



**30 Harrier Way, Fulwood**  
Preston

**£585,000**



## 30 Harrier Way

Fulwood, Preston

Beautiful five-bed, three-bath detached home with open-plan kitchen, two receptions, home office, landscaped gardens, integrated garage, and off-road parking. Ideal for modern family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Five bedrooms, two with en-suite plus family bathroom
- Prime Preston location – just over a mile from Royal Preston Hospital
- Open-plan kitchen and living/entertaining area
- Integrated garage
- Garden access through Bifold doors
- Dedicated home office
- Buyer Information Pack and searches available

### Entrance Hall

Tiled floor.

### Open plan Kitchen dining

Excellent range of eye and low level units. Breakfast bar. Gas hob. Integrated wine fridge, whirlpool fridge freezer. Open to dining and entertaining area Tiled floor. Window to rear. Bifold doors to rear.

### Utility Room

Excellent range of eye and low level units. Stainless steel sink. Plumbed for washing machine. Door to garage, kitchen and access to the rear of the property.

### Living Room

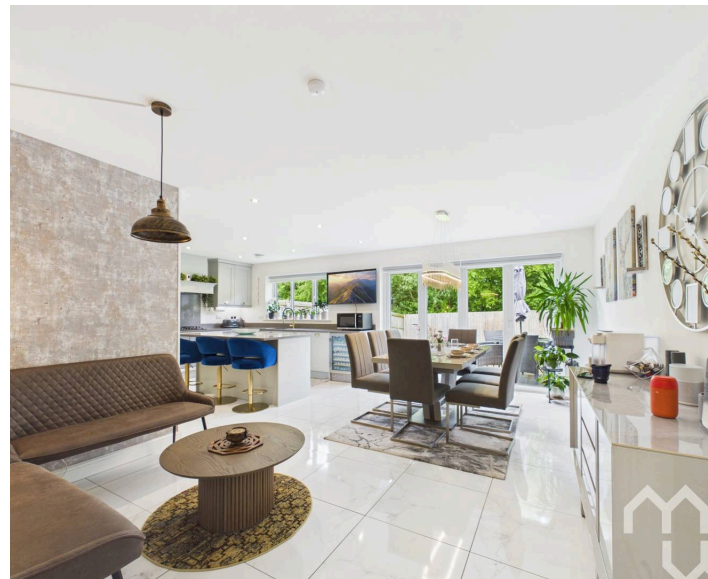
Feature media wall. Window to rear.

### Study

Window to front.

### Downstairs Wc

Two piece suite comprising of vanity wash hand basin and Wc. Window to side. Tiled floor.





## **Landing**

### **Master Bedroom**

Fitted wardrobes with dressing area. Window to front.

### **En-suite**

Three piece suite comprising of; mains shower cubicle, vanity wash hand basin and Wc. Feature heated towel rail. Window to side. Fully tiled walls. Tiled floor.

### **Bedroom**

Fitted wardrobes. Window to rear.

### **En-suite**

Three piece suite comprising of; mains shower cubicle, vanity wash hand basin and Wc. Feature heated towel rail. Window to rear. Part tiled walls. Tilled floor.

### **Bedroom**

Currently used as a study. Window to front.

### **Bedroom**

Fitted wardrobes. Window to rear.

### **Bedroom**

Fitted wardrobes. Window to front.

### **Family Bathroom**

Four piece suite comprising of; panelled bath, mains shower cubicle, vanity wash hand basin and Wc. Fully tiled walls. Tiled floor. Window to rear.

## GARDEN

Mainly laid to lawn with patio area.

## DOUBLE GARAGE

2 Parking Spaces

Currently used as a gym. Electric door. Floored.

## DRIVEWAY

2 Parking Spaces







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1975 ft<sup>2</sup>  
183.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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