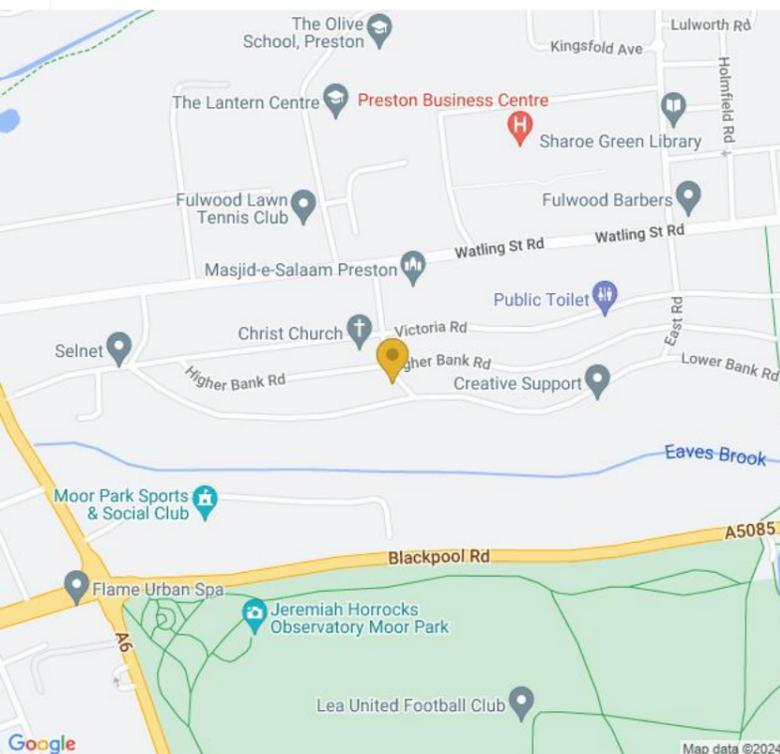


£430,000

Victoria Road, Fulwood,
Preston PR2



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Substantial Semi Detached House Of Immense Charm & Character**
- **Immaculately Presented, Prime Residential Location**
- **Three Double Bedrooms, Bathroom & Separate Shower Room**
- **Two Formal Reception Rooms & Garden Room, Beautiful Rear Garden**



Fulwood
309 Garstang Road
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Email: fulwood@farrellheyworth.co.uk
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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

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 E

www.farrellheyworth.co.uk



Situated in a prime residential location, this is a superb example of a traditional semi detached house which oozes charm and character boasting extensive living accommodation ideal for the growing family.

Immaculately presented and comprising: Entrance porch with mosaic tiled floor and leaded lights to the entrance door, great sized reception hallway, generously proportioned lounge and separate sitting room, extensive fitted kitchen diner, ground floor wc, utility room and garden room.

To the first floor, there are three double bedrooms, bathroom and further shower room.

A second staircase from the landing provides access to the second floor which has been partially converted into three rooms that would provide further bedroom accommodation subject to obtaining the appropriate building regulations.

The property has been refurbished by the current owners to a high standard and only internal inspection can fully appreciate the size and configuration of the living space arranged over three floors.

Externally, there is a garage and a delightful enclosed mature garden that enjoys a good degree of privacy.

There is a wide range of amenities within easy access including schools, shops, bus routes and the Royal Preston Hospital located on Sharoe Green Lane. Highly recommended.

Tenure: Freehold
Council Tax: Band D





