



- Modern Semi Detached
- Three Bedrooms
- Lounge/Dining Area
- Kitchen
- Downstairs WC
- Bathroom
- Off Road Parking
- 

6 Wesley Street  
Preston, PR5 6NN

£220,000

A well presented, three bedroom semi detached property. 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.

## 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)

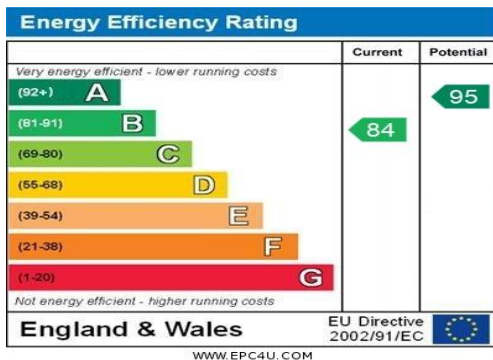
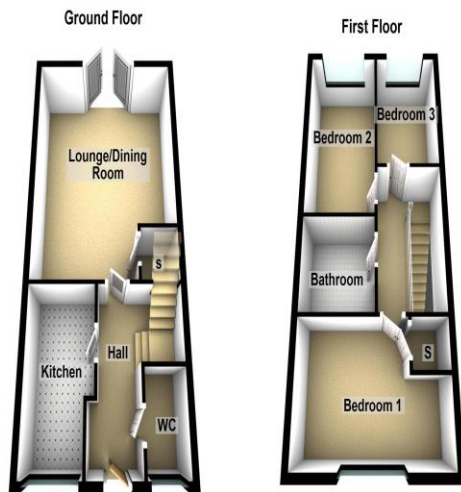
Suite comprising of a low level WC, vanity sink unit, panelled bath with shower over, towel radiator, spot lighting.



### 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.

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