

## Property Particulars

### Strathmore Road, Fulwood.



- Spacious Semi Detached Home
  - Lounge
  - Utility Room
  - Large Conservatory
- Four Bedrooms
- Open Plan Kitchen Diner and Sitting Room
- Downstairs Shower Room
- Bathroom

**Offers in Excess of £285,000**

A beautifully presented semi detached home in the popular Fulwood area, spacious open plan kitchen/family room with integrated appliances and plenty of room to dine, archway to a useful sitting room with access to a large conservatory overlooking the private and sunny rear garden. There is also a good size lounge, utility room and ground floor shower room. To the first floor there are four good size bedrooms and a bathroom. There is driveway parking to the front and well maintained rear garden with large lawn and a raised deck area, perfect for al fresco dining and entertaining. Viewing of this lovely home is essential.

**Entrance Hall -**

With door to front and stairs to first floor

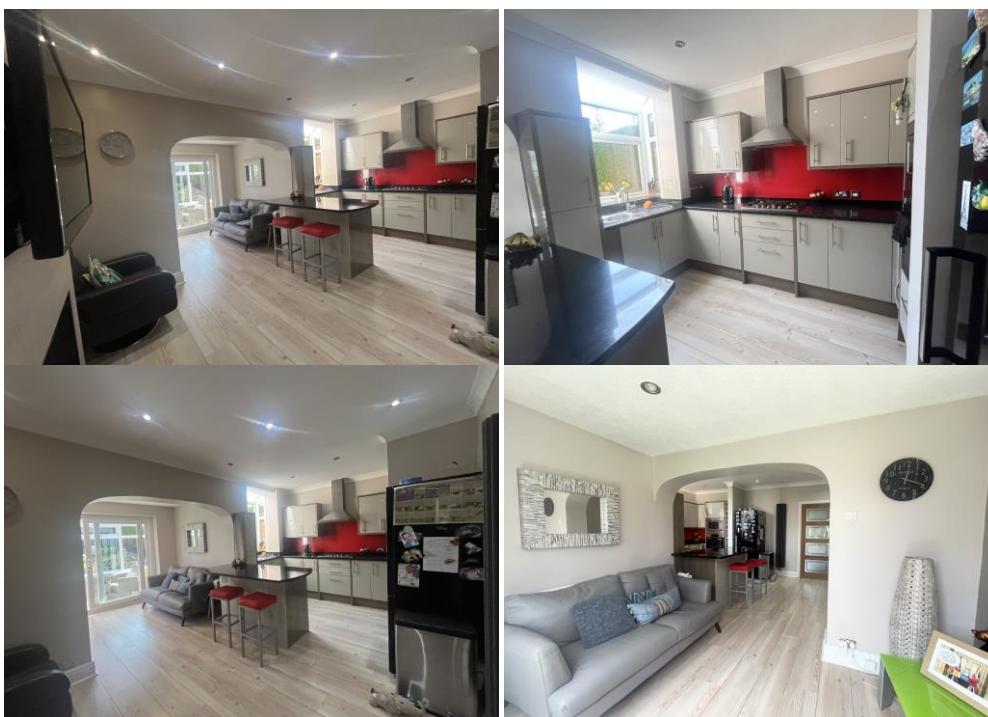
**Lounge - 15' 3" x 14' 3" (4.65m x 4.35m)**

With uPVC double glazed bay to front, gas fire with inset and mantel surround, ceiling light and radiator.



**Open plan kitchen/diner and sitting area - 18' 0" x 17' 11" (5.49m x 5.45m)**

Spacious open plan room with a range of wall, drawers and base units with contrasting working surfaces, breakfast bar, stainless steel sink and drainer with tiled splashback areas, integrated oven and microwave, five ring gas hob with extractor hood above, under stairs storage, archway to further sitting area, uPVC double glazed window to rear and door to conservatory.



**Conservatory - 19' 4" x 11' 4" (5.89m x 3.45m)**

Being uPVC double glazed and brick built constructed, radiator, wall lights, door to kitchen and utility room, door to garden.



**Utility room - 11' 3" x 8' 8" (3.44m x 2.63m)**

Previously the garage, with separate entrance to front, space for white goods, base units, working surfaces and laminate flooring.



**Shower Room - 5' 9" x 5' 8" (1.75m x 1.72m)**

With a three piece suite comprising shower compartment, pedestal wash hand basin and low suite W.C. opaque uPVC double glazed window and tiled flooring.

**First Floor landing**

With doors off.

**Bedroom One - 8' 8" x 15' 1" (2.63m x 4.59m) into bay**

With uPVC double glazed window to front, fitted wardrobes to one wall, ceiling light and radiator.

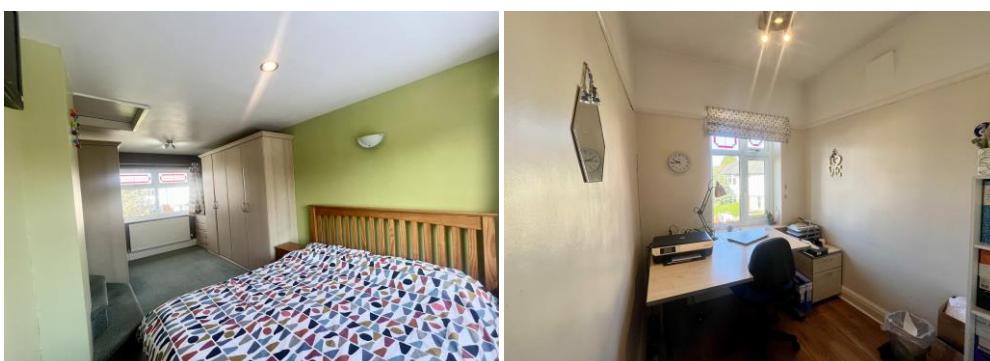


**Bedroom Two - 10' 5" x 10' 1" (3.17m x 3.08m)**

With uPVC double glazed window to the rear, fitted wardrobes to one wall with matching drawers, ceiling light and radiator.

**Bedroom Three - 17' 3" x 8' 8" (5.25m x 2.65m)**

With uPVC double glazed windows to front and rear, fitted wardrobes, drawers and dressing table, ceiling light and radiator, loft access.



**Bedroom Four -**

With double glazed window to the front, ceiling light and radiator.

**Bathroom -**

With a two piece suite comprising wash hand basin set on a vanity unit and bath with shower over, opaque uPVC double glazed window to rear.



**W.C. -**

Being separate from the bathroom with low suite W.C.

**Outside -**

To the front is a lawn area with shrubs and hedges and driveway parking for several cars.

**Rear Garden -**

Well maintained garden being of a private and sunny aspect, large lawn area with raised decking perfect for al fresco dining, plants and shrubs.



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**