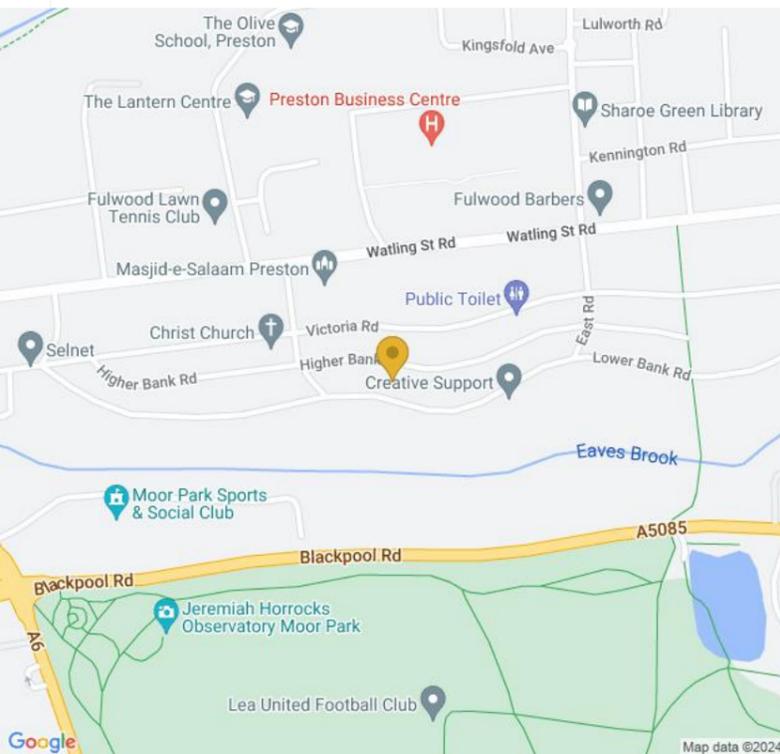


O.O
£499,950

Higher Bank Road,
Fulwood, Preston PR2



Fulwood
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 787666

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- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Unique Character Residence in Much Sought After Location**
- **Fantastic Family Accommodation Maintained To A High Standard**
- **Four Bedrooms, Through Lounge Diner, Study Area, Utility & WC**
- **Generous Fitted Kitchen Diner, Music Room, Delightful Gardens**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

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Situated in a prime residential location, this individual detached family home oozes character and has been maintained and presented to a high standard. Only internal inspection can fully appreciate the size and configuration of accommodation to be found in this superb property. Comprises: Entrance hallway, through lounge diner, great sized fitted kitchen diner, ground floor wc, utility room and study area with integral access into the garage. There is a basement currently used as a music room while to the first floor, there are four double bedrooms and a luxury four piece family bathroom suite.

Externally to the front, there is a delightful south facing garden with lawned and landscaped areas and a range of mature trees and shrubs while to the rear, there is a garage and off road parking for two vehicles.

Local amenities including schools, shops and bus routes are within easy access while the M6/M55 motorway junction at Broughton is within approximately two miles. A delightful property that comes highly recommended.

Tenure: Freehold
Council Tax: Band F





