



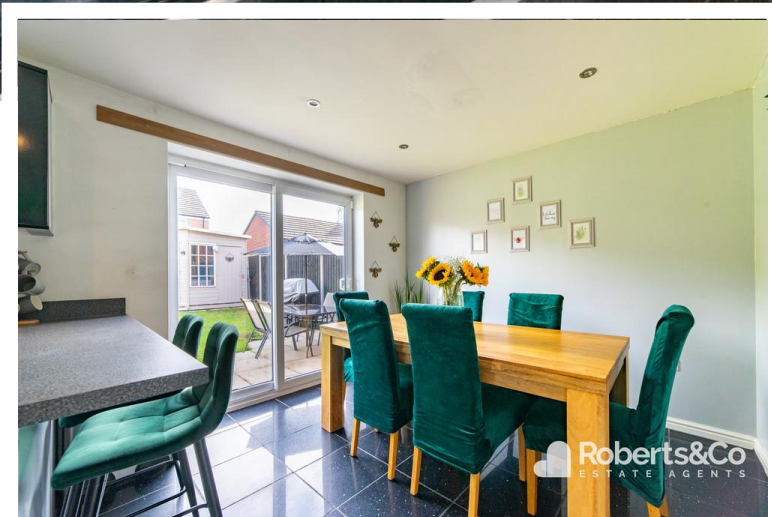
Walnutwood Avenue
Bamber Bridge

- **5 Bedroom Family Home**
- **Well Presented Throughout**
- **Modern Kitchen & Bathrooms**
- **Spacious Living Accommodation**

For Sale £290,000

EPC Rating 'B'





Property Description

Walnutwood Avenue stands as a sought-after residential development in the picturesque area of Bamber Bridge. Tucked away on a tranquil cul-de-sac, this property offers a peaceful retreat.

As you approach the front of the house, you'll be greeted by a block-paved driveway that comfortably accommodates two cars, providing convenient off-road parking. Additionally, it grants easy access to the attached garage, which, notably, the current owners have converted to utilize the space effectively.

Stepping inