



Holdens
ESTATE AGENTS

15 Rose Lea, Fulwood

Offers Over **£250,000**

Holdens
ESTATE AGENTS



15 Rose Lea

Fulwood, Preston

Spacious four bed semi detached home in a sought after location, recently renovated with three reception rooms, modern kitchen, ensuite, WC, and close to schools, shops, and transport links.

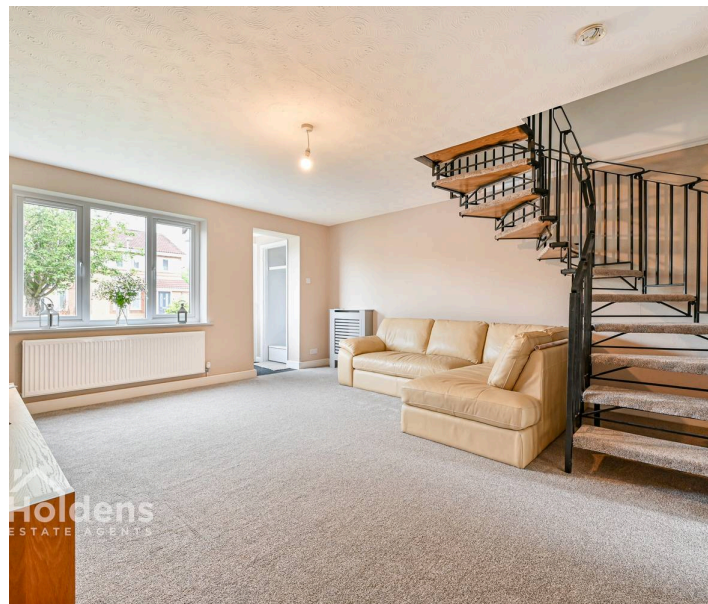
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended semi detached
- Ideal Family Home
- Recently Renovated
- 4 Bedrooms
- Ensuite to Master
- 3 Reception Rooms
- Downstairs WC/ Utility
- Private Rear Garden
- Sought After Location
- Turn Key Condition



