



LOVE HOMES  
INDEPENDENT ESTATE AGENTS

SSTC



£239,000 Freehold

Welcome to this charming three-bedroom home, ideally situated on a generous plot in the popular village of Bilborough. With local schools and excellent transport links just minutes away, this property offers convenience and comfort in a sought-after location — a home not to be missed!

- Three bedroom semi detached
- Open plan kitchen diner
- Driveway parking plus garage
- Large plot
- Close to schools & Ammenties

This home offers ample driveway parking, accommodating several vehicles, along with a well-maintained front garden. The integral garage provides additional parking or valuable storage space and includes an electrical point for convenience.

As you step into the property, a glazed porch offers extra storage and acts as the perfect buffer between the outdoors and indoors. From here, continue into the welcoming hallway, which guides you through the rest of the home.

The spacious lounge, located at the front of the property, provides a comfortable setting for relaxing with family. Under the stairs, there is a clever office nook, ideal for working from home or study space.

To the rear of the home, you'll find a generous kitchen diner. A range of wall and base units offers plenty of storage, and there is ample space for a dining table and relaxed seating area. Double doors open out to a large rear garden, featuring both lawned and patio areas—perfect for alfresco dining, barbecues, and outdoor entertaining.

A door from the kitchen leads to a separate utility room, which provides space for a washing machine and dryer. From here, you'll also find access to a downstairs WC, the integral garage, and a side door leading to the front driveway.

On the first floor, you'll find two spacious double bedrooms, both benefiting from integrated storage and large windows that flood the rooms with natural light. A single bedroom, located at the front of the property, offers versatility and could easily be adapted to suit your needs — whether as a home office, nursery, or craft room.

Completing this floor is the family bathroom, which features a WC, wash basin, heated towel rail, and a bathtub with an overhead shower.

This home is one you must see in person - Call 01995 213101 to book your viewing today!

Council Tax Band: B (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.