



## 14 Withy Trees Avenue

Bamber Bridge, Preston, PR5 6NS

**£199,950**



A semi-detached true bungalow occupying an enviable plot backing on to Withy Grove Park. Available with NO ONWARD CHAIN, this lovely property is well maintained throughout and benefits from double glazing, gas central heating and a new roof fitted in 2015. Early viewings are highly recommended but briefly the accommodation comprises a handy vestibule, lounge with feature fireplace, inner hallway, three bedrooms, kitchen, wet room and a conservatory. Externally, there are low maintenance gravelled gardens to front and rear bordered with attractive flowerbeds, a garage and a driveway providing off road parking. South Ribble Council Band C. EPC rating D. Freehold.



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## Entrance Vestibule

uPVC double glazed window and composite door to front, central heating radiator, storage cupboard with shelving and housing the combi boiler, door to the lounge.

## Lounge

17'10" x 11'2" (5.444m x 3.410m)

uPVC double glazed bow window overlooking the front garden, central heating radiator, feature fireplace with wood mantelpiece and marble effect surround and hearth housing a coal effect electric fire. Door to inner hallway.

## Inner Hallway

Doors to the three bedrooms, wetroom and kitchen.

## Bedroom Three

8'8" x 8'7" (2.652m x 2.625m)

uPVC double glazed window to side, central heating radiator.

## Wet Room

5'11" x 5'5" (1.822m x 1.654m)

uPVC double glazed frosted window to side, panelled splashbacks to shower area and tiling to remaining walls, central heating radiator. Electric shower, half pedestal hand basin and wc.

## Kitchen

9'9" x 8'7" (2.981m x 2.632m)

Fitted with a range of wall and base units with complementary worktop and attractive multi coloured tiled splashback. Stainless steel sink with drainer and mixer tap. Spaces for a washing machine, cooker and fridge/freezer. Door and window into the conservatory.

## Conservatory

10'1" x 7'7" (3.087m x 2.322m)

Brick Base. uPVC double glazed windows to rear and side, uPVC double glazed door to rear, tiled flooring, central heating radiator.

## Bedroom Two

9'10" x 9'7" (3.019m x 2.928m)

uPVC double glazed French doors to rear, central heating radiator.

## Bedroom One

12'9" x 10'4" (3.887m x 3.156m)

uPVC double glazed window to rear, central heating radiator.

## INTEGRAL GARAGE

Up and over door to front, power and lighting.

## EXTERNAL

Low maintenance gravelled garden to front with a driveway providing off road parking. The rear garden provides a shed, patio and decking with the added benefit of a good degree of privacy as it backs on to Withy Grove Park.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.





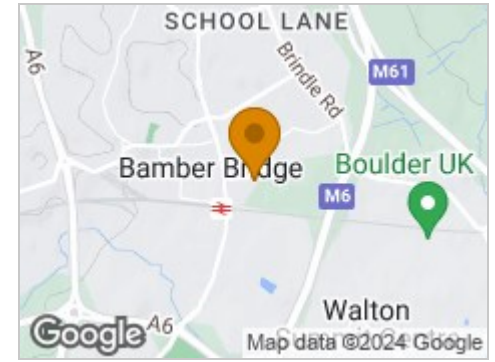
## Road Map



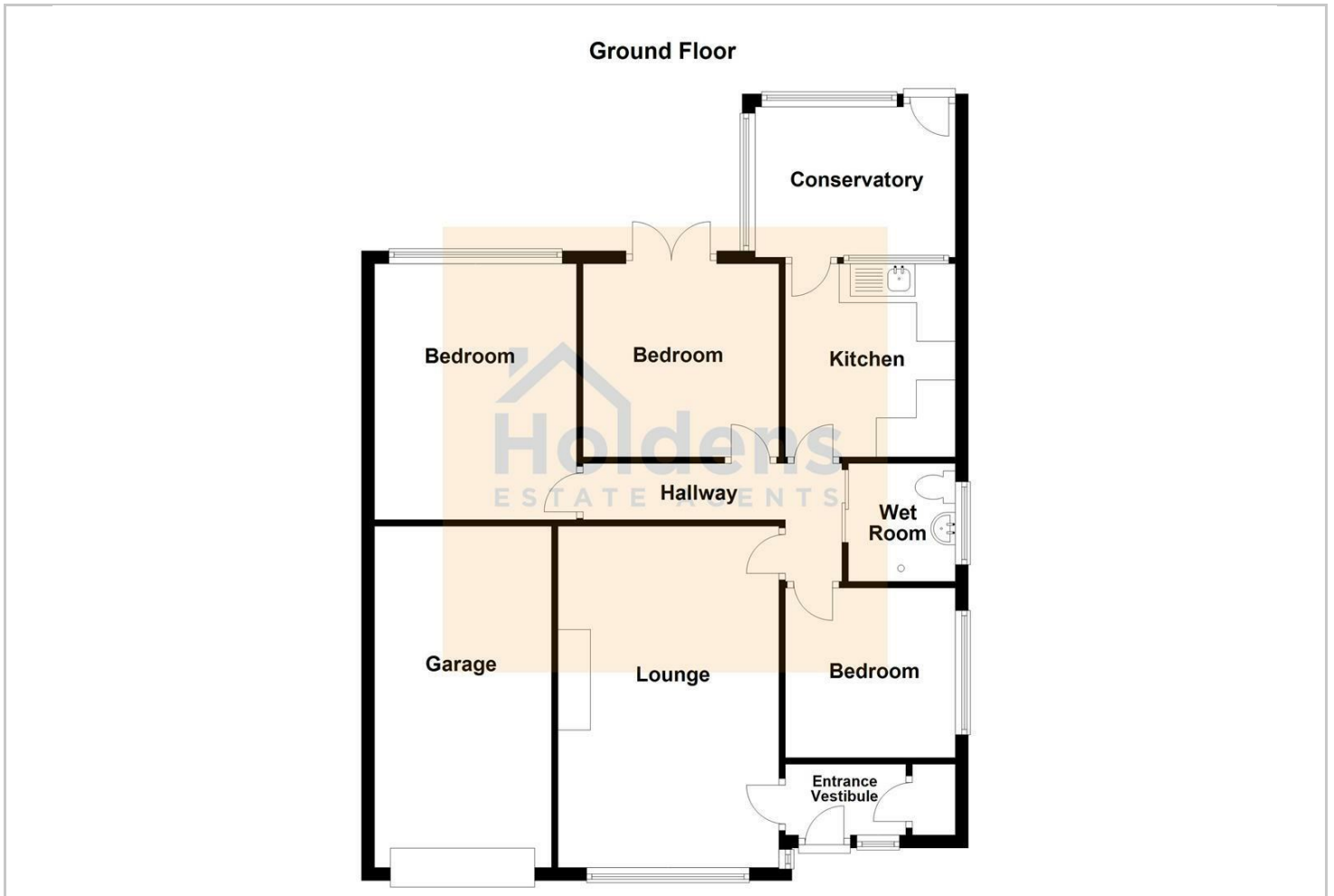
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

