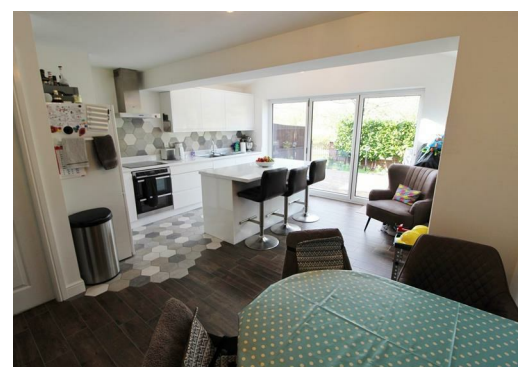




**Bamburgh Drive, Buckshaw Village, PR7 7GX**

**£219,995**

**PRICED TO SELL NOW!!!** Extended semi detached house. Impressive living dining kitchen with bi fold doors & utility, lounge, 3 well proportioned bedrooms plus contemporary bathroom, en suite & WC. **MUST BE VIEWED!!!**





# 15 Bamburgh Drive, Buckshaw Village, PR7 7GX

We are delighted to offer for sale this extended semi detached house located in this popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is an impressive living dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include bi fold doors to the rear, island unit with breakfast bar to the kitchen plus a separate utility. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, utility and WC. Off the first floor landing are 3 well proportioned bedrooms, the master with en suite plus a family bathroom. There is a part boarded loft with ladder access.

The property benefits from well presented low maintenance gardens with decking, artificial turf and external tap. There is off road parking.

Tenure - Freehold  
Estate Management Fee - £150 pa.  
Council Tax - Band B

The property comprises.

## GROUND FLOOR

### Entrance Hall

With mat well and carpets.

**Lounge 14'2"(max) x 12'0"(max)**  
**(4.33m(max) x 3.68m(max))**

With fitted carpets plus access to store.

**Living Dining Kitchen 16'11"(max) x 15'2"(max)**  
**(5.17m(max) x 4.63m(max))**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus island unit and breakfast bar. With double oven, induction hob, hood and dishwasher. With tiling and floor tiling plus bi fold doors leading to the rear garden.

**Utility 5'6" x 4'7" (1.68m x 1.40m)**

With laminate worktop and floor tiling. Space for washing machine.

**WC 5'5"(max) x 3'0"(max)**  
**(1.67m(max) x 0.92m(max))**

Having contemporary white sanitary ware, tiling and Karndean flooring.

## FIRST FLOOR

### Landing

With fitted carpets. Access to store.

**Bedroom 1 12'0"(max) x 9'5"(max)**  
**(3.67m(max) x 2.89m(max))**

With carpets and curtains. Access to store.

**En Suite 6'2"(max) x 5'2"(max)**  
**(1.90m(max) x 1.60m(max))**

Having contemporary white sanitary ware with vanity basin, chrome ladder radiator, recessed spot lights plus wall and floor tiling.

**Bedroom 2 9'0" x 7'7" (2.75m x 2.33m)**

With carpets and blinds.

**Bedroom 3 7'7" x 5'11" (2.33m x 1.82m)**

With carpets and blinds.

**Bathroom 5'10" x 5'5" (1.78m x 1.67m)**

Having contemporary white sanitary ware plus recessed spot lights, tiling and vinyl flooring.

## EXTERNAL

The property benefits from well presented low maintenance gardens with decking, artificial turf and external tap. There is off road parking.









