



84 Lansdown Hill, Fulwood, Preston, PR2 3UX

Price: £220,000

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- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Conservatory
- No Chain!
- Sought after residential location
- Large gardens

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FULL DESCRIPTION

This fantastically located three bedroom semi detached family home is situated in a sought after residential Fulwood position close to bus routes, schools, shops and offers easy access to the motor way network. The home offers spacious and open plan living with a large living room, kitchen/dining room and conservatory that leads out onto a patio and lawn garden which backs onto a field. No chain is involved and be quick to view!

ENTRANCE HALL

Laminate floor. Double glazed door and window.

LOUNGE

Double glazed window. Central heating radiator. Living flame fire and surround. Arch to dining room. Built in under the stairs storage cupboard.

KITCHEN/DINING ROOM

Fitted wall and base units. Built in breakfast bar. Central heating radiator. Plumbed for washing machine and dishwasher. One and a half bowl sink unit and mixer tap. Double glazed french doors and two windows. Integrated oven, hob and extractor hood.

CONSERVATORY

Double glazed.

STAIRS AND LANDING

Double glazed window.

BEDROOM 1

Double glazed window. Central heating radiator.

BEDROOM 2

Double glazed window. Central heating radiator.

BEDROOM 3

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Over the bath shower and screen, tiled floor, part tiled walls. Chrome ladder style radiator.

GARDENS

Off street parking to front for two cars.

Large lawn garden to rear with patio and backs onto a field.

GARAGE

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

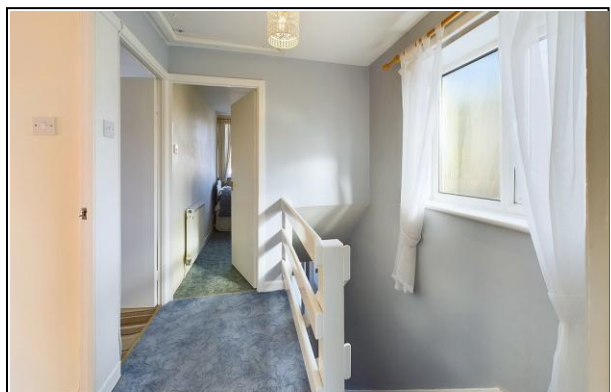
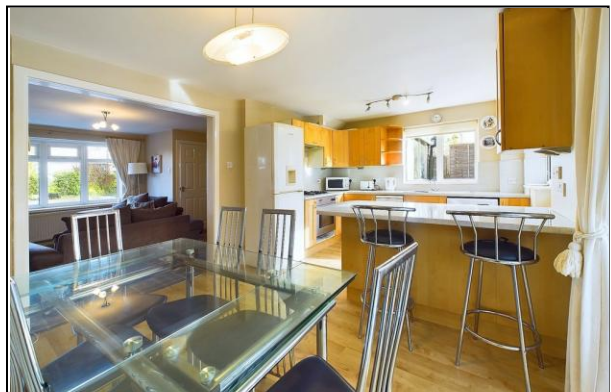
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

07/10/2024



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