

**Taylforth's**
Estate Agents

3 bed semi-detached house to buy in PR2

Cleveleys Avenue, Fulwood, Preston, Lancashire, PR2 3SP

£170,000

 Starting Bid

🏠 x3 🚗 x1 🚰 x2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Vacant Possession
- ✓ Situated on a extensive corner plot
- ✓ Three bedrooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Introducing this appealing three bedroom semi detached family home, perfectly positioned on an extensive corner plot within a quiet cul-de-sac, and offered to the market with no onward chain.

The property presents a wonderful opportunity for buyers seeking a spacious and versatile residence in a highly desirable location, close to reputable local schools and convenient amenities.

As you enter the property, you are welcomed by a generous hallway that leads to two spacious reception rooms, providing ample flexibility for family living, entertaining guests, or creating dedicated spaces for work and relaxation. The layout is thoughtfully arranged to maximise natural light and flow, allowing each room to feel both inviting and practical.

The kitchen, situated to the rear of the property, offers a functional workspace with scope for modernisation or extension (subject to the necessary consents), making it ideal for those wishing to add their own personal touch and create a contemporary culinary hub.

Upstairs, the property boasts three bedrooms, each benefitting from pleasant outlooks and versatile layouts to suit a variety of needs, whether as restful sleeping quarters, a home office, or a nursery. The family bathroom is conveniently located on the first floor, providing essential amenities for busy households.

This home is brimming with potential for further enhancement and customisation, allowing new owners to tailor the space to their individual tastes and requirements.

Additional benefits include a detached garage and a private driveway, offering secure parking and valuable storage solutions.

The property's corner plot position not only affords a sense of privacy and space, but also offers the possibility for future expansion or reconfiguration (subject to planning permissions), making it an ideal choice for growing families or those seeking a long-term home with room to evolve.

With its excellent location, generous accommodation, and exciting scope for improvement, this charming semi detached house represents a rare opportunity to acquire a home with both immediate comfort and fantastic potential for the future.

A survey has previously been carried out and some areas have been flagged as attention needed. Please make your own enquiries if you are seeking to get a mortgage on the property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1942

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

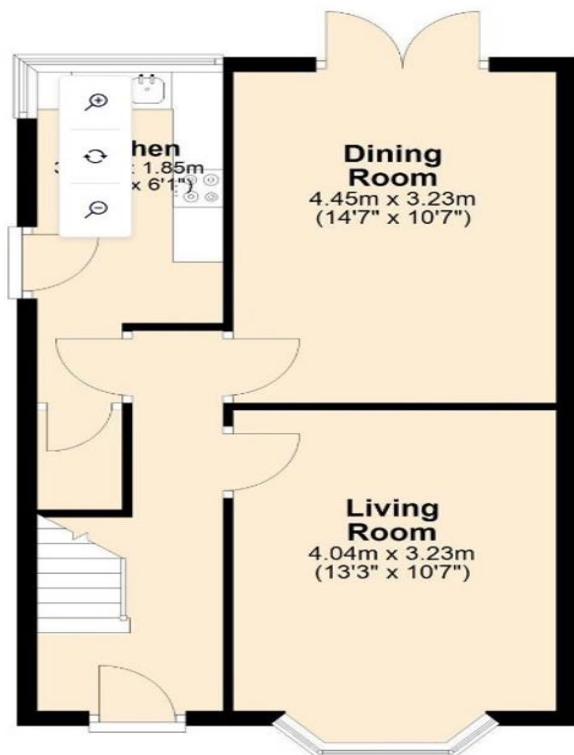
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)

Total area: approx. 82.8 sq. metres (891.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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