



313 Station Road

Bamber Bridge, Preston, PR5 6ED



£129,950

Centrally located within walking distance of the amenities of Bamber Bridge and close to the local motorway network, this lovely two bed terraced house is sure to appeal to all those who step over the threshold. With neutral decor and well maintained throughout, the internal accommodation offers bright spacious rooms comprising a handy vestibule, lounge, separate dining room, a modern white kitchen, two double bedrooms and a four piece bathroom suite. Externally, there is a garden area to the front and a low maintenance yard to the rear with a brick built storage shed. Available with NO ONWARD CHAIN - call now on 01772 698888. Freehold. Council tax band A. EPC rating D.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed front door, opening to the hallway.

Hallway

Doors to the lounge and dining room, stairs to the first floor, central heating radiator.

Lounge

11'7" x 11'6" (3.541m x 3.525m)

uPVC double glazed window to front, central heating radiator, meter cupboard, feature coving and ceiling rose.

Dining Room

14'1" x 11'11" (4.314m x 3.651m)

uPVC double glazed window to rear, central heating radiator, under stairs storage cupboard, opening to the kitchen.

Kitchen

9'8" x 6'10" (2.963m x 2.098m)

uPVC double glazed window to side. uPVC double glazed frosted door to side. Fitted with wall and base units in white with tiled splashback and contrasting worktops; incorporating a wine rack, stainless steel 1.5 sink and drainer, integrated oven and four ring gas hob with stainless steel overhead extractor. Cupboard with wall mounted combi boiler. Central heating radiator. Spaces for a fridge/freezer and washing machine. Recessed spotlights. Laminate flooring.

FIRST FLOOR

Landing

Doors to the two double bedrooms and the family

bathroom. Skylight. Ladder access to the loft (part boarded).

Bedroom One

15'2" x 11'7" (4.627m x 3.544m)

Two uPVC double glazed windows to front, central heating radiator.

Bedroom Two

14'4" x 9'4" (4.378m x 2.866m)

uPVC double glazed window to rear, central heating radiator.

Bathroom

8'11" x 7'0" (2.728m x 2.136m)

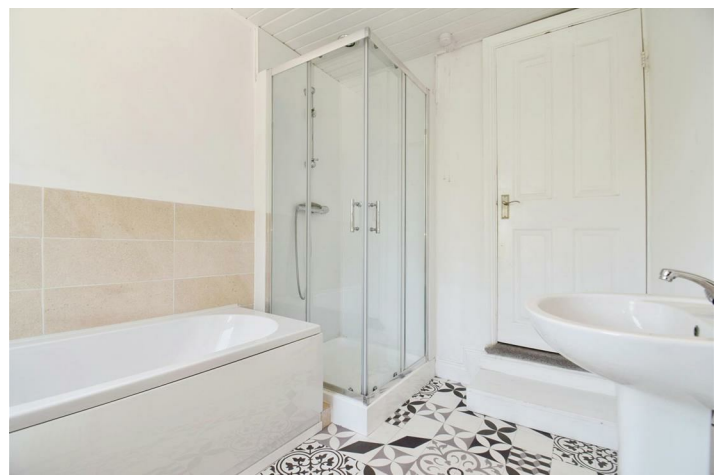
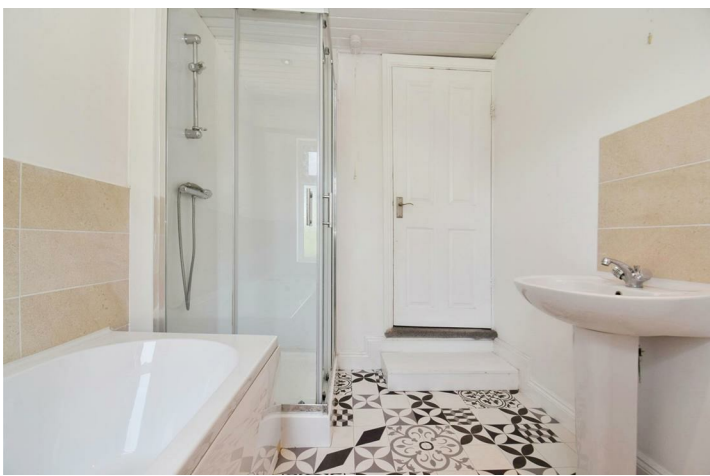
uPVC double glazed frosted window to rear. Laminate flooring. Four piece suite comprising a bath, shower enclosure, pedestal hand basin and WC. Central heating radiator. Panelled ceiling. Recessed spotlights.

EXTERNAL

Low maintenance gardens to front bordered by a low brick wall. To the rear, there is a yard benefitting from a good degree of privacy and providing a flagged patio, stone seating area and brick built storage shed.

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



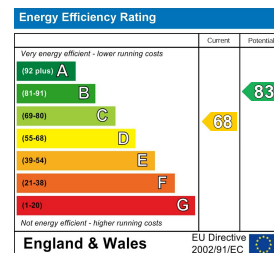
Floor Plan



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



Misdescriptions Act

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