

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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

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 en suite shower room. Externally there is parking to the front.

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Offers Over £60,000



- Tenure Leasehold
- Off Road Parking To The Front
- Shower Room
- Close Proximity To Local Amenities
- Council Tax Band A
- One Bedroom/Living Area Ground Floor Studio Flat
- Ideal Investment Opportuniy Or First Time Buy
- EPC Rating D
- Fitted Kitchen
- Easy Access To Major Commuter Routes

Ground Floor

Communal Entrance

Hard wood door to living/bedroom.

Living/Bedroom

14'3 x 8'4 (4.34m x 2.54m)

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

Kitchen

8' x 5'5 (2.44m x 1.65m)

UPVC double glazed window, wooden wall and base units, laminate work tops, space for oven and hob, composite sink and drainer with mixer tap, space for fridge, plumbed for washing machine, part tiled elevation, storage cupboard and laminate flooring.

Dressing Room

7'11 x 3'6 (2.41m x 1.07m)

Wood effect flooring, wardrobe and door to shower room.

Shower Room

7'11 x 3'7 (2.41m x 1.09m)

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

External

Parking to front.

