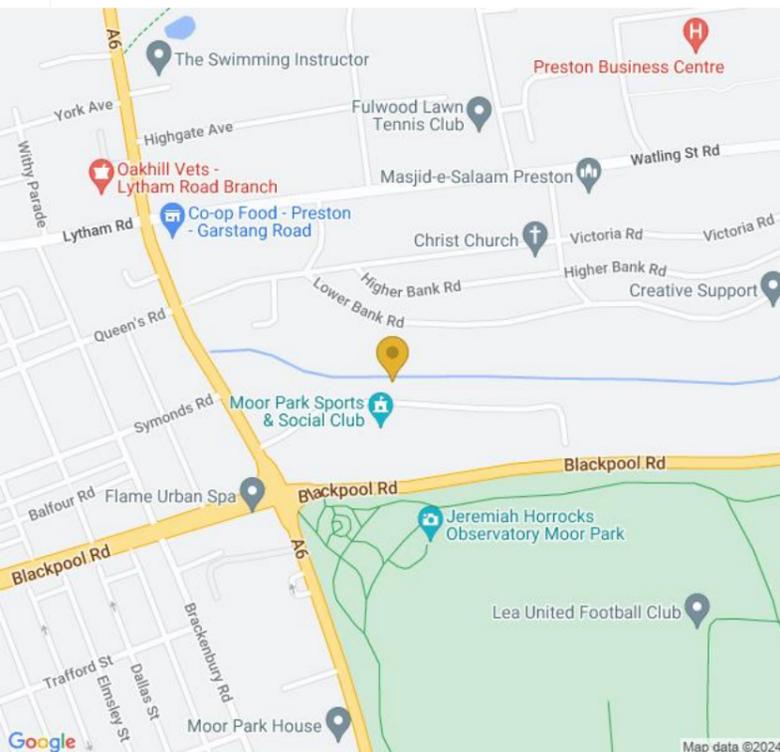


**O.I.R.O**  
**£500,000**

Higher Bank Road,  
Fulwood, Preston PR2



**Fulwood**  
**309 Garstang Road**  
**Preston PR2 9XJ**

**Tel: 01772 787666**

**Email: fulwood@farrellheyworth.co.uk**  
**https://www.farrellheyworth.co.uk/fulwood**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Stunning Character Residence In Sought After Conservation Area**
- **Four Double Bedrooms, Lovely Five Piece Bathroom, Shower Room**
- **Great Sized Kitchen Diner, Amazing Lounge & Two Further Reception**
- **Office, Garage, Useful Cellar, Generous South Facing Rear Garden**

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 E**

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



Properties of such style, character and quality are rarely available and therefore internal inspection can not come too highly recommended and to fully appreciate the size and configuration of accommodation to be found inside this stunning individual detached home.

Located in a keenly sought after conservation area, the property occupies a generous sized plot incorporating south facing gardens that enjoy a good degree of privacy and there is an attached garage to the side.

Internally, the tastefully decorated accommodation that boasts many worthwhile and attractive features comprises: Main entrance hallway, a warm and welcoming sitting room with bay window overlooking the garden, separate dining room and a great sized kitchen diner. There is a further hallway to the rear providing access to a lovely modern shower room and a stunning lounge with wall to wall patio doors opening onto a timber decked seating area and garden.

A staircase off the lounge leads to a home office and a great sized double bedroom with balcony access boasting south facing aspects over the rear garden.

A beautiful staircase from the main entrance hallway leads to three further double bedrooms of which the main bedroom is particularly well proportioned and a separate five piece luxury family bathroom.

A gem of a property and absolute credit to the current owners.

Tenure: Freehold  
Council Tax: Band E





