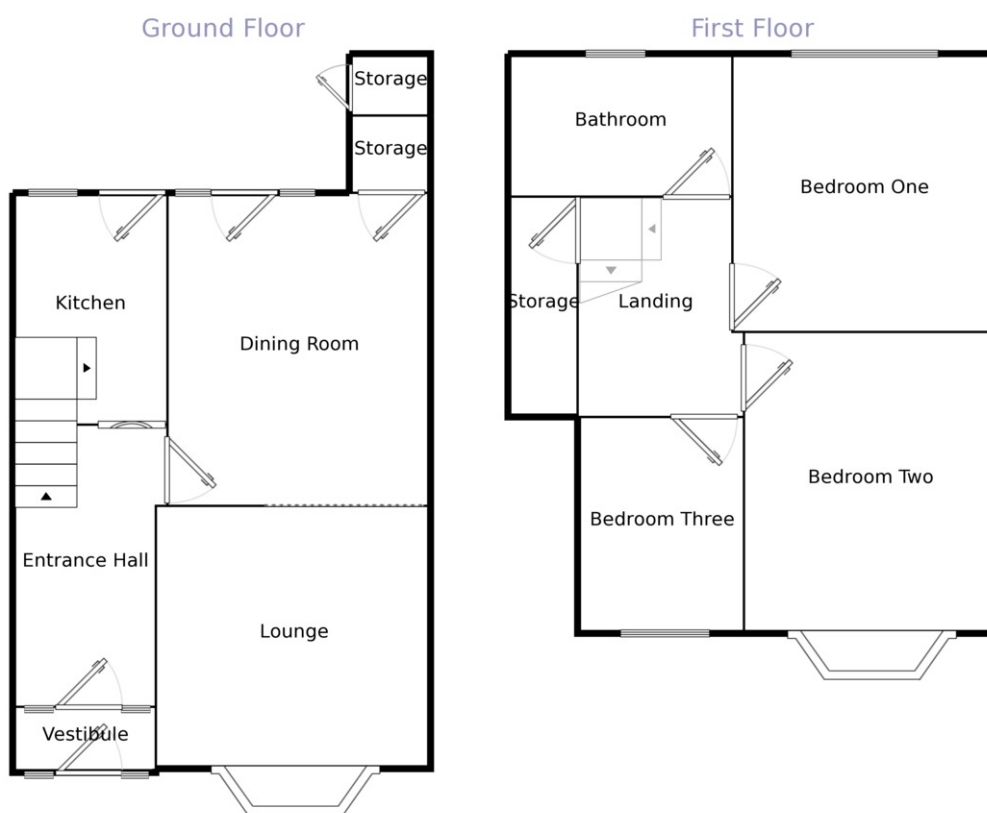
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

