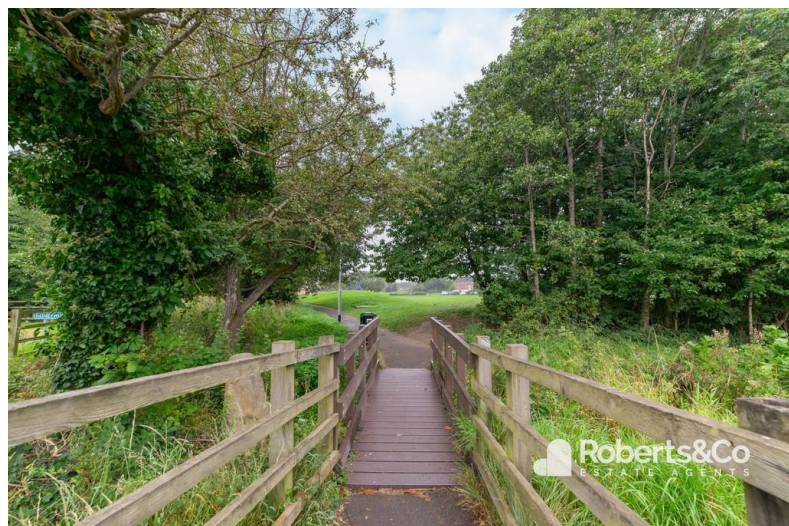




Applewood Close
Bamber Bridge

- **Spacious 3 Bedroom Home**
- **Set Over 3 Floors**
- **Field Views to The Front**
- **Quiet Cul De Sac**

For Sale £199,950
EPC Rating 'B'





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Property Description

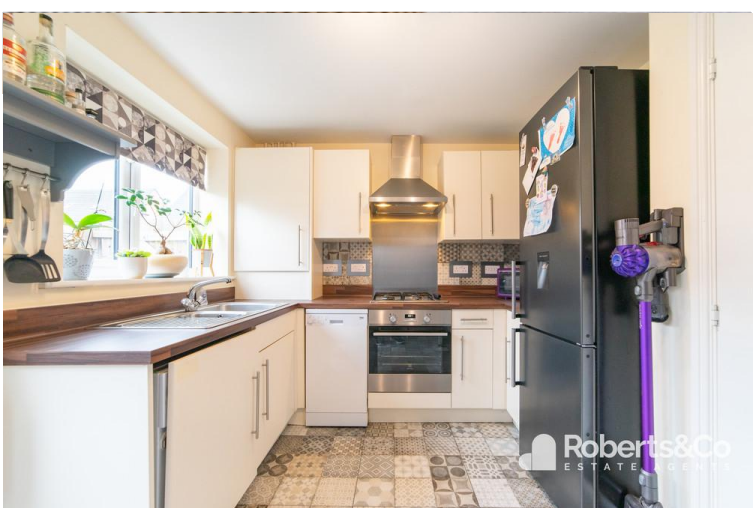
PROPERTY DESCRIPTION

This spacious three-bedroom, three-storey family home, located in a quiet residential cul-de-sac in Bamber Bridge, offers an excellent living experience. With picturesque field views to the front, it's ready for you to move right in.

The property provides parking space for two cars at the front, ensuring convenience for your vehicles.

On the ground floor, you'll discover a well-appointed breakfast kitchen and a cozy living room. These spaces seamlessly blend together, promoting a sense of togetherness and creating a warm and inviting atmosphere. Whether you're preparing a delicious meal, enjoying conversations at the breakfast bar, or relaxing in the living room, this area is designed for creating cherished moments with family and friends. Additionally, a welcoming hall with handy storage and a convenient WC can be found here.

As you head upstairs, you'll encounter two of the three



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generously sized double bedrooms, as well as a three-piece family bathroom.

Continuing to the second floor, you'll reach the final floor, where the main bedroom with a shower room awaits you.

The enclosed rear garden is well-established, offering a delightful outdoor space to enjoy. This property truly offers great bedroom sizes, a lovely outlook to the front, and an inviting rear garden.

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.

PORCH

DOWNSTAIRS WC

LIVING ROOM

14' 11" x 12' 0" (4.55m x 3.66m)

BREAKFAST KITCHEN

7' 8" x 11' 9" (2.34m x 3.58m)

LANDING



BEDROOM TWO

8' 10" x 12' 0" (2.69m x 3.66m)

BEDROOM THREE

7' 8" x 11' 10" (2.34m x 3.61m)

FAMILY BATHROOM

7' 4" x 5' 5" (2.24m x 1.65m)

LANDING



BEDROOM ONE

12' 11" x 8' 6" (3.94m x 2.59m)

SHOWER ROOM

4' 11" x 11' 1" (1.5m x 3.38m)

OUTSIDE

We are informed this is a leasehold property this will require legal verification.

- Length of lease 989(years remaining)
- Annual ground rent amount (£) 219.87
- Annual service charge amount (£) 111.48
- Council tax band C(England, Wales and Scotland)

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

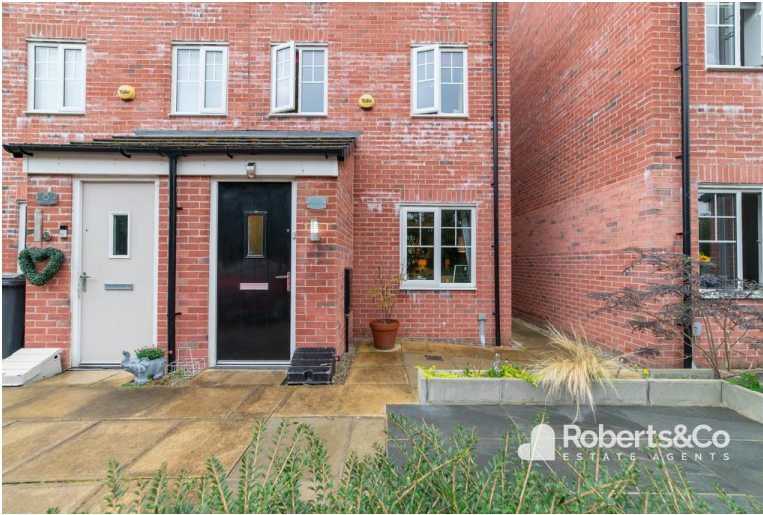




themselves by inspection in person or by a third party as to the validity and accuracy.

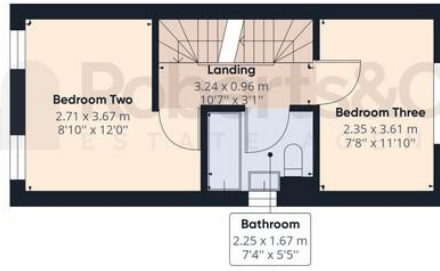
Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
80.26 m²
863.94 ft²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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