



Roberts&Co
ESTATE AGENTS

Roberts&Co
ESTATE AGENTS

Kilworth Height
Fulwood

- **Beautifully Presented True Bungalow**
- **2 Double Bedrooms**
- **Spacious Living Room**
- **Conservatory**

Offers Over £230,000
EPC Rating 'C'



Roberts&Co
ESTATE AGENTS



Roberts&Co
ESTATE AGENTS



Roberts & Co
ESTATE AGENTS

Property Description

PROPERTY DESCRIPTION

Sitting in a sought-after location of Fulwood, just off Conway Drive on Kilworth Height, is this true bungalow. This property has been well maintained by the current owners.

Superbly located, for access into Preston City Centre, Royal Preston hospital, transport links, and popping to the local shops.

Step inside to a welcoming entrance hall, there is a handy cloaks cupboard to hang up your coats and bags.

The lounge is very spacious, big enough for two sofas and has a feature electric fire.

The kitchen features light wood shaker style units and tiled flooring, with a four-ring gas hob and integrated double oven grill combi, and the generous worktop space is every modern chef's dream. There's even plenty of space for a table and chairs, somewhere for the family to eat together.

There are two spacious bedrooms, both roomy doubles, and opening onto the conservatory.

The conservatory sits at the back of the home and has



lovely views of the garden.

There is a family shower room, with a great size walk in shower.

Outside, a detached garage with plenty of space to store garden items. The large driveway also comfortably fits four cars, so family and friends can park with ease. To the rear of the home, there is an established garden with stocked borders.

LOCAL INFORMATION

FULWOOD lies north of Preston, Lancashire and is well positioned for access to the M55 and M6. Within easy reach of leisure and amenities, with Preston Golf Course, Booth's and Asda supermarkets, Preston College, and the Royal Preston Hospital being close by. Excellent catchment area for primary and secondary schools and within reach of well-regarded private schools including Kirkham Grammar in Preston, Westholme in Blackburn, and Stoneyhurst in Clitheroe. There are also cycle paths from Fulwood through Lancaster to Carnforth, as well as the Guild Wheel.



FRONT

* Driveway- Indian stone paving * Front garden mainly lawn *

ENTRANCE HALL

* Front door * Carpet flooring * Ceiling spot lights * Storage cupboard *



LIVING ROOM

18' 6" x 12' 3" (5.64m x 3.73m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating radiator * TV point * Electric fire *

KITCHEN DINER

21' 10" x 8' 11" (6.65m x 2.72m) * 2 UPVC double glazed windows * External door * Tiled flooring * Ceiling spot lights * Central heating radiator * Range of wall and base units * Integrated gas hob * Extractor * Space and plumbing for washing machine * Space for dishwasher * Under counter fridge * Integrated electric Bosch double oven *



INNER HALL

* Carpet flooring * Ceiling light * Loft access- partially boarded, electric and lighting- boiler *

SHOWER ROOM

7' 0" x 8' 10" (2.13m x 2.69m) * UPVC double glazed sliding doors to conservatory * Tiled flooring * Part tiled walls * Ceiling spot lights * Central heating radiator * Walk in P shaped shower cubicle * WC * Wash hand basin vanity unit *



BEDROOM ONE

15' 0" x 9' 4" (4.57m x 2.84m) * UPVC double glazed French doors to conservatory * Carpet flooring * Ceiling light * Central heating radiator * Fitted bedroom furniture *

BEDROOM TWO

8' 5" x 12' 1" (2.57m x 3.68m) * UPVC double glazed sliding doors to conservatory * Carpet flooring * Ceiling light * Central heating radiator * Fitted wardrobes *

CONSERVATORY

8' 4" x 15' 10" (2.54m x 4.83m) * UPVC double glazed windows and double doors leading to garden * Tiled flooring * 2 Central heating radiators * TV point *

GARDEN

* York stone patio with channel drainage * Steps up to raised lawn * Mature shrubs * Not over looked * Water butt with pump and hose attachment *

GARAGE

* Detached garage * Electric up and over door to front with remote *

We are informed this property is Council Tax Band C
For further information please check the Government Website

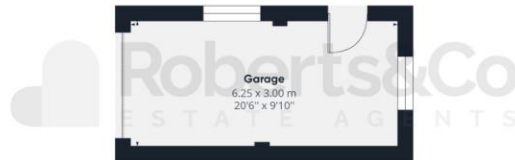
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



Ground Floor Building 1

Approximate total area⁽¹⁾
105.59 m²
1136.54 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



rightmove 

Zoopla
zoopla.co.uk

 OnTheMarket.com

Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements