

22 Sharoe Bay Court Sharoe Green Lane, Fulwood, Preston, Lancashire, PR2 9HZ



Offers In The Region Of £150,000

Superbly presented first floor 2 bedroom apartment located in this highly sought development , ideally located for access to local amenities and excellent transport links. The property has been fully modernised with recent modern kitchen and wet room. The development benefits from communal lounge and laundry room along with an site manager available plus careline. Sold with no chain and vacant possession, viewing is highly recommended.

- Superbly Presented
- Modern Kitchen
- No Chain
- Viewing Essential
- EPC Rating B
- 2 Bedrooms Both Fitted
- Recent Wet Room
- Vacant Possession
- Council Tax Band C



Ideally located this purpose built over 50s apartment block offers excellent accommodation with communal lounge, laundry, intercom system and on site manager. The property is situated within well maintained grounds and is located within easy access of local amenities along with transport links, Booths supermarket and Royal Preston hospital. The apartment offers superbly presented accommodation and is one of the larger apartments in the development which has been modernised by the current owner. The accommodation comprises :-Entrance hall, lounge, modern fitted kitchen , two bedrooms both with fitted wardrobes and a fully modernised wet room with fold down seat and grab rails. The property is sold with no chain and vacant possession, viewing is highly recommended.

Entrance Hall

Entrance door, door to:

Utility 4'2" x 4'8" (1.26m x 1.41m)

With worktop space, space for freezer, electric boiler serving domestic hot water.

Lounge 16'11" x 9'11" (5.16m x 3.03m)

Double glazed box window to front, living flame effect electric fire set in Adam style surround and marble effect inset and hearth, electric radiator, electric storage heater, two wall lights, coving to ceiling, archway kitchen to:

Kitchen 5'5" x 9'0" (1.66m x 2.74m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated full height fridge, built-in eye level electric fan assisted oven, four ring halogen hob, built-in microwave, vinyl flooring.

Wet Room

Fitted with modern white suite comprising shower area with electric shower over fitted seat and grab rails, wall mounted wash hand basin, low-level WC and heated towel rail, extractor fan full height pvc panelling to all walls, vinyl flooring.

Bedroom 1 13'8" x 8'9" (4.17m x 2.67m)

UPVC double glazed box window to front, two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching drawers, fitted window seat. electric storage heater.

Bedroom 2 13'7" x 6'10" (4.13m x 2.08m)

Fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s), fitted matching dressing table and vanity mirror, worktop with cupboards under, electric storage heater.

Outside

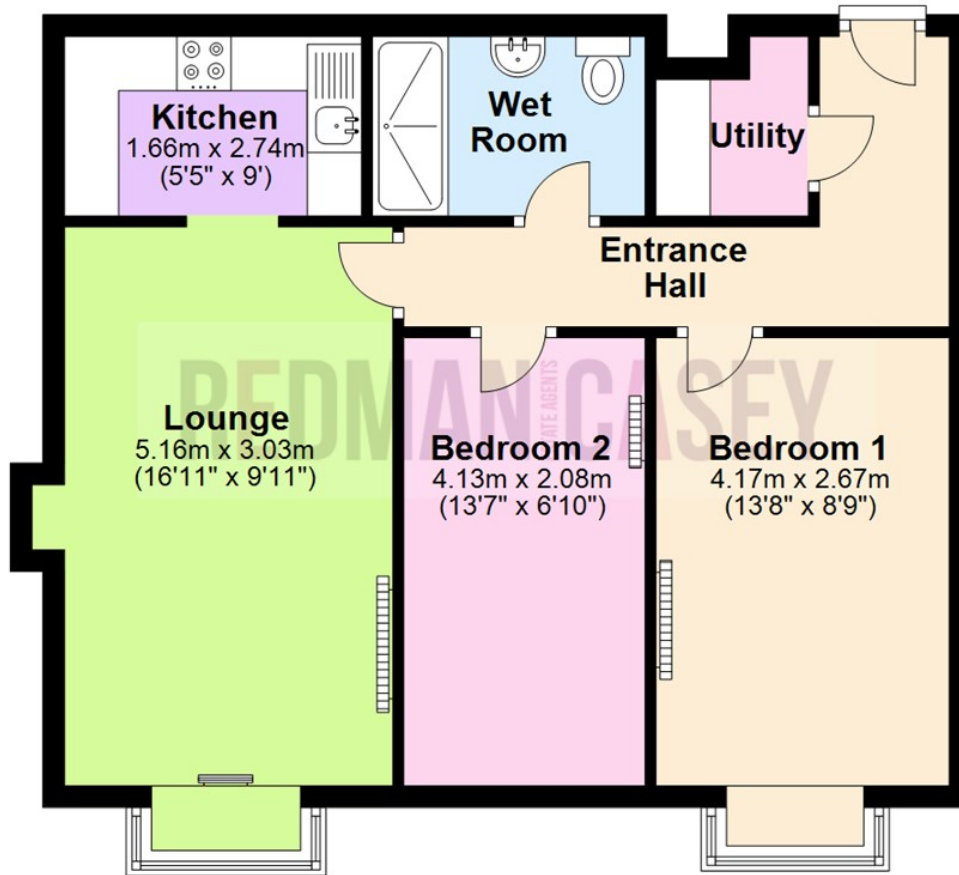


Front and Side - Communal vehicle parking area, flower and shrub borders enclosed by brick wall to front and sides.
Rear - Communal side and rear gardens with a variety of plants and shrubs, sun patios with large lawned areas.



First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Total area: approx. 56.1 sq. metres (604.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

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 | |

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Environmental Impact (CO₂) 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 | |

