

## Property Particulars

### Brookside Road, Fulwood.



- **Semi Detached True Bungalow**
- **Two Double Bedrooms**
- **Well Equipped Kitchen**
- **Newly Replaced uPVC Double Glazing**
- **Viewing Essential**
- **Sought After Location**
- **Spacious Lounge**
- **Gas Central Heating**
- **Driveway & Garage**
- **Greta Local Amenities**
- **Easy Motorway Connectivity**

**£195,000**

A semi detached true bungalow set in the most sought after location of Fulwood. With two double bedrooms, spacious lounge room and a well equipped kitchen. There is a modern three piece bathroom, gas central heating and uPVC double glazing, most of which has been recently replaced. There is a garden to the front and plenty of driveway parking as well as a detached garage. To the rear there are stunning tiered hardens over three levels, which have been designed with patio areas on each level, and beautifully established plants trees and shrubs, a real tranquil area and a lovely sun trap. Close to Royal Preston Hospital local amenities, services and excellent motorway connectivity and local bus routes. Viewing is essential and strictly by appointment with Marie Holmes Estates.

### **Entrance Hall -**

With uPVC double glazed door to side elevation and side glazed window, laminate flooring, ceiling light, meter cupboard, concealed radiator, loft access with retracting ladder

### **Lounge - 14' 5" x 10' 7" (4.39m x 3.22m)**

With a uPVC double glazed half bay window to the front, laminate flooring, ceiling light, inset pebble coal effect gas fire, radiator



### **Kitchen - 10' 0" x 9' 7" (3.05m x 2.92m)**

With a range of wall, drawer and base units with working surfaces, space for upright fridge freezer, electric hob and oven, sink unit and drainer, plumbed for washer, uPVC double glazed window to rear and cupboard housing 5year old combi boiler, door to rear garden

### **Bedroom One - 11' 8" x 10' 9" (3.55m x 3.27m)**

With uPVC double glazed window to the rear, ceiling light, radiator.



### **Bedroom Two - 9' 10" x 9' 0" (2.99m x 2.74m)**

With uPVC double glazed window to the rear, ceiling light, radiator

### **Bathroom -**

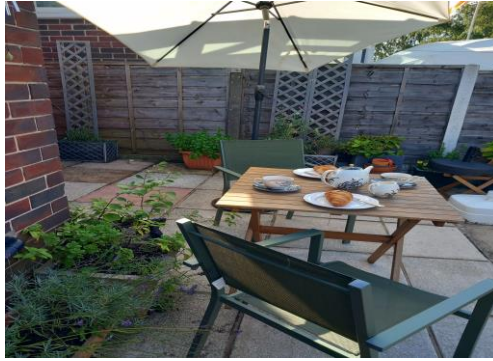
With a three piece suite comprising low suite W.C. wash hand basin, panelled bath with shower over.





### Outside -

To the front there is a garden area and driveway parking on approach to the garage.



### Rear Gardens -

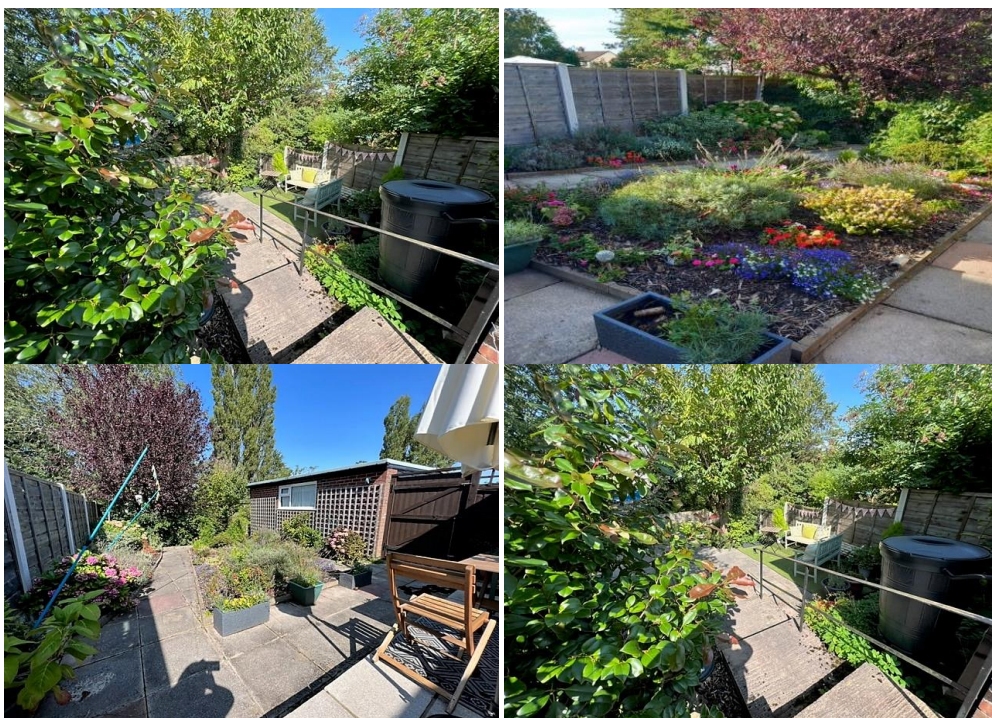
Wow! being in three tiers with a great selection of well established flower beds, borders, shrubs and trees. Fabulously designed for three different patios and sun terrace. Excellent tranquil garden





### Garage -

With an up and over door, power and light.



**Disclaimer** - The information displayed about this property within these particulars 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.

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Saturday 9.00am till 4.00pm.