

HOME  TRUTHS



Withy Trees Avenue, Bamber Bridge

PR5 6NR

In Excess of £250,000





Fabulous, modernised two bedroom semi detached true bungalow in a popular and sought after residential location, within easy reach of schools, primary transport routes and village amenities. The driveway can accommodate several vehicles and leads past the substantial front garden to the garage and main entrance. Step into the entrance hallway with Vaillant combi boiler in storage cupboard. The large living room has a feature electric fire and, leading off, an internal hallway has access to the large loft with LED lighting which offers an opportunity to extend upwards if required. The good sized, modern dining kitchen comprises a range of wall and base units with electric hob, oven and grill and space, power & plumbing for additional appliances. Bedroom one is a spacious double to the rear of the property, with bedroom two a very comfortable single. The bathroom comprises bath with screen and mixer shower over, wash hand basin on floating vanity, wc, ladder heated towel rail and fully tiled elevations. Externally, to the rear is secure gated parking, lawn, seating area and large garage/workshop with power and light. With cavity wall insulation and decorated in Indonesian split slate prepared in Italy this is a lovely place to call home.



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Council Tax band: C

Tenure: Freehold

- Semi detached true bungalow
- Two bedrooms
- Modern kitchen and bathroom
- Large garage/workshop
- Ample driveway parking
- Virtual tour



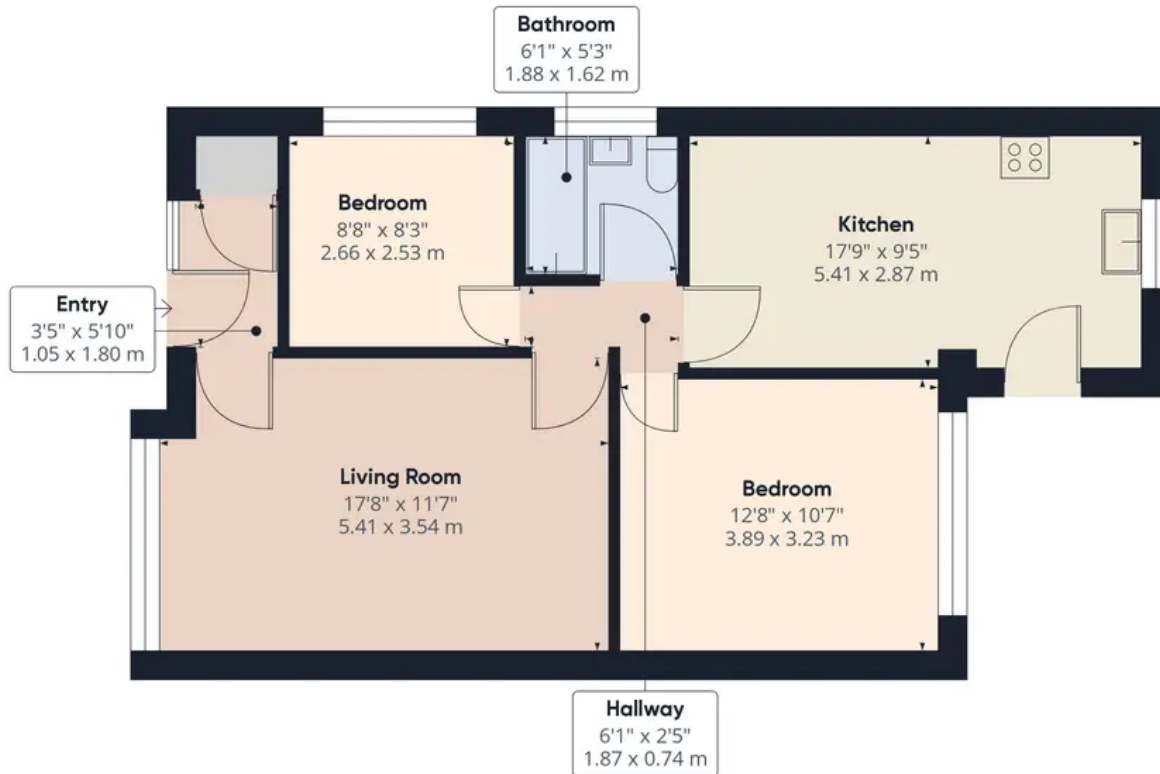
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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
928.85 ft<sup>2</sup>  
86.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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