



**37 Squires Wood
, Fulwood, PR2 9QA**

NO CHAIN Park Lane Estate Agents are proud to offer For Sale this modern and well-presented three-bedroom house on Squires Wood, a popular residential location in Fulwood. The property has been tastefully modernised throughout, offering any purchaser a home that's ready to move into straight away. Ideally positioned for access to a wealth of amenities including schools, shops, restaurants, walking parks and transport links. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance hallway, lounge, kitchen, downstairs w.c, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts an easy-to-maintain garden which is primarily lawned with a mature border for privacy and space to the side of the house for off-road parking. Externally to the rear, the property offers a sizeable rear garden which is mostly lawned and benefits from side access. Contact us now to arrange your viewing!

Offers In The Region Of £199,999

37 Squires Wood , Fulwood, PR2 9QA



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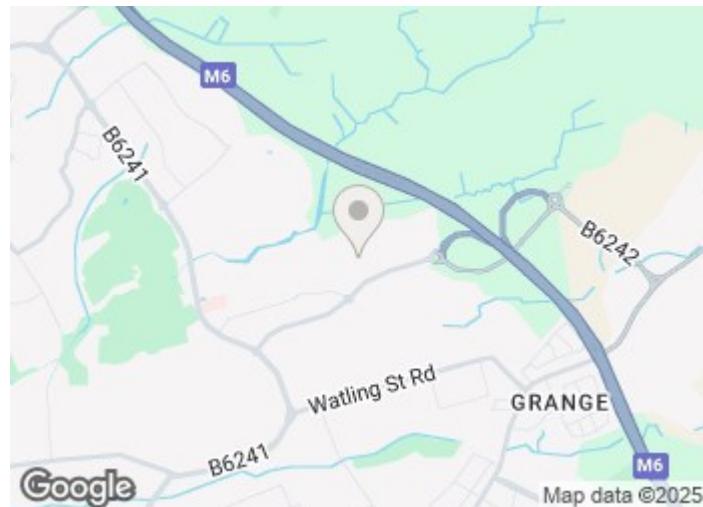
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- NO CHAIN
- MODERN PRESENTATION THROUGHOUT
- DOWNSTAIRS W.C
- OFF ROAD PARKING
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- CONTACT US NOW TO ARRANGE YOUR VIEWING

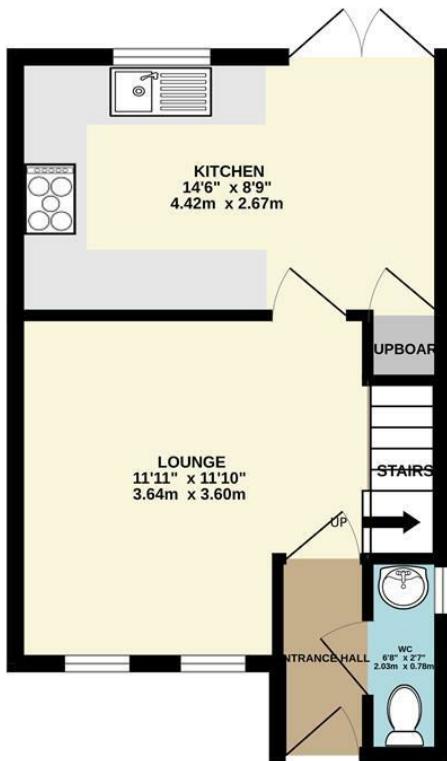


Directions

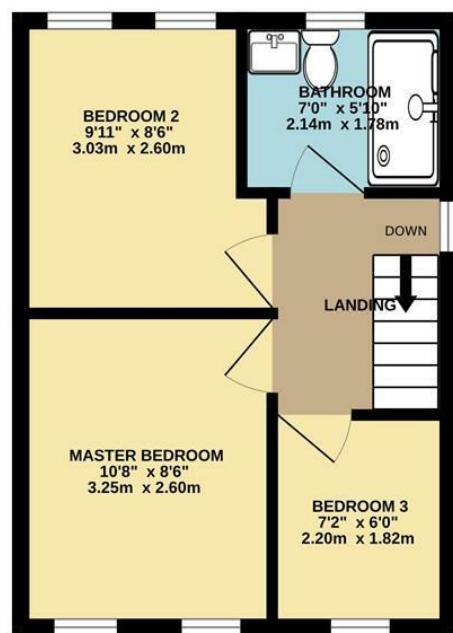


Floor Plan

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



THREE BEDROOM END TERRACE

TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	