



## 1 BARLEYFIELD

BAMBER BRIDGE, PRESTON, PR5 8JQ

**£225,000**  
FREEHOLD

A great opportunity to purchase a very well maintained detached true bungalow. Set on the outskirts of Chorley, Leyland and Preston having excellent motorway connectivity. There is a spacious lounge, a separate dining room and a fabulous size conservatory which provides additional sitting and dining areas, as well as a quiet place overlooking the private sunny rear garden. There is a fitted kitchen with a selection of integrated appliances, a shower room and a further cloaks W.C. The property has gas central heating and uPVC double glazing. There is driveway parking for several vehicles under a useful carport which leads to a detached garage. To the front is an open plan lawn garden and to the rear the gardens are fully enclosed and have secure gated side access. The landscaping is pressed concrete pattern pathways and patio areas providing easy maintenance and upkeep. Close to local supermarkets, main road and bus routes. Local schools and services. Viewing is essential and we are offering this property with No Chain Delay.

**MARIE HOLMES**

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# 1 BARLEYFIELD

- Detached True Bungalow
- Great Location
- Well Maintained
- Two Bedrooms
- Two Reception Rooms & Great Size Conservatory
- Kitchen With A Selection Of Integrated Appliances
- Modern Shower Room
- Additional Cloaks W.C.
- Gas Central Heating
- uPVC Double Glazing
- Gardens Front & Rear
- Detached Garage Driveway & Carport
- Excellent Motorway Connectivity
- Local Schools, Supermarkets & Bus Routes
- Viewing Essential
- No Chain Delay



## Entrance Hall

With a uPVC double glazed door to the side elevation, radiator, ceiling light and doors off.

## Lounge

With uPVC double glazed leaded light window to the front elevation, gas fire with stone effect mantel surround, radiator and ceiling light. Door to inner hall.

## Cloaks W.C.

With a two piece suite comprising, low suite W.C and wash hand basin set on a stylish vanity unit, heated towel rail and ceiling light, fully tiled elevations and a uPVC double glazed opaque window.

## Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, four ring gas hob with Neff extractor above, Bosch electric oven, sink and drainer, plumbed for washer, integrated fridge uPVC double glazed window, door access to the side and door to Dining Room.

## Dining Room

With ceiling light, radiator and opens to the Conservatory.

## Conservatory

Being uPVC double glazed and brick built constructed with sliding doors accessing the rear garden, paneled ceiling with spot lights, radiator and tiled flooring.

## Inner Hall

With loft access point and doors off.

## Bedroom One

With a selectin of fitted bedroom furniture comprising wardrobes, bedsides and central bedhead area, uPVC double glazed window to rear, radiator and ceiling light.

## Bedroom Two

With uPVC double glazed window to the front, ceiling light and radiator. Fitted wardrobe and top box providing central bedhead area.

## Shower Room

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit a double size glazed shower compartment with mains shower, fully tiled elevations and opaque uPVC double glazed window.

## Outside

To the front there is an open plan lawn garden and driveway parking for several vehicles on approach to a carport and then a detached garage.

## Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

#### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

#### NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

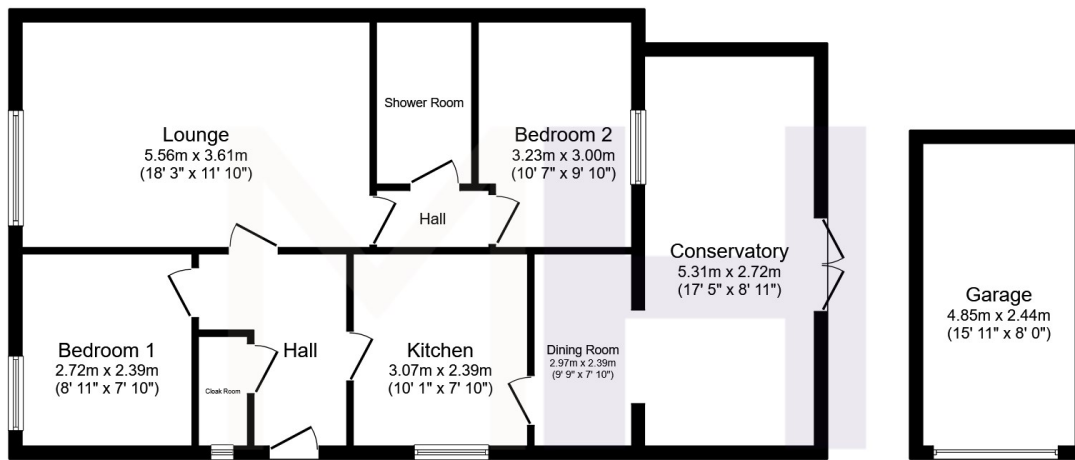
If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

#### **Rear Garden**

Being hard landscaped with pressed patterned concrete providing pathways and patio areas for easy maintenance, fully enclosed and securely gated access. Sunny and private.

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**Floor Plan**  
Floor area 84.3 sq.m. (907 sq.ft.)

**Garage**  
Floor area 11.8 sq.m. (127 sq.ft.)

Total floor area: 96.1 sq.m. (1,034 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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