



Elmfield Drive  
Bamber Bridge

- **2 Bedroom Semi-Detached Home**
- **Offered With No Chain**
- **Motivated Vendor**
- **Quiet Cul De Sac Location**
- **2 Reception Rooms**

**For Sale OO £140,000**  
EPC Rating 'TBC'





## Property Description

- \* Semi-Detached Home in a Quiet Cul-de-Sac
- \* 2 Bedrooms
- \* Offered With No Chain

This charming semi-detached home is tucked away in a peaceful cul-de-sac, offering a perfect blend of comfort and convenience. Inside, the living room features stairs to the first floor and flows naturally into the kitchen, creating a welcoming and practical layout for everyday living.

The kitchen comes with a gas hob, electric oven, and ample space and plumbing for a washing machine and dryer, as well as room for a freestanding fridge freezer. An open breakfast bar connects the kitchen to the dining room, which has a door leading directly onto the rear garden - ideal for indoor-outdoor living and entertaining.

Upstairs, there are two well-proportioned bedrooms and a newly fitted three-piece bathroom, offering a fresh and modern finish.



Outside, the property boasts front and rear gardens, with the rear featuring a new artificial lawn for easy maintenance, and a driveway providing convenient off-road parking.

This home is ready to move into and combines practical modern updates with a fantastic, family-friendly location.

**LOCAL INFORMATION BAMBER BRIDGE** an area to the south of Preston, Lancashire. Short drive to both the towns of Chorley and Leyland and an excellent area for local schools, shops and amenities with fantastic travel links via the nearby M6, M61 and M65 motorways. Even has it's own train station.



**LIVING ROOM** 11' 9" x 13' 6" (3.58m x 4.11m)

**KITCHEN** 11' 9" x 6' 7" (3.58m x 2.01m)

**DINING ROOM** 10' 9" x 6' 9" (3.28m x 2.06m)

**FIRST FLOOR**

**BEDROOM ONE** 8' 2" x 10' 9" (2.49m x 3.28m)

**BEDROOM TWO** 5' 5" x 9' 6" (1.65m x 2.9m)

**BATHROOM** 5' 10" x 5' 6" (1.78m x 1.68m)



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

47.9 m<sup>2</sup>  
517 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements