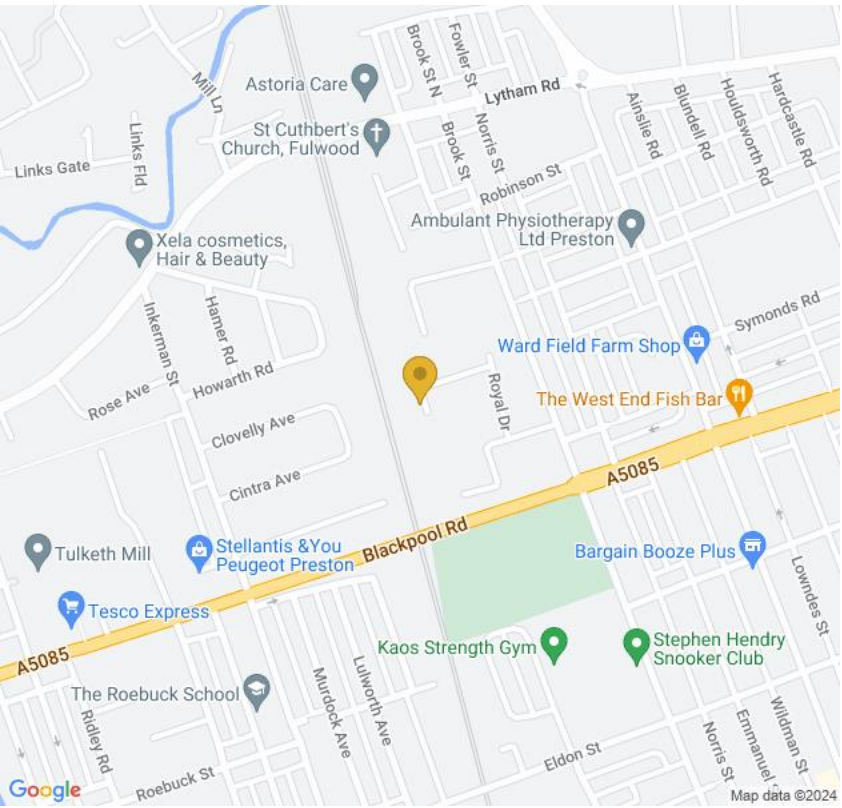


**£180,000**

Royal Drive, Fulwood,  
Preston PR2



**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>**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Well Presented Modern End Terraced House**
- **Three Bedrooms With En Suite To Master, Ground Floor WC**
- **Lounge, Dining Room Opening To Fitted Kitchen**
- **Enclosed Rear Garden, Excellent Starter Home, Popular Location**

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 C**

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





Opportunity to purchase a well presented modern end terraced house with off road parking and an enclosed rear garden.

An ideal starter home in a popular and convenient residential location comprising: Vestibule, separate WC, lounge, dining room with patio doors providing access to the rear garden and open plan to the modern fitted kitchen.

To the first floor, there is a master bedroom with en suite shower room, two further bedrooms and a three piece family bathroom.

Cul de sac position within a modern residential development and well placed for local amenities. Internal inspection comes highly recommended.

Tenure: Leasehold  
Leasehold information: Terms: 250 years from 1st September 2003  
Current Ground Rent: £150 Per Annum  
Current Maintenance/Service Charges: £95.01 Per Annum  
Council Tax: Band B









