



12 Skipton Close

Bamber Bridge, Preston, PR5 6HF



£185,000

Situated on a pretty estate in Bamber Bridge, this end terrace property is a perfect fit for first time buyers or those wishing to downsize. Well maintained and beautifully decorated throughout, the ground floor accommodation boasts a handy porch, good size lounge with feature fireplace, dining kitchen and spacious conservatory. On the first floor, there are three bedrooms and the family bathroom. Allocated off road parking for two cars is available to the rear of the property whilst the attractive garden provides a flagged patio and an artificial lawn. NO ONWARD CHAIN. EPC rating C. Council Tax Band B. Freehold.





GROUND FLOOR

Porch

uPVC double glazed front door, central heating radiator, wall mounted shoe rack, coat hooks, door to the lounge.

Lounge

15'3" x 13'4" (4.664m x 4.077m)

uPVC double glazed window to front, central heating radiator, feature fireplace housing a gas fire, under stairs storage cupboard, stairs to the first floor, opening to the kitchen/diner.

Kitchen/Diner

15'2" x 9'9" (4.645m x 2.987m)

Fitted with a range of wood effect wall and base units with long chrome handles, complementary tiled splashback and contrasting worktops incorporating a stainless steel sink and drainer, double oven and grill, five plate gas hob with overhead extractor. Spaces for a washing machine and dishwasher. Central heating radiator. Wall mounted combi boiler. Tiled flooring. uPVC sliding door into the conservatory. uPVC double glazed window to conservatory.

Conservatory

13'1" x 9'9" (4.009m x 2.984m)

Brick base, uPVC double glazed windows and French door. Central heating radiator. Ceiling fan/light.

FIRST FLOOR

Landing

Access to the attic. Doors to airing cupboard, bathroom and the three bedrooms. uPVC double glazed window to side.

Bedroom One

11'3" x 8'8" (3.446m x 2.662m)

uPVC double glazed window to front, central heating

radiator, wall mounted shelves, built in wardrobes with sliding doors, LED smart fan light.

Bedroom Two

10'0" x 8'6" (3.059m x 2.593m)

uPVC double glazed window, LED smart fan light, central heating radiator, wall mounted shelves.

Bedroom Three

6'11" x 6'5" (2.130m x 1.967m)

uPVC double glazed window to rear, central heating radiator.

Bathroom

6'4" x 5'11" (1.931m x 1.828m)

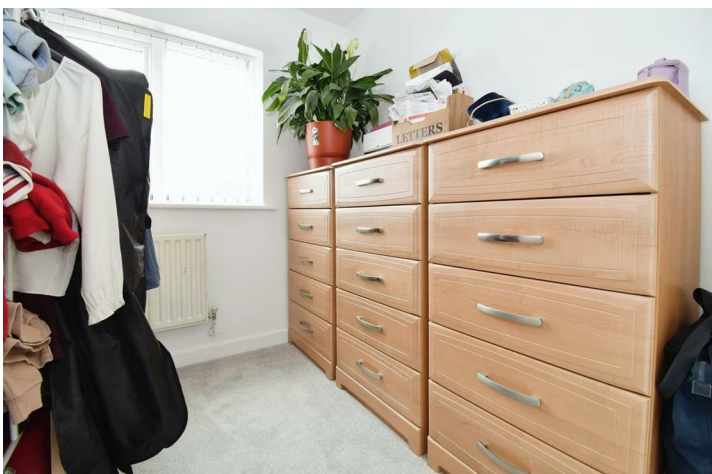
uPVC double glazed frosted window to front. Three piece suite comprising a WC, pedestal hand basin and bath with overhead shower and screen. Towel radiator. Wall mounted mirrored cabinet. Tiled walls and flooring. Downlights.

EXTERNAL

To the front and side of the property, there is an open lawn and flagged path. To the rear, the south facing attractive garden offers a flagged patio and artificial grass and is bordered by part brick/part fence providing a good degree of privacy, accessed via a side gate. Behind the rear garden, there is off road parking for two vehicles.

