

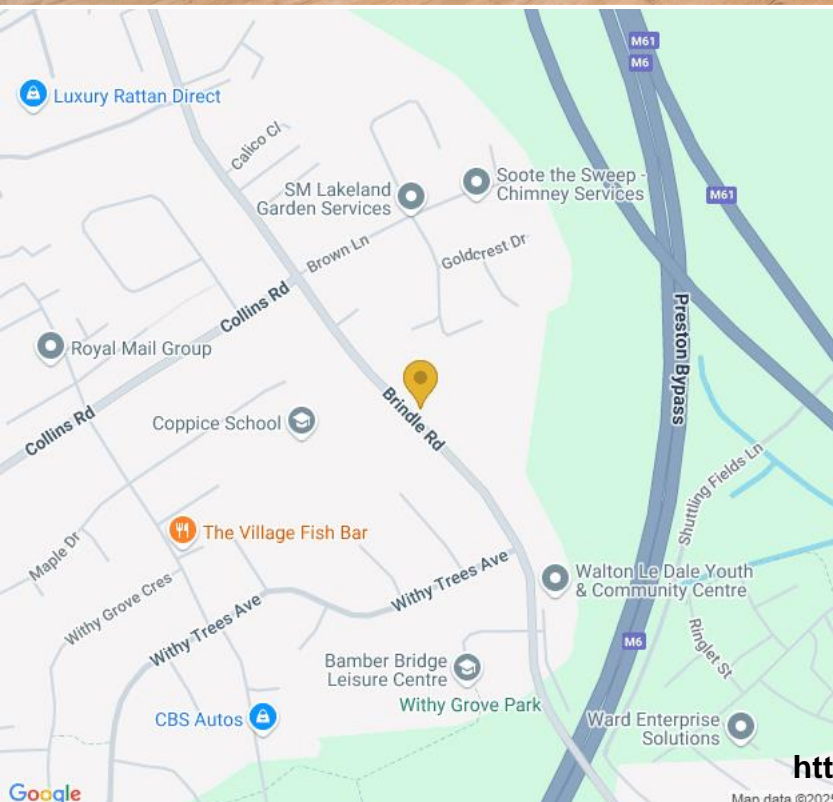
£254,995

Brindle Road, Bamber
Bridge, Preston PR5

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Well Presented Traditional Semi Detached House**
- **Three Bedrooms And Further Loft Bedroom With Shower Room**
- **Lounge, Sitting Room, Dining Room & Modern Fitted Kitchen**
- **Store Room & Gym/Hobbies Room/Home Office, Great Family Home**



A most deceptive traditional semi detached house offering generous family accommodation the size and layout of which can only be fully appreciated by internal inspection. Situated in a popular and established location, well placed for local schools, bus routes and town centre amenities.

The accommodation comprises: Hallway, lounge, sitting room opening into a lovely modern fitted kitchen and separate dining room. The former garage has been converted to now provide a store room and useful space that can be used for a variety of purposes such as a gym and home office. To the first floor, there are three bedrooms, a modern three piece bathroom and a further staircase leading to the second floor loft room and modern shower room. To the rear, there is a good sized low maintenance garden.

Highly recommended.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold
Council Tax: Band C



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Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.