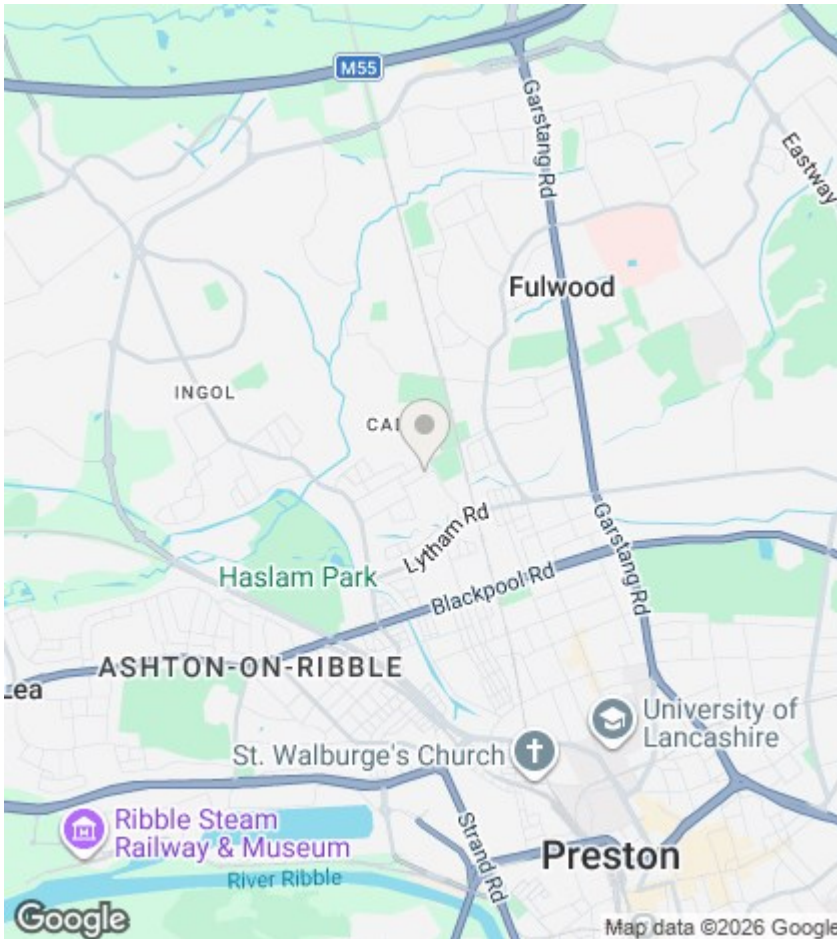




31 Lythcoe Avenue, Fulwood, Preston, PR2 3SB

Offers Over £279,995

- Semi-detached property
- Detached garage
- Loft conversion
- Private garden
- Driveway with car port
- Rear extension
- Downstairs WC
- Double glazed throughout



Directions

Viewings

Viewings by arrangement only. Call 01772 888887 to make an appointment.

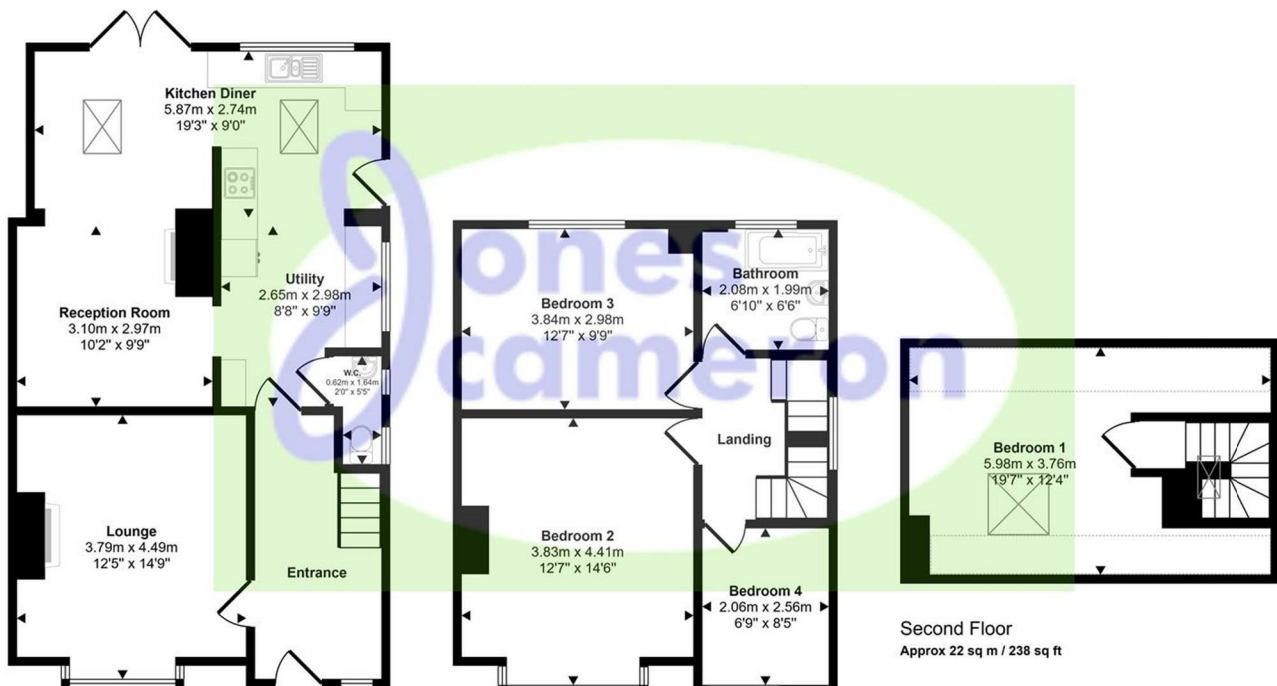
Council Tax Band:

C

EPC Rating:

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		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
128 sq m / 1382 sq ft



Ground Floor
Approx 62 sq m / 662 sq ft

First Floor
Approx 45 sq m / 482 sq ft

Second Floor
Approx 22 sq m / 238 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.