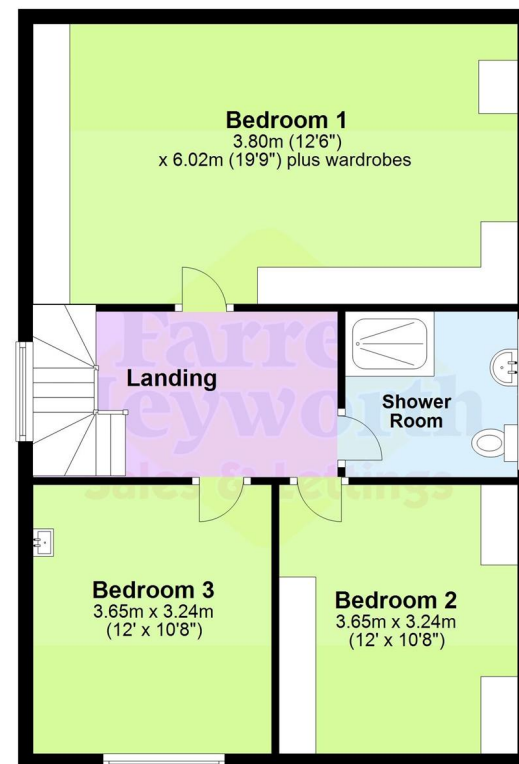


Ground Floor



First Floor



**Fulwood**  
**309 Garstang Road**  
**Preston PR2 9XJ**  
**Tel: 01772 787666**  
**Email: [fulwood@farrellheyworth.co.uk](mailto: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

**£360,000**

Merton Avenue, Fulwood,  
Preston PR2

**Farrell**  
**Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Immaculate Three Bedroom Detached House In Prime Location**
- **Two Great Sized Reception Rooms & Conservatory, Breakfast Kitchen**
- **Ground Floor WC & Utility Room, Garage, Delightful Garden Areas**
- **Excellent Local Amenities, No Onward Chain**

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 C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Situated in a prime residential location within easy access of a wide range of local amenities including schools, shops, bus routes and Royal Preston Hospital, this lovely detached house has been maintained to a high standard and offers well proportioned and ready to walk into family accommodation.

The property is double glazed, warmed by a gas fired central heating system and boasts well maintained garden areas with a good degree of privacy to the rear. Comprises: Porch, great sized and welcoming entrance hallway with separate wc and utility room, breakfast kitchen, lounge, separate dining room and fantastic conservatory providing access into the rear garden and integral access to the garage.

To the first floor, there is an amazing master bedroom with a comprehensive range of fitted furniture. Originally two bedrooms, it could easily be converted back to its original form subject to the appropriate building regulations. There are two further good sized double bedrooms and a modern three piece shower room.

A gem of a property with internal inspection coming highly recommended.

Tenure: Freehold  
Council Tax: Band E