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



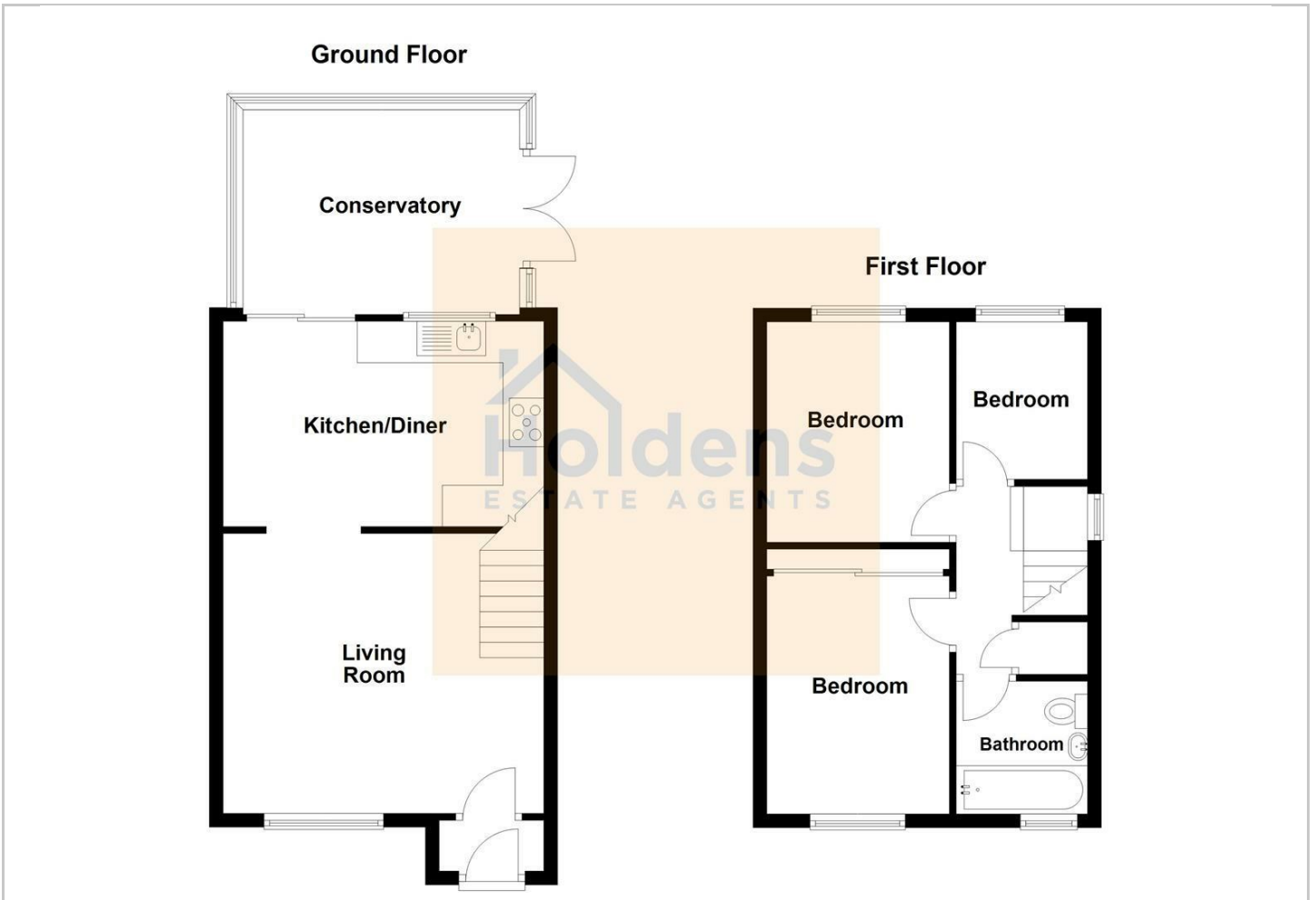
Hybrid Map



Terrain Map



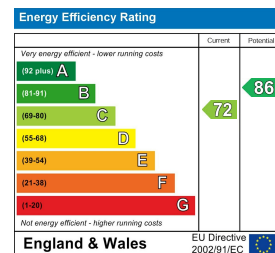
Floor Plan



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



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