



## 6 LULWORTH ROAD

FULWOOD, PRESTON, PR2 8EY

**£239,950**  
FREEHOLD

- Superb Four Bedroom Semi Detached Property
- Highly Desirable Position in Fulwood
- Close to all Local Amenities & Transport Links
- Spacious Lounge & Modern Dining Kitchen
- Three Bedrooms & Modern Family Bathroom to First Floor
- Further Double Bedroom to Second Floor
- Neutrally Decorated Throughout
- Front Garden & Rear Low Maintenance Landscaped Garden
- Viewing Comes Highly Recommended

**MARIE HOLMES**

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A superb opportunity to acquire this beautifully presented and exceptionally well-maintained four-bedroom semi-detached home, occupying a highly desirable position in Fulwood. Ideally located, the property offers excellent access to a wide range of local amenities, including reputable schools, shops, Preston City Centre, major bus routes, and convenient motorway links.

Internally, the accommodation is thoughtfully arranged and briefly comprises an inviting entrance hall, a spacious lounge, and a modern open-plan kitchen/dining area, creating an ideal space for modern family living. To the first floor are three bedrooms and a contemporary family bathroom finished to a high standard with a fourth bedroom to the second floor. The property benefits from three of the bedrooms being doubles.

Externally, the property benefits from a neat front garden and a generously sized enclosed rear garden complete with a useful storage shed.

Finished with a modern décor throughout and presented in move-in ready condition. Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this wonderful property has to offer.



### Entrance Hallway

4'5" x 4'11" (1.35 x 1.49)

Entrance via a modern composite front door with feature leaded glazed panel. Staircase leading to all first floor accommodation. Ceiling light fitting. Radiator. Cupboard housing utility meters. Solid Bamboo flooring. Door leading through to:-

### Living Room

13'5" x 14'5" (4.08 x 4.40)

UPVC double glazed bay window to the front elevation. Feature inset fireplace with multi fuel log burner with tiled hearth. Radiator. Ceiling light fitting. Solid Bamboo flooring.

### Dining Kitchen

9'11" x 17'8" (3.03 x 5.39)

UPVC double glazed window to the side elevation. Two UPVC double glazed windows to the rear elevation. Hardwood glazed doors leading out onto the rear garden. Features a range of eye and base Shaker style units in Slate Grey with contrasting work surfaces over. Inset composite sink and drainer unit with chrome mixer tap. Integrated electric oven and four burner gas hob with extractor over. Part tiled elevations. Space and plumbed for a washing machine. Space for fridge freezer. Tiled flooring. Two ceiling light fittings. Radiator. Space for dining table and chairs.

### First Floor Landing

7'10" x 4'8" (2.40 x 1.43)

UPVC double glazed window to the side elevation. Doors leading off to all first floor accommodation.

Solid Bamboo flooring. Ceiling light fitting. Spindle balustrade staircase leads to the second floor accommodation.

### Bedroom One

11'4" x 8'7" (3.46 x 2.62)

UPVC double glazed window to the front elevation. Features fitted robe storage. Wood effect laminate flooring. Radiator. Ceiling light fitting.

### Bedroom Two

8'10" x 10'12" (2.69 x 3.35)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Wood effect laminate flooring. Radiator. Ceiling light fitting.

### Bedroom Three

6'5" x 7'8" (1.96 x 2.34)

Currently utilised as a walk in wardrobe. UPVC double glazed window to the front elevation. Carpeted. Radiator. Ceiling light fitting.

### Family Bathroom

11'9" x 6'3" (3.59 x 1.91)

UPVC double glazed obscured window to the rear elevation. Features a four piece suite in white comprising of a low flush W.C, his and hers sinks set with a modern vanity unit with chrome mixer taps, panelled bath with hand held shower fitment and corner step in shower cubicle with mains shower and rainfall head. Towel ladder radiator. Fully tiled elevations. Tiled flooring. Inset spotlights to ceiling.

### Second Floor Landing

Turned wooden staircase with spindle balustrade. Ceiling light fitting.

## Bedroom Four

Two Velux roof lights. Wood effect laminate flooring.  
Two ceiling light fittings.

