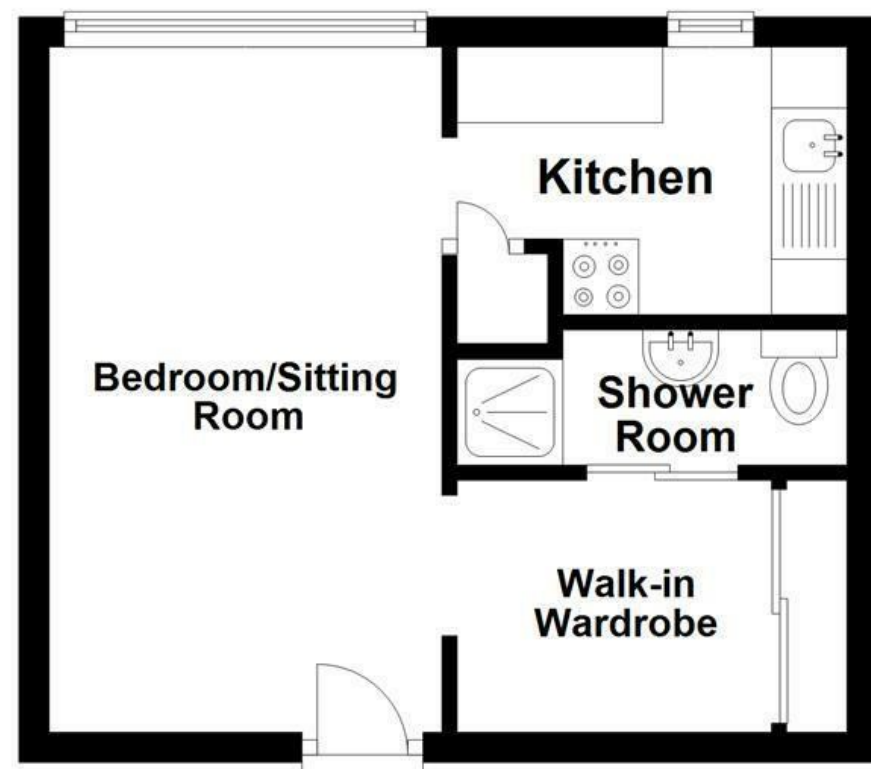


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Barleyfield, Bamber Bridge, PR5 8JJ

£65,000

IMMACULATE TOP FLOOR FLAT

Welcome to this charming top floor flat located in the picturesque area of Barleyfield, Bamber Bridge, Preston. This property boasts a spacious reception room/bedroom, perfect for relaxing or entertaining guests. The contemporary fitted kitchen is ideal for whipping up delicious meals, and the additional walk-in wardrobe provides ample storage space for your belongings.

Situated in a peaceful neighbourhood, this flat offers a tranquil living environment. The communal parking ensures that you will always have a convenient place to park your vehicle. Whether you are a first-time buyer looking to step onto the property ladder or someone seeking a cosy retreat, this flat is sure to meet your needs.

Don't miss out on the opportunity to make this lovely flat your new home. Contact our Chorley branch today to arrange a viewing and experience the charm of this property for yourself.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Barleyfield, Bamber Bridge, PR5 8JJ

£65,000



- Immaculate Apartment
- Contemporary Fitted Kitchen
- Communal Parking
- EPC Rating C
- One Bedroom
- Additional Walk-in Wardrobe
- Tenure Leasehold
- Three Piece Shower Room
- Neutral Decoration Throughout
- Council Tax Band A

Communal Entrance

Reception Room/Bedroom One

14'9" x 8'5" (4.52m x 2.59m)

UPVC double glazed window, electric radiator, doors leading to kitchen and walk-in wardrobe.

Kitchen

8'5" x 5'10" (2.59m x 1.78m)

UPVC double glazed window, range of wall and base units with laminate worktops, space for oven, composite sink and drainer with mixer tap, space for fridge, plumbing for washing machine, part tiled elevations, storage cupboard and laminate flooring.

Walk-in Wardrobes

8'5" x 5'6" (2.59m x 1.68m)

Fitted wardrobes and door to shower room.

Shower Room

8'5" x 2'11" (2.59m x 0.89m)

Low base WC, pedestal wash basin with traditional taps, electric feed shower enclosed, part tiled elevations and laminate flooring.

External

Communal parking.

