



- Modern Semi Detached
- Three Bedrooms
- Lounge/Dining Area
- Kitchen
- Downstairs WC
- Bathroom
- Off Road Parking
- Sold As A 65% Share

**6 Wesley Street**  
Preston, PR5 6NN

**£143,000**

A well presented, three bedroom semi detached property, which is being sold for a 65% share. Ideally located for the centre of Bamber Bridge, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge/dining room and a kitchen. To the first floor there are three good sized bedrooms and a bathroom. Externally to the front there is a driveway and an electric charging point. To the rear there is an enclosed garden, mainly laid to lawn and a flagged patio area. Rent, management fee and insurance £202.46 PCM.

### Ground Floor

**Entrance Hall 12' 9" x 4' 1" (3.88m x 1.24m)**

Radiator, stairs to first floor.

**Downstairs WC 6' 6" x 4' 7" (1.98m x 1.40m)**

Low level WC, wash basin, radiator, window to front.

**Lounge/Dining Area 18' 9" x 16' 1" (5.71m x 4.90m)**

Radiator, built in storage cupboard, French doors to rear garden.

**Kitchen 12' 3" x 7' 0" (3.73m x 2.13m)**

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, space for washing machine and dryer, built in fridge freezer, spot lighting, radiator, window to front.



## First Floor

### Landing

**Bedroom One** 15' 8" x 9' 2" (4.77m x 2.79m)

Radiator, built in storage cupboard, window to front.



**Bedroom Two** 14' 7" x 8' 0" (4.44m x 2.44m)

Radiator, access to loft area, window to rear.

**Bedroom Three** 10' 4" x 7' 1" (3.15m x 2.16m)

Radiator, window to rear.

**Bathroom** 7' 9" x 7' 0" (2.36m x 2.13m)

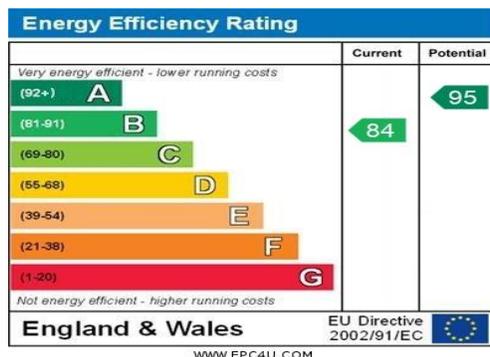
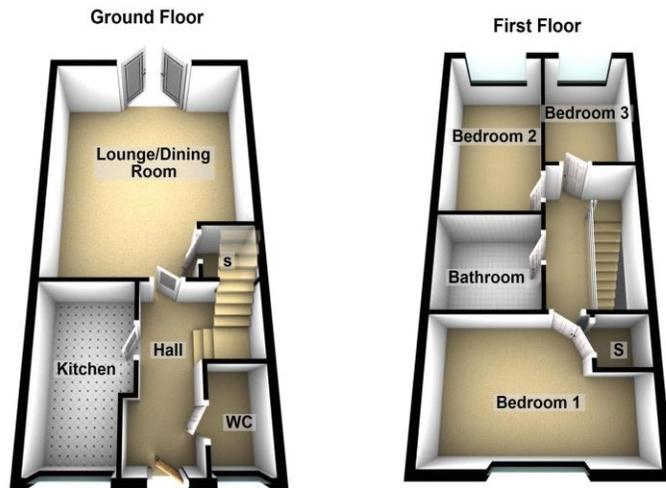
Suite comprising of a low level WC, vanity sink unit, panelled bath with shower over, towel radiator, spot lighting.



### External

To the front there is a shrub garden, with a driveway providing off road parking and electric charging point. Side access leads to the rear garden, which is mainly laid to lawn and has a flagged patio area.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

## Make Your Move

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