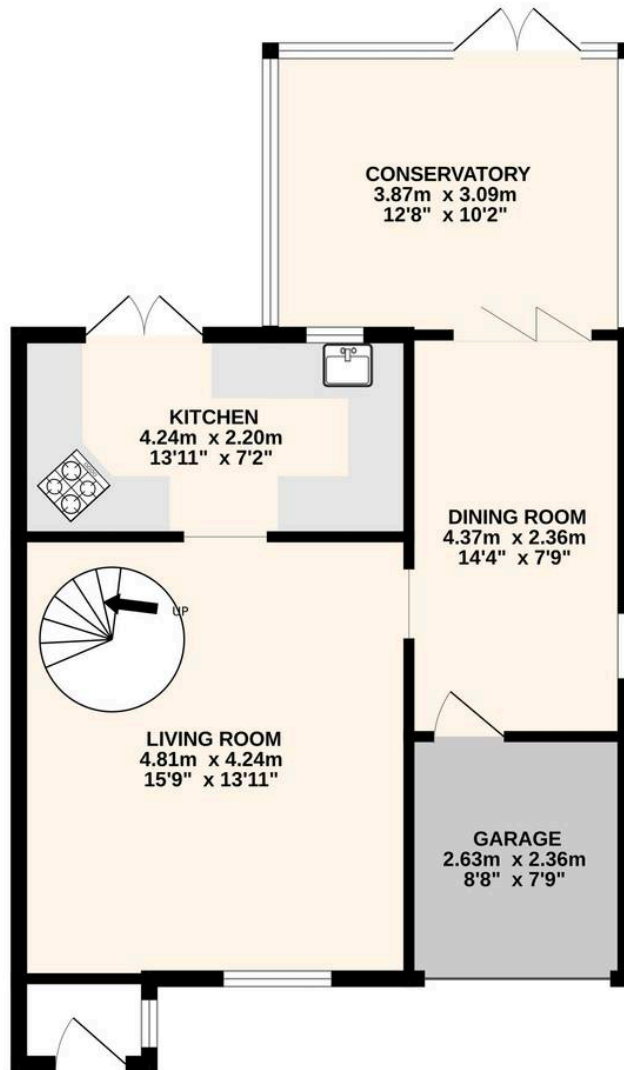




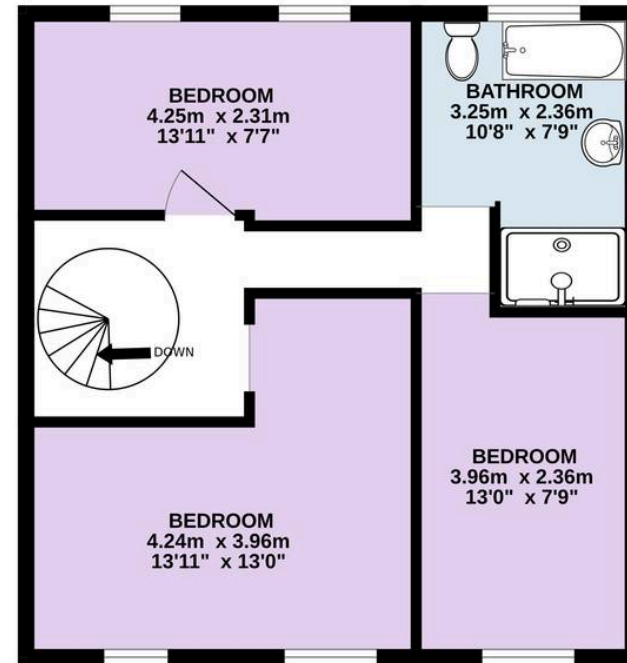
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	55	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
59.5 sq.m. (641 sq.ft.) approx.



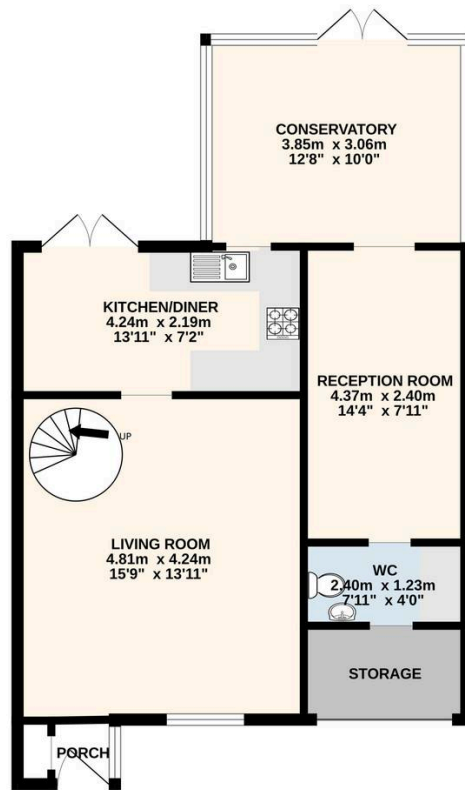
1ST FLOOR
46.2 sq.m. (498 sq.ft.) approx.



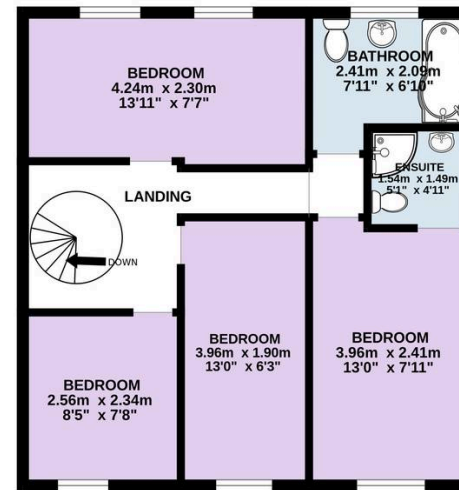
TOTAL FLOOR AREA : 105.7 sq.m. (1138 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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GROUND FLOOR
59.6 sq.m. (641 sq.ft.) approx.



1ST FLOOR
46.4 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

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