



12 Bluebell Way, Bamber Bridge

Preston

Guide Price **£350,000**



12 Bluebell Way

Bamber Bridge, Preston

This spacious family home in central Preston offers versatile living spaces, including a lounge, dining area, and conservatory, with ample room for relaxation and family gatherings. Conveniently located near transport links and with strong investment potential—including the option to convert back to an HMO—this property balances comfort with future flexibility.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Large Living Space
- Double driveway
- Future Value Potential
- Buyers Information Pack Available
- Prime Preston Location
- Family Home

Entrance Hallway

Understairs storage. Window to front.

Lounge

Storage cupboard. Bay window to front.

Dining Room

Storage cupboards. Double doors to conservatory.

Conservatory

Double doors to dining room. Double doors to rear garden. Door to kitchen. Tiled Floor.

Kitchen

Good range of eye and low level units including 1 1/2 stainless steel sink. Integrated appliances include Beko dual fuel range cooker and gas hob. Space plumbed for dishwasher. Breakfast bar. Tiled floor. Door to conservatory. Window to rear.

Utility

Eye and low level units with space plumbed for washing machine and tumble dryer. Integrated 1/12 stainless steel sink. Door to side. Tiled floor. Part tiled walls.

Downstairs W.C.

W.C. Pedestal hand wash basin. Tiled floor. Part tiled walls. Window to rear.

Downstairs Bathroom

Three piece suite including walk in shower cubicle (electric). Vanity unit with W.C. and hand wash basin. Tiled floor. Part tiled walls. Window to rear.





Bedroom One

Previously a double garage converted to a bedroom. Storage cupboard. En-suite bathroom. Window to front and side.

Bedroom One En-suite

Three piece suite including walk in shower cubicle (mains water). Vanity unit with W.C. and hand wash basin. Tiled floor. Part tiled walls. Window to rear.

Upstairs Landing

Boiler cupboard.

Master Bedroom

Bedroom with en-suite. Fitted wardrobes. Window to rear.

Master Bedroom En-suite

Three piece suite including W.C. Walk in shower cubicle (mains water). Pedestal hand wash basin. Tiled floor. Part tiled walls. Window to side.

Bedroom Three

Fitted wardrobes. Window to rear.

Bedroom Four

Fitted wardrobes with built in shelves. Window to rear.

Upstairs Bathroom

Three piece suite including shower cubicle (mains). W.C. and pedestal hand wash basin. Tiled floor. Part tiled walls. Window to side.

Bedroom Five

Window to front.

REAR GARDEN

Summer house to the rear. Patio bordering either side of the property.

OFF STREET

2 Parking Spaces

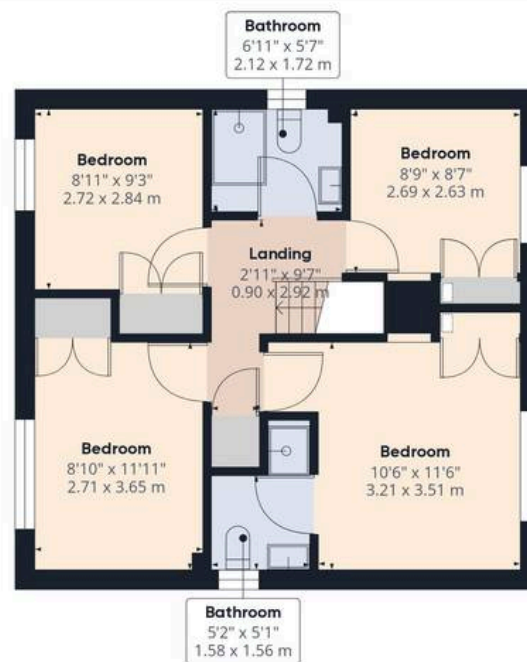
Double driveway with space for two vehicles.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1666.7 ft²

154.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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