



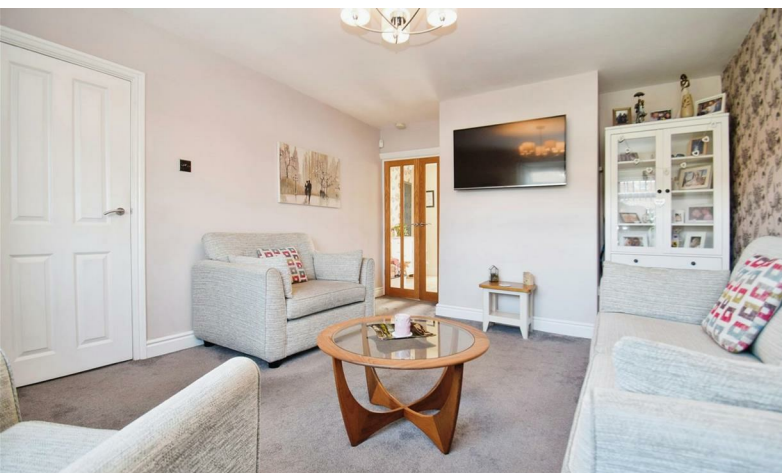
## 27 Withy Grove Crescent

Bamber Bridge, Preston, PR5 6NX



**£199,950**

Decorated to a high standard and well maintained both internally and externally, this amazing family home should be at the top of any viewing list. Properties of this calibre and in this popular residential area are always in great demand and an early viewing is highly recommended. To the ground floor, there is an entrance hall, lounge with large box window, a modern kitchen with integrated appliances and dining area and a spacious conservatory with French doors opening onto a low maintenance rear garden. On the first floor there are three bedrooms and a modern three piece bathroom. The gardens have been landscaped to be eye-catching and usable in all seasons with decking, a flagged patio and shed. There is ample off road parking on the drive. To add to this, there is a converted garage with lounge and utility area offering a multitude of uses. Council tax band B. Leasehold. EPC rating D.





## GROUND FLOOR

### Entrance Hall

uPVC double glazed front door, central heating radiator, stairs to the first floor, door into the lounge.

### Lounge

16'2" x 12'6" (4.942m x 3.811m)

uPVC box window overlooking the front garden, central heating radiator, double doors into the kitchen/diner.

### Kitchen/Diner

15'9" x 8'4" (4.801m x 2.558m)

uPVC double glazed window to rear. Attractive contemporary fitted wall and base units with soft closing drawers and complementary worktops with matching upstands. Range cooker with five ring gas hob, over head stainless steel extractor, integrated fridge/freezer, integrated dishwasher, integrated wine rack. Vertical radiator, tiled flooring, under stairs storage cupboard. Opening to the conservatory.

### Conservatory

11'3" x 8'10" (3.442m x 2.694m)

Brick base. uPVC double glazed windows to rear and side, uPVC double glazed French doors opening to the rear garden and uPVC double glazed door to side. Tiled flooring. Double radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window to side, access to the loft by fold down ladder - (the loft is insulated and boarded), storage cupboard housing the combi boiler (annually serviced). Doors to the three bedrooms and the family bathroom.

### Bedroom One

12'2" x 9'5" (3.720m x 2.883m)

uPVC double glazed window to front, central heating radiator.

### Bedroom Two

11'0" x 9'3" (3.362m x 2.825m)

uPVC double glazed window to rear, central heating radiator.

### Bedroom Three

9'2" x 6'1" (2.796m x 1.858m)

uPVC double glazed window to front, central heating radiator, fitted wardrobes.

### Bathroom

6'2" x 5'5" (1.886m x 1.663m)

uPVC double glazed frosted window to rear. Tiled walls and flooring. P-shaped bath with overhead shower and glass screen, WC and pedestal hand basin. Heated towel radiator.

## EXTERNAL

Mature garden to front which is mainly laid to lawn. To the rear, there is a flagged patio, decking, shed and converted garage. The driveway also offers parking for several vehicles.

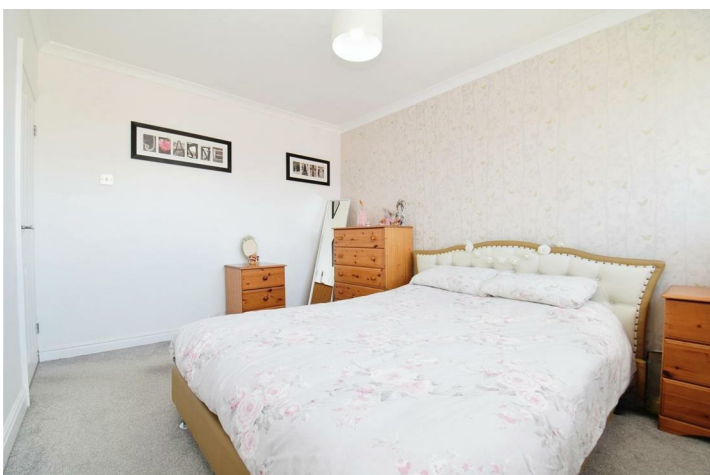
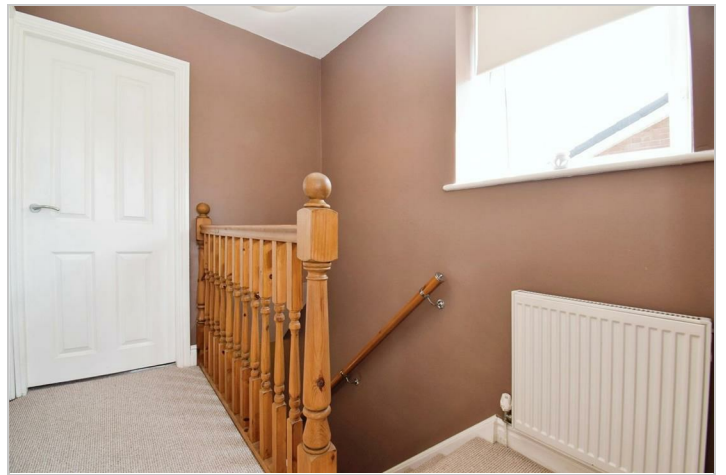
## CONVERTED GARAGE -

Lounge ( 3.282m x 2.615m) - uPVC double glazed windows to front and side, tiled flooring, recessed spotlights, door to utility area.

Utility Area (1.937m x 1.685m) - Fitted wall and base units with contrasting worktop incorporating a sink. Spaces for a washing machine and fridge/freezer. Tiled flooring. Recessed spotlights.

## 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



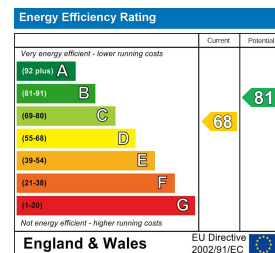
## Floor Plan



## 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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