## Exterior

To the front, the property benefits from a walled garden. The enclosed rear garden has been designed for ease of maintenance, featuring an artificial lawn, a paved patio area ideal for outdoor seating and entertaining, and well-stocked flower beds with a variety of mature shrubs and bushes. A useful storage shed is conveniently positioned to the side of the property.

## 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:

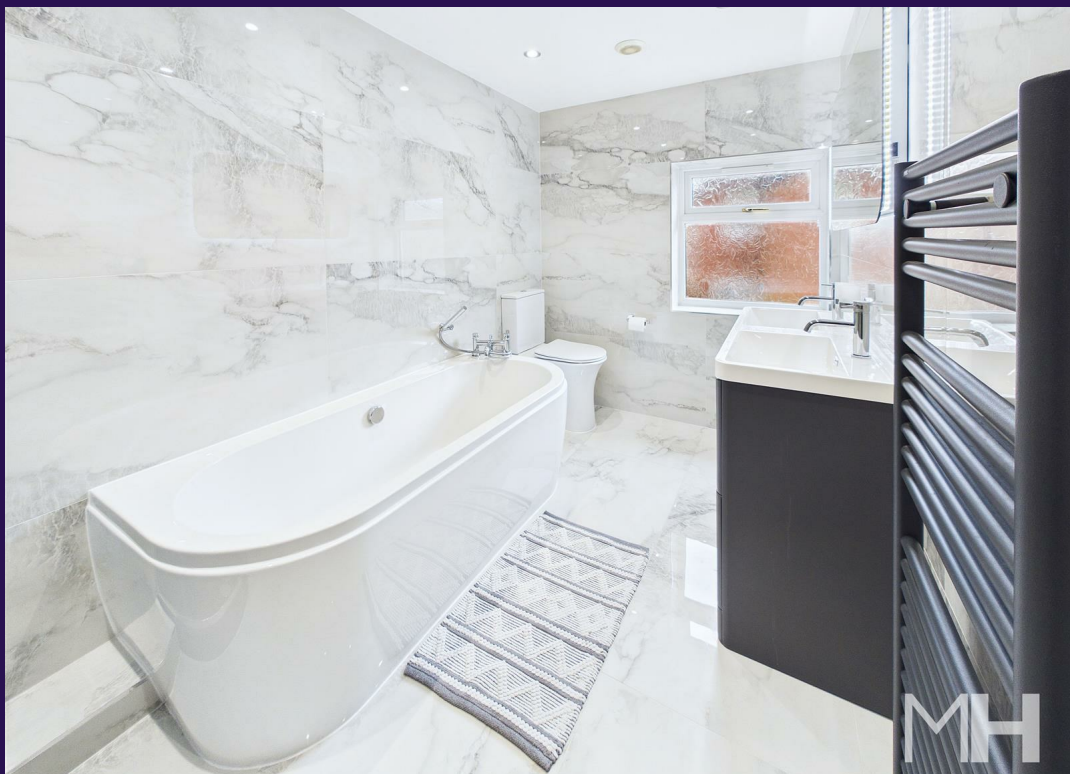
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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### ADDITIONAL INFORMATION

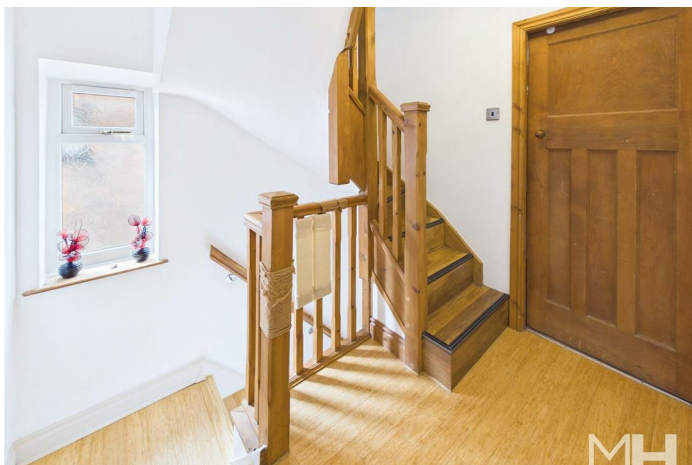
**Local Authority** – Preston City Council

