



## 67 Barleyfield

, Bamber Bridge, PR5 8JJ

Offers Over £60,000



A GREAT INVESTMENT OPPORTUNITY OR FIRST TIME BUY FOR A GROUND FLOOR STUDIO FLAT

This one bedroom ground floor studio flat is being welcomed to the property market on a quiet estate in Bamber Bridge. Offering an open plan living/bedroom space, walk in wardrobe, en suite shower room and fitted kitchen. Perfectly suited to an investor looking to expand their portfolio or first time buyer, with a blank canvas, this property has everything a single occupant would need for their first home. Situated within walking distance to transport links and only a short drive to local shops and amenities.

The property comprises briefly; entrance via the communal hallway to the main entrance door that leads to the living/bedroom. The living room has doors to the kitchen and walk in wardrobe. The walk in wardrobe has a door to the ensuite shower room. Externally there is parking to the front.

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## Ground Floor

### Communal Entrance

Hard wood door to living/bedroom.

### Living/Bedroom 14'2" x 8'3" (4.34m x 2.54m)

UPVC double glazed window, electric radiator, wood effect flooring, doors to kitchen and dressing room.

### Kitchen 14'2" x 8'3" (4.34m x 2.54m)

UPVC double glazed window, electric radiator, wood effect flooring, doors to kitchen and dressing room.

### Dressing Room 7'10" x 3'6" (2.41m x 1.07m)

Wood effect flooring, wardrobe and door to shower room.

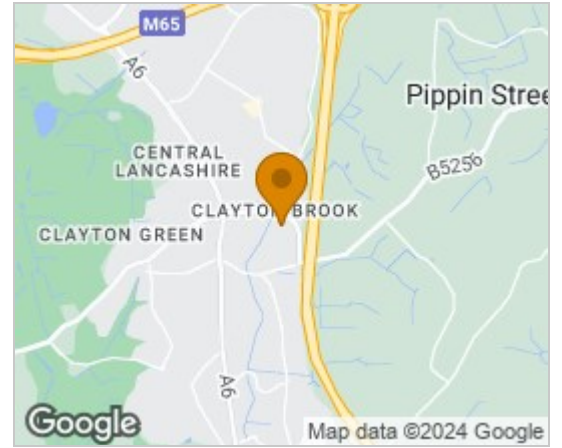
### Shower Room 7'10" x 3'6" (2.41m x 1.09m)

Low level WC, pedestal wash basin, electric feed shower, part tiled elevation and laminate flooring.

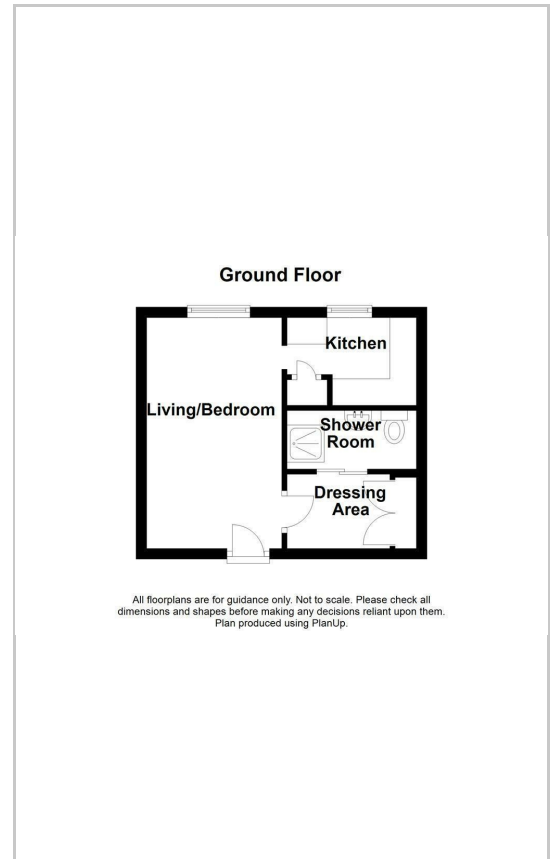
### External

Parking to front.

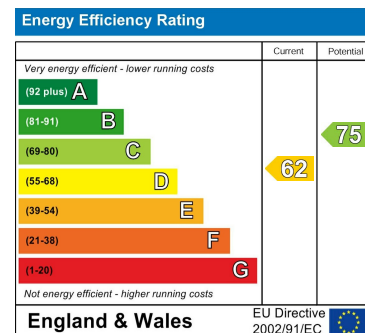
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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