

Lower Bank Road, Fulwood,
Preston

Asking Price: £525,000
Freehold

 **Reeds Rains**

reedsrains.co.uk

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WOW!WOW!WOW! This four bedroom detached family home is immaculately presented through-out. The living accommodation is modern and spacious and provides excellent living space for a growing or extended family. The property is 'show home' standard through-out and is ready to move straight into. Internally this home offers an entrance hall with a beautiful oak staircase, modern downstairs WC, utility room, large main bedroom with a fantastic range of fitted wardrobes which provide ample storage...

Ground Floor

Entrance Hall

Stairs leading to the first floor with a stunning oak bannister rail. Radiator and ceiling light point.

Downstairs WC

Two piece suite comprising of vanity wash hand basin and low level WC. Part tiled walls. Ceiling light point and radiator.

Utility Room

11'8" x 8'4" (3.56m x 2.54m)
Good range of wall units with a one and a half bowl sink and drainer. Space for a washing machine, dryer and fridge freezer. Boiler. Radiator. Double glazed window to the rear aspect and door leading out to the rear garden.

Bedroom One

17'2" x 19'2" (5.23m x 5.84m)
Large bedroom with a great range of fitted wardrobes providing excellent storage space. Radiator and ceiling light point. Two double glazed window to the front aspect. Patio doors leading out to the rear garden.

En-Suite

Three piece suite comprising of a shower cubicle with a water fall shower, vanity wash hand basin and low level WC. Radiator and Spotlights. Double glazed window to the rear

aspect.

First Floor

Landing

Radiator and ceiling light point. Double glazed window to the front aspect. Stairs leading to the second floor.

Lounge

19'7" x 17'2" (5.97m x 5.23m)
Large dual aspect lounge with windows to the front aspect and bi-folding doors leading out to the balcony. Designer vertical radiator. Arch to the modern kitchen.

Kitchen

13'1" x 11'7" (4m x 3.53m)
Stunning modern high gloss kitchen with complementary work surfaces incorporating one and a half sink and drainer. Integrated electric hob and double oven, dishwasher and fridge freezer. Feature splash back. Island with cupboard space providing excellent storage space. Spotlights. Double glazed window to the rear aspect.

Second Floor

Landing

Double glazed window to the front aspect. Radiator, spotlights and coving.

Bedroom Two

16' x 9'11" (4.88m x 3.02m)
two double glazed windows to the rear aspect over looking the stunning garden. Radiator and ceiling light point. Great range of fitted wardrobes providing ample storage space. Door to the en-suite.

En-suite

Three piece suite comprising of shower cubicle, vanity wash hand basin and low level WC. Tiled walls. Spotlights and radiator.

Bedroom Three

13' x 9' (3.96m x 2.74m)
Double glazed window to the rear aspect. Radiator and ceiling light point.

Bedroom Four

10'5" x 7'11" (3.18m x 2.41m)
Double glazed window to the front aspect. Radiator and ceiling light point. Access to the loft space with a pull down ladder. The loft is boarded.

Bathroom

Four piece modern suite comprising of jacuzzi bath, walk in shower cubicle with waterfall shower, vanity wash hand basin and low level WC. Tiled walls and tiled flooring. Radiator and spotlights. Double glazed window.

External

Front

To the front there is a large driveway providing ample space for off road parking and a lawned

garden.

Rear

There is a large rear garden with a patio area, decked area, childrens play area and a large laid to lawn garden. this garden is stunning and is perfect for children playing or entertaining friends and family. The garden is private and not over looked.

Garage

Double garage with an electric door to the front. Door to the rear which leads out to the garden. The garage also benefits from power and lighting.

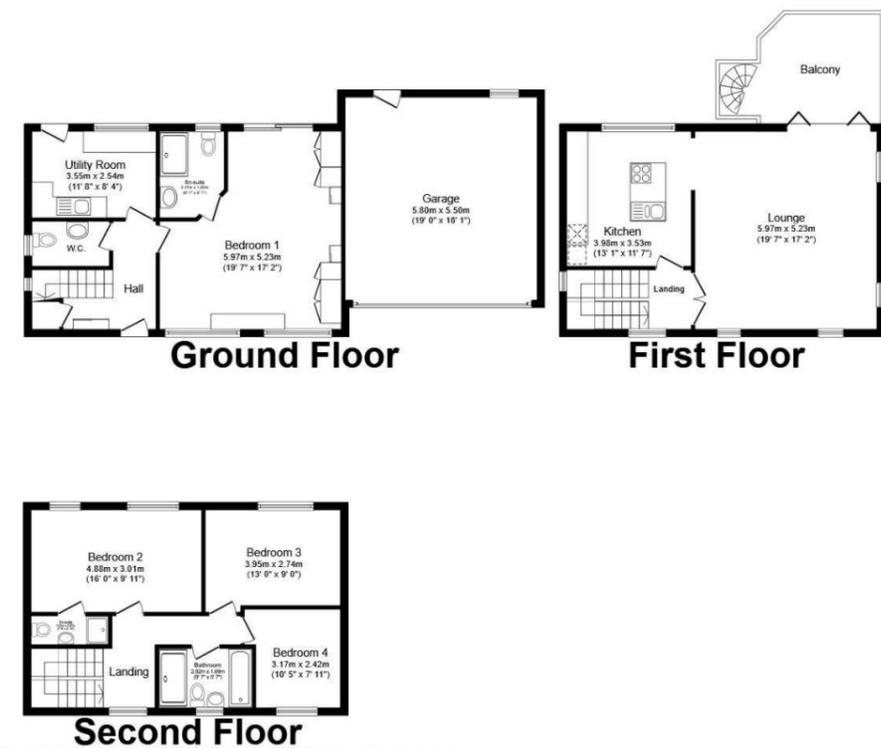
Agent Notes

The property benefits from Solar Panels. Please contact the office for more information.

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate



Total floor area 182.6 sq.m. (1,966 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com