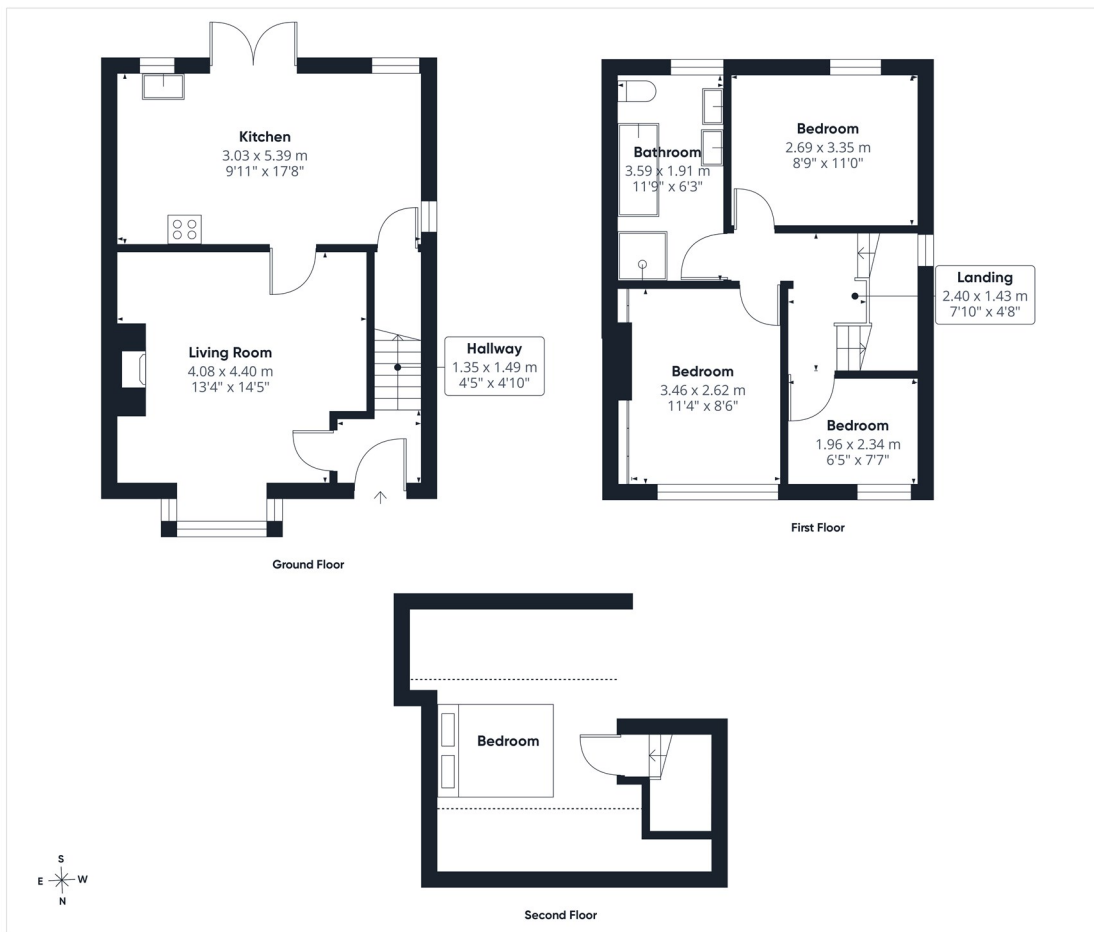
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** – C





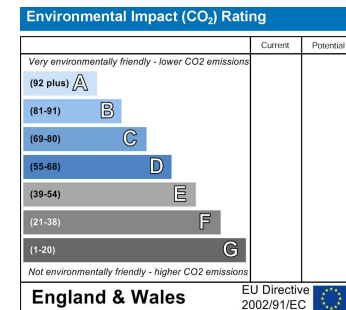
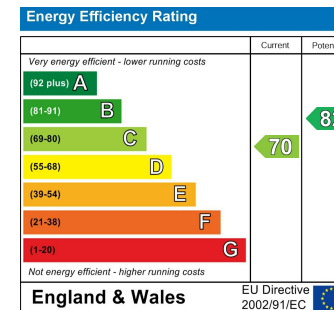
Approximate total area<sup>m</sup>  
72.9 m<sup>2</sup>  
785 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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