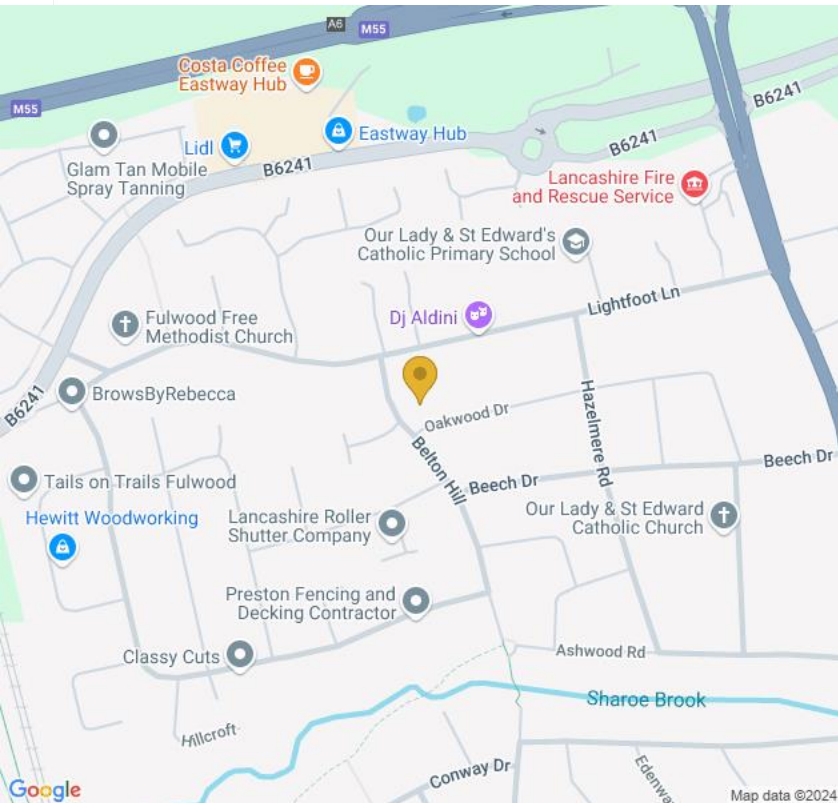


£550,000

Lightfoot Lane, Fulwood,
Preston PR2

**Farrell
Heyworth**
Sales & Lettings



**Farrell
Heyworth**
Sales & Lettings

**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****
- Unique Four Bedroom Traditional Detached House In Prime Location**
- Great Sized Plot With Southerly Rear Aspects, Ample Parking**
- Lounge, Sitting Room & Garden Room. Beautiful Kitchen**
- Bathroom, Additional Wash Room & Ground Floor WC**

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

www.farrellheyworth.co.uk



Situated in a prime residential location and well served by a wide range of excellent local amenities including schools, shops, bus routes, hospital and leisure centre, this individual detached house of immense charm and character occupies a great sized plot incorporating ample off road parking to the front and a lovely south facing garden area to the rear.

Ideal for the growing family, the generously proportioned accommodation comprises: Porch, hallway with separate wc, two formal reception rooms plus a fantastic sized garden room with access from the sitting room and boasting aspects over the mature rear garden. extensive fitted kitchen diner and utility room.

To the first floor, there are four bedrooms, a bathroom and a further wash room with wc and bidet.

There is easy access of the motorway network at Broughton ideal for commuting to Manchester, the Fylde coast and Lake District.

Internal inspection of this delightful property comes highly recommended.

Tenure: Freehold
Council Tax: Band G

