



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			86
(81-91) B		75	
(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

### Offers Over £160,000

AN IDYLIC TWO BEDROOM SEMI DETACHED BUNGALOW ON A QUIET CUL DE SAC

Tucked away in the corner of Barleyfield, Bamber Bridge sits this charming two bedroom semi detached bungalow. Offering a tranquil retreat for those seeking a peaceful countryside lifestyle whilst still being within close proximity to nearby shops and amenities. The property boasts a cosy interior that exudes warmth and comfort. The highlight of this lovely home is the spacious conservatory, where you can relax and unwind while enjoying views of the beautiful garden to the rear. The property also features off road parking, providing convenience for residents. Whether you are looking to downsize, or a couple looking for single storey living, this is the perfect home to move straight into! Don't miss the chance to make this charming bungalow your own and experience the joys of countryside living in the heart of Bamber Bridge.

The property comprises briefly; entrance via a welcoming hallway that has a door to reception room one. Reception room one has doors to the kitchen and the inner hall. The inner hall has doors to two generously sized bedrooms and the bathroom. The second reception room is accessed via the second bedroom which features a fantastic log burning stove and has doors leading out to the garden. The main bedroom has French doors to the conservatory which have access to the utility and garden. The utility leads back through to the kitchen. Externally, to the rear of the property is an enclosed flagged patio with stone chippings, bedding areas and decking. The front of the property has bedding areas and off road parking.

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# Barleyfield, Bamber Bridge, PR5 8JJ

## Offers Over £160,000



- Immaculate Semi Detached True Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Spacious Conservatory
- Tenure Freehold
- Three Piece Bathroom
- Beautifully Presented Rear Garden
- Council Tax Band A

### Entrance Porch

UPVC double glazed frosted front door and door to reception room one.

### Reception Room One

15'11 x 10'8 (4.85m x 3.25m)

UPVC double glazed window, electric radiator, television point, doors leading to kitchen and inner hallway.

### Kitchen

11'5 x 6'7 (3.48m x 2.01m)

Range of wall and base units, marble effect worktops, stainless steel inset sink with mixer tap, tiled splashbacks, integrated oven and grill with four ring electric hob and extractor hood, integrated fridge, freezer and dishwasher, tiled flooring with underfloor heating and UPVC double glazed window and frosted door to utility.

### Utility

10'3 x 6'10 (3.12m x 2.08m)

UPVC double glazed windows, polycarbonate roof, wall mounted electric heater, range of wall and base units, marble effect laminate worktops, plumbing for washing machine, space for dryer, fitted storage, tiled flooring with underfloor heating and double glazed door to conservatory.

### Conservatory

12'5 x 9'8 (3.78m x 2.95m)

UPVC double glazed windows, polycarbonate roof, wall mounted electric heater, integrated storage, tiled flooring with underfloor heating, UPVC double glazed French doors to bedroom one and out to rear.

### Bedroom One

11'6 x 7'10 (3.51m x 2.39m)

Electric radiator, fitted wardrobes and door to inner hallway.

### Inner Hallway

Doors leading to bathroom and bedroom two.

### Bathroom

7'7 x 5'9 (2.31m x 1.75m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead electric shower, fully tiled elevations, spotlights and tiled flooring.

### Bedroom Two

8'1 x 7'2 (2.46m x 2.18m )

UPVC double glazed window, fitted storage and wood effect laminate flooring.

### Reception Room Two

UPVC double glazed window, loft hatch, log burning stove, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Exterior

### Rear

Enclosed garden with decking, flagged patio area, stone chippings, bedding areas and mature shrubbery.

