



## 13 Manor Avenue

Fulwood, Preston, PR2 8DN

£280,000



A fantastic opportunity to acquire a spacious and well-presented four-bedroom semi-detached home, ideally located in the highly sought-after residential area of Fulwood. Within close proximity to highly regarded schools, Royal Preston Hospital, local amenities, and excellent transport links, this property is not to be missed!

Set on a desirable tree-lined avenue, this generous property offers ample living space throughout and is perfect for growing families or those looking to upsize.

On the ground floor, the accommodation comprises two bright and airy reception rooms, a practical utility room, a convenient downstairs WC, and a well-proportioned kitchen with access to the rear garden. Upstairs, the property boasts four good-sized bedrooms, a family bathroom, and a separate WC – ideal for busy households.

Externally, there is a private rear garden with access to a shed and potential for further extension (subject to planning permission).

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



## Ground Floor

### Hallway

### Under Stairs Storage / Cloak Room

Reception Room One 14'0" x 11'8" (4.29m x 3.58m)

Reception Room Two 11'8" x 10'8" (3.57m x 3.26m)

Kitchen 10'2" x 9'4" (3.11m x 2.85m)

Utility 10'2" x 5'10" (3.11m x 1.80m)

WC 4'6" x 2'3" (1.39m x 0.70m)

### Storage

## First Floor

Bedroom One 13'8" x 11'10" (4.18m x 3.62m)

Bedroom Two 11'8" x 11'6" (3.57m x 3.51m)

Bedroom Three 9'4" x 6'6" (2.86m x 2.0m)

Bedroom Four 7'2" x 5'11" (2.19m x 1.82m)

Bathroom 6'5" x 4'1" (1.97m x 1.27m)

WC 4'1" x 2'1" (1.25m x 0.65m)

Shed 4' x 8' (1.22m x 2.44m)

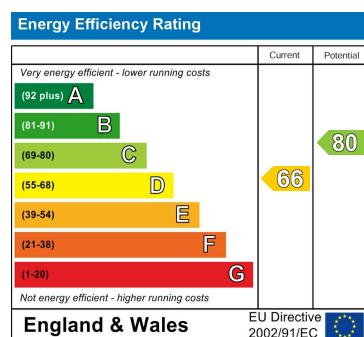
## Area Map



## Floor Plans



## Energy Efficiency Graph



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