

GUILDHALL

SALES & LETTINGS



1 Highfield Avenue

Fulwood, Preston, PR2 8AP

Offers Over £170,000



****SPACIOUS THREE BEDROOMED END TERRACED PROPERTY****

This beautifully presented three-bedroom end-terraced property is situated in the highly sought-after area of Fulwood, conveniently positioned close to local amenities, reputable schools, and excellent transport links.

The accommodation briefly comprises an entrance hallway, two spacious reception rooms providing flexible living and dining space, and a modern fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden.

Finished to a high standard throughout and ready for immediate occupation, this fantastic home would make an ideal purchase for first-time buyers, families, or investors. Early viewing is highly recommended to fully



Vestibule 3'10' x 3'8' (1.17m' x 1.12m')
Tiled flooring, access into entrance hallway.

Entrance hallway

Reception room one 11'6' x 9'10' (3.51m' x 3.00m')

Reception room two 12'7' x 12'2' (3.84m' x 3.71m')

Kitchen 14'2' x 8'2' (4.32m' x 2.49m')

First floor

Landing

Bedroom one 14'8' x 9'10' (4.47m' x 3.00m')

Bedroom two 13'6' x 10'0' (4.11m' x 3.05m')

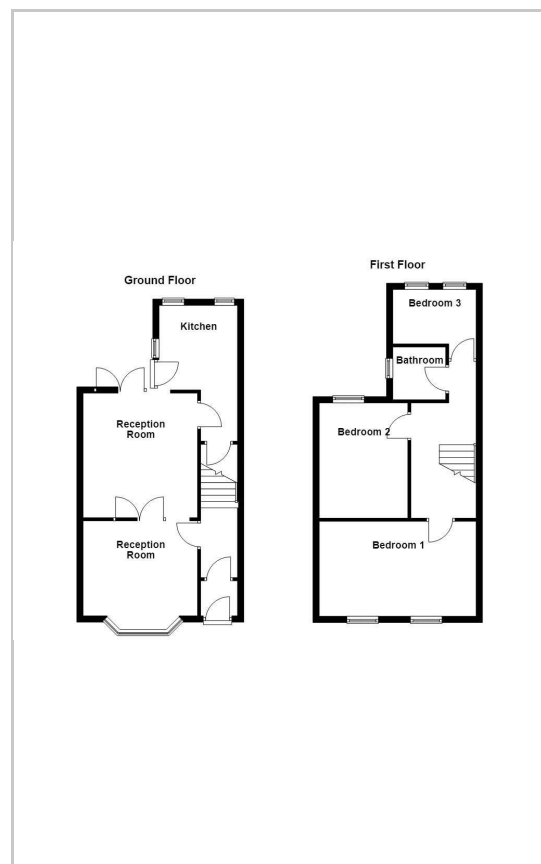
Bedroom three 8'4' x 7'0' (2.54m' x 2.13m')

Bathroom

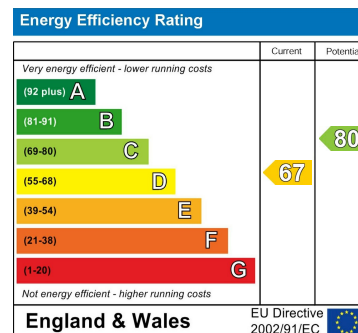
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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