

## Property Particulars

### Conway Drive, Fulwood.



- **Extended Semi Detached House**
  - Three Double Bedrooms
  - Generous Dining Kitchen
  - Stylish Kerb Appeal
- **Great Location & Setting**
  - Great Size Lounge Diner
  - Sunny & Private Rear Garden
  - Electric Heating

**£195,000**

A great family home with stunning kerb appeal, in the most sought after central part of Fulwood. This semi detached house is extended and has three double bedrooms, a large dining kitchen and spacious lounge diner. There is a contemporary shower room, uPVC double glazing, electric heating. There is a great size enclosed rear garden, being sunny and private and easy to maintain with secure gated side access and personal door access to the integral garage, which could, if required be converted to an additional reception room, subject to applicable regulations. There is a gorgeous herring bone block paved driveway, providing parking for several vehicles and this is along side a spacious front garden. Viewing is essential to fully appreciate the size, setting, location and great further potential this wonderful home has to offer. There is No Chain Delay and the property is close to local schools and amenities, bus routes. Close proximity to Royal Preston Hospital and excellent motorway connectivity.

**Entrance Porch - 6' 7" x 3' 9" (2.01m x 1.14m)**

Being uPVC double glazed constructed, tiled floor, wall light and door to front

**Entrance Hall -**

With laminate flooring, door to lounge and stairs to first floor.

**Lounge/Diner - 22' 5" x 12' 0" (6.83m x 3.65m)**

With electric fire, stylish mantel surround, laminate flooring, two ceiling lights, two wall mounted electric storage heaters, coving to ceiling, internal glazed panel and door to dining kitchen.



**Kitchen/Diner - 22' 4" x 19' 0" (6.80m x 5.79m) as "L"**

A fabulous size "L" shaped kitchen with an extensive range of wall, drawer and base units with contrasting working surfaces, electric cooker, plumbed for washer and dishwasher, stainless steel sink unit and drainer, ceiling lights, tiled flooring to kitchen, laminate to dining where there is a wall mounted heater and uPVC double glazed French doors to rear.



**First Floor Landing -**

With two storage cupboards, ceiling light, loft access and doors off.

**Bedroom One - 14' 5" x 9' 0" (4.39m x 2.74m) and recess**

With an extensive range of bedroom furniture, uPVC double glazed window to the front, wall mounted electric heater and ceiling light.



**Bedroom Two - 13' 9" x 7' 9" (4.19m x 2.36m)**

With uPVC double glazed window to the rear, wall mounted electric heater and ceiling light.

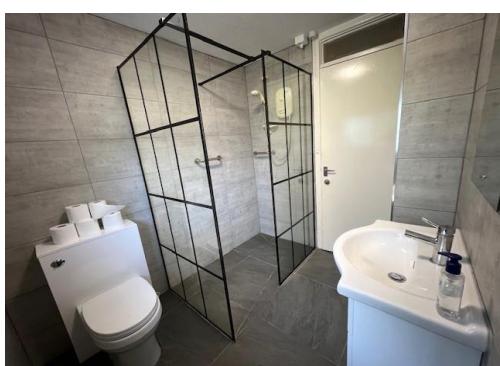
**Bedroom Three - 11' 6" x 8' 2" (3.50m x 2.49m)**

Another great double with a uPVC double glazed window to the front, electric heater and ceiling light.



**Shower Room -**

A modern shower room with crittall effect glazed shower screening, electric shower, wash hand basin on a vanity unit, low suite W.C. tiled flooring, fully tiled elevations, opaque uPVC double glazed window to the rear.



**Outside -**

To the front there is herringbone block paving on approach to garage, lawn garden and flowerbed borders.

**Garage -**

With up and over door, side personal door and where the electric meters are.

**Rear Garden -**

Hard landscaped area and secure side gated access.



**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**