



Firbank
PR5 6SU

- **Well Presented 3 Bedroom Town House**
- **Set Over 3 Floors**
- **Large Garden**
- **Cul De Sac Location**

Offers Over £239,950
EPC Rating 'C'





Property Description

Spacious 3-Bedroom, 3-Storey End Townhouse

3 Double Bedrooms | Large Private Garden

This spacious three-bedroom, three-storey end townhouse is well-presented throughout and located on a quiet cul-de-sac.

On the ground floor, the entrance hallway offers practical storage. The spacious living/dining room features an understairs cupboard and opens into the conservatory, which has patio doors leading to a large, private garden. The modern kitchen is fitted with an electric oven, gas hob, and integrated dishwasher, with additional space for a washing machine and fridge freezer. A convenient downstairs WC completes this level.

The first floor comprises two double bedrooms and a family bathroom.

The top floor is dedicated to the principal bedroom,



which features a dressing area/walk-in wardrobe and an en-suite shower room.

Externally, the property includes a garage and driveway, providing ample parking. It is situated on a quiet cul-de-sac and boasts a large, private garden.

This home is ideally located within commuting distance of all major Northwest towns and cities via the M6 and M61 motorways. It also benefits from excellent local schools, supermarkets, and amenities.

What We Love About This Property: " This is a well-presented home offering spacious living across three floors, with a fantastic principal suite and a large private garden. Located within easy reach of major motorway links (M6 & M61), excellent schools, supermarkets, and local amenities."

Tenure: Leasehold

Council Tax Band: C

LOCAL INFORMATION BAMBER BRIDGE an area to the south of Preston, Lancashire. Short drive to both the towns of Chorley and Leyland and an excellent area for local schools, shops and amenities with fantastic travel links via the nearby M6, M61 and M65 motorways. Even has it's own train station.



HALLWAY

LIVING/DINING ROOM 13' 6" x 16' 3" (4.11m x 4.95m)

KITCHEN 6' 3" x 12' 9" (1.91m x 3.89m)

CONSERVATORY 10' 10" x 13' 4" (3.3m x 4.06m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE 13' 2" x 12' 10" (4.01m x 3.91m)

DRESSING ROOM 6' 4" x 10' 7" (1.93m x 3.23m)

ENSUITE 6' 9" x 7' 1" (2.06m x 2.16m)

BEDROOM TWO 13' 4" x 11' 7" (4.06m x 3.53m)

BEDROOM THREE 13' 1" x 11' 0" (3.99m x 3.35m)

BATHROOM 6' 3" x 6' 5" (1.91m x 1.96m)

OUTSIDE





SINGLE GARAGE 8' 7" x 17' 3" (2.62m x 5.26m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1319.13 ft²
122.55 m²

Reduced headroom

12.63 ft²
1.17 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements