



## 12 Lyndeth Close, Fulwood – PR2 9QY

£310,000 Freehold

Integral Garage • Modern Kitchen • Driveway for 2 Vehicles • En-Suite to Master Bedroom • Open-Plan Kitchen/Diner • Quiet Cul-de-Sac Location in a Popular Area of Fulwood • Private Rear Garden with Patio • NO ONWARD CHAIN • Downstairs WC

  
**Clarkson Holden**  
estate agents





**Spacious four-bed detached home in quiet Fulwood cul-de-sac. Modern kitchen, en-suite master, garage, driveway, no chain. Close to schools, amenities, and transport. Early viewing advised.**

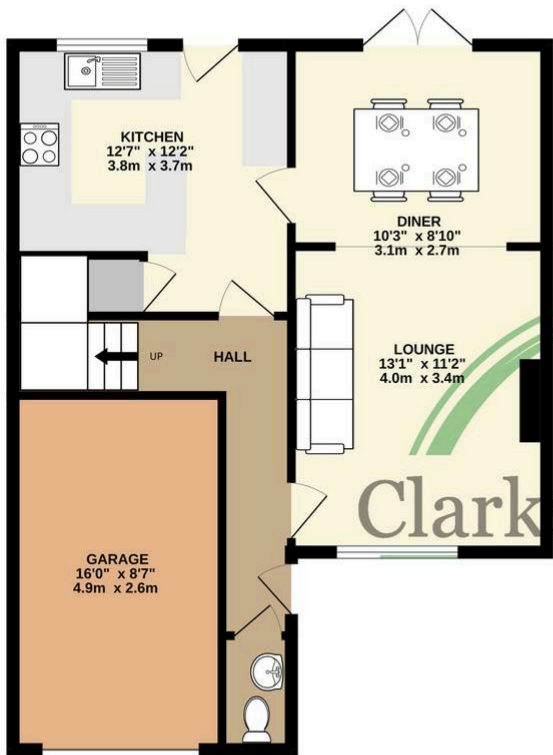
**Council Tax band: D – £2,478.00**

**Tenure: Freehold**

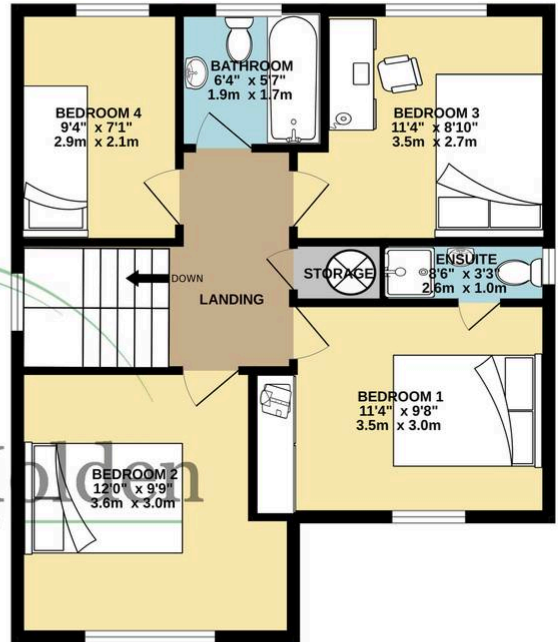
**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating: D**

GROUND FLOOR



1ST FLOOR



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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