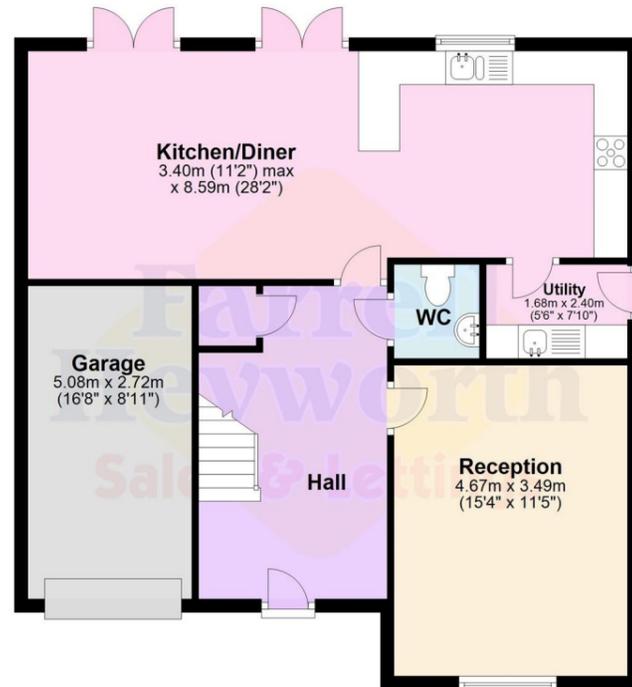


£360,000

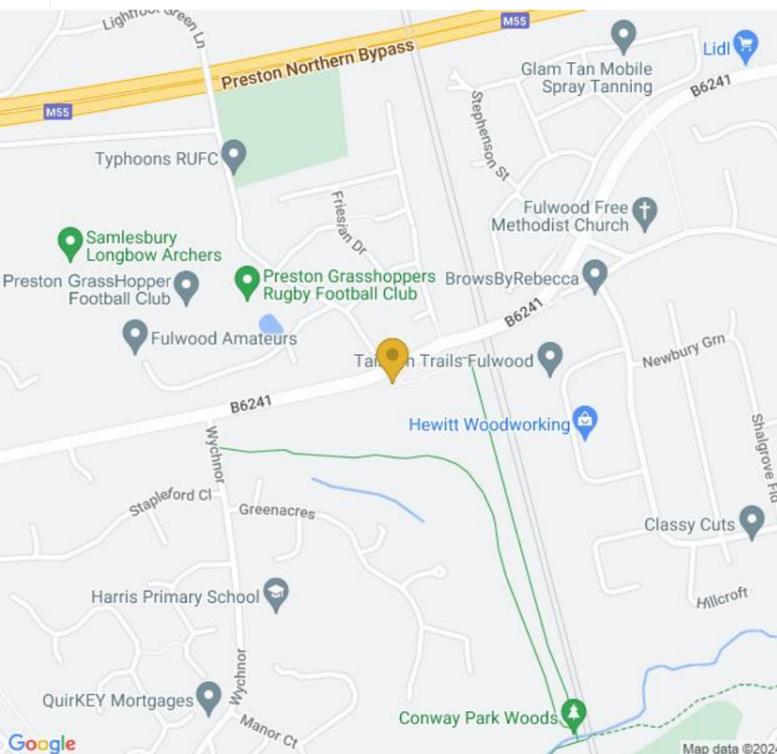
Clydesdale Road, Lightfoot
Green, Preston PR4



Ground Floor



First Floor



Fulwood
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 787666

Email: fulwood@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/fulwood>

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Executive Style Detached Family Home on Outskirts of City Centre**
- **Well Positioned for Commuting and Local Shops and Amities**
- **Five Bedrooms, Lounge, Large Kitchen Diner, WC and Utility**
- **Bathroom, En Suite, Drive, Garage and Gardens Front and Rear**

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.

EPC B

www.farrellheyworth.co.uk



Very well presented and spacious detached executive style family home situated in a popular location. Five bedrooms with en suite to the master bedroom and family bathroom. Lounge with modern feature fireplace, open plan kitchen/dining/family room. Garden to the rear with lawn and paved area, ideal for outdoor entertaining.

This family home also benefits from garage and double driveway and is located with great access to local amenities, schools, shops, parks, Preston city centre and only a short drive away from major motorway networks and within close proximity to Royal Preston Hospital.

The property is entered via the hallway in which the downstairs rooms can be accessed. There is a good sized lounge situated to the front of the property. To the rear is an open plan kitchen diner with beautiful tiled flooring and integral appliances. Two sets of French doors and a window which bring in plenty of natural light to flow around the room and gives access to the outdoor patio area, making this the ideal space for entertaining. The room also offers space for dining and a seating area with space for all the family. The handy utility room is located off the kitchen.

To the first floor there are five bedrooms, four of which are doubles. The master bedroom boasts fitted wardrobes and an en-suite bathroom with separate shower, wash hand basin and WC. There is also a gorgeous family bathroom again with separate bath and shower.

Externally to the rear is an enclosed garden, mainly laid with turf with patio area which provides plenty of space for outdoor entertaining. To the front there is access to the garage and a driveway for two cars.

Tenure: Freehold
Council Tax: Band D





