



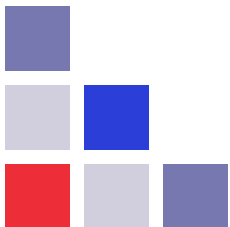
Brown Lane

NEW LISTING

Bamber Bridge, Preston PR5 6ZB

Hazelwells are pleased to offer for sale this beautifully presented semi-detached home situated in a popular location. The property has been tastefully extended, offers a perfect blend of traditional and modern features and would make an ideal family home. The accommodation briefly comprises; a welcoming entrance hallway, wc, spacious lounge, large open plan kitchen / dining / living room with vaulted ceiling, first floor landing, three bedrooms and shower room. Externally there is a driveway to the front providing off road parking, a garage, south facing rear garden with decking, patio, lawned garden and mature shrub borders. The property benefits from double glazing throughout and is warmed by gas central heating. Well positioned for local amenities with good access to supermarkets, cafes, schools, good road links to Preston City Centre and M6, M61 & M65 motorways. Viewings are a must in order to fully appreciate this home.

£280,000



Hazelwells
sales & lettings

Entrance Hallway

14' 6" x 6' 10" (4.41m x 2.09m)

Double glazed composite door leading to the entrance hallway, original wooden floorboards, feature radiator, under stair storage and stairs to the first floor.

WC

A modern two piece suite, tiled floor and part tiled walls, chrome towel rail radiator and a double glazed window.

Lounge

21' 0" x 12' 4" (6.40m x 3.77m)

A spacious lounge with original wooden floor boards, double glazed bay window to the front, panel radiator and a feature fireplace with a wood burner and stone hearth.

Kitchen Dining Living room

20' 4" x 17' 0" (6.20m x 5.19m)

An open plan kitchen, dining and living room with bi-fold doors leading out to the deck and the south facing rear garden. Fitted kitchen with wall and base units with contrasting black sparkle quartz work surfaces, sink with mixer tap, tiled splash backs, integrated dishwasher, washing machine, space for 'American' fridge freezer. Kitchen island with integrated electric oven and gas hob, black sparkle quartz work surface and breakfast bar. Double glazed bi-fold doors, vaulted ceiling with velux windows, panel radiator and tiled flooring.

Landing

6' 1" x 7' 9" (1.86m x 2.35m)

Double glazed window to the side, loft access.

Bedroom 1

12' 5" x 11' 9" (3.79m x 3.59m)

Double glazed bay window to the front, panel radiator, wooden flooring.

Bedroom 2

8' 3" x 11' 9" (2.51m x 3.59m)

Double glazed window to the rear, panel radiator, wooden flooring.

Bedroom 3

6' 8" x 7' 9" (2.02m x 2.35m)

Double glazed window to the front, panel radiator.



Shower Room

4' 9" x 7' 8" (1.46m x 2.33m)

Modern three piece suite comprising wc, pedestal wash hand basin and walk in shower. Tiled floor to wall, double glazed window to the side, panel radiator.

Garage

14' 8" x 7' 9" (4.46m x 2.36m)

Pitched roof with an up and over door to the front and double glazed french doors to the rear.

Exterior

Gated driveway to the front.

Rear Garden

South facing rear garden with decking, Indian sandstone patio, lawn, mature shrub borders.





If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.