



Fulwood
309 Garstang Road
Preston PR2 9XJ
Tel: 01772 787666
Email: fulwood@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/fulwood>

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

O.O
£390,000

Victoria Road, Fulwood,
Preston PR2

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Substantial Three Bedroom Semi Detached House**
- **Two Reception Rooms, Extensive Fitted Kitchen Diner/Family Room**
- **Modern Four Piece Bathroom, Ground Floor Shower Room, Utility**
- **Generous Mature Garden, Sought After Location**

EPC D

www.farrellheyworth.co.uk



Situated in a keenly sought after residential location, this is a most impressive traditional semi detached house offering generously proportioned family accommodation the size and configuration of which can only be appreciated by internal inspection.

The property occupies a good sized plot incorporating mature garden areas, garage and off road driveway parking. Comprises: Entrance vestibule, hallway, lounge, sitting room, fantastic sized kitchen diner/family room incorporating an extensive range of fitted units and island unit. French doors provide access to the enclosed rear garden that enjoys a good degree of privacy. There is a modern three piece shower room off the kitchen.

To the first floor, there is a good sized landing that is currently part utilised as a study area, three good sized double bedrooms and a lovely four piece family bathroom. There is access off the entrance hallway down to a utility room and useful cellar storage.

A beautiful family home well served by excellent local amenities. Highly recommended.

Tenure: Freehold
Council Tax: Band D





