



60/62 Club Street

Bamber Bridge, Preston, PR5 6FN

Price Guide £120,000



Formerly two cottages, this unique property offers great character and wonderful potential, being in need of full modernisation. Due to the location and condition of the property, it is available to CASH BUYERS only. Viewings are essential but briefly the accommodation comprises a front porch, three reception rooms, kitchen, utility room, four bedrooms and a family bathroom. Externally, there are gardens front and rear whilst the plot itself stands close to the retail/industrial park on Club Street. Freehold. Council Tax Band C. EPC rating G



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GROUND FLOOR

Porch

Entrance door to side, windows front and side, tiled flooring. Door to reception room one.

Reception Room One

16'6" x 15'2" (5.046m x 4.639m)

uPVC double glazed window to front, wall lights, doors to the kitchen and rear porch.

Kitchen

16'5" x 8'7" (5.020m x 2.634m)

uPVC double glazed window to front, tiled flooring, wall and base units with contrasting worktops and tiled splashback. Integrated four ring gas hob with overhead extractor, stainless steel sink with drainer. Spaces for a washing machine and fridge/freezer. Stairs to the first floor. Opening to the utility room.

Utility Room

9'10" x 5'7" (3.012m x 1.707m)

uPVC double glazed window to rear. Base cupboards with worktops. Wall mounted Baxi combi boiler. Spaces for a washing machine and tumble dryer.

Rear Porch

Window and exit door to rear.

Inner Hallway

Door to reception room two. uPVC double glazed window to front.

Reception Room Two

17'7" x 13'2" (5.365m x 4.022m)

uPVC double glazed window to front, fire surround, door to reception room three (a former kitchen).

Reception Room Three

16'10" x 10'4" (5.146m x 3.153m)

Window and door to rear, stairs to the first floor.

FIRST FLOOR

Landing

Doors to the four bedrooms and the bathroom. Loft hatch.

Bedroom One

13'4" x 13'3" (4.073m x 4.058m)

uPVC double glazed window to front.

Bedroom Two

13'10" x 10'6" (4.218m x 3.207m)

uPVC double glazed window to rear.

Bedroom Three

15'1" x 8'10" (4.612m x 2.714m)

uPVC double glazed window to front.

Bedroom Four

16'7" x 5'10" (5.075m x 1.803m)

uPVC double glazed window to front.

Bathroom

12'3" x 6'5" (3.758m x 1.958m)

uPVC double glazed frosted window to rear. Three piece suite comprising bath, wc and pedestal hand basin. Built in storage.

EXTERNAL

Gardens front and rear. Sheds. Driveway parking to side.

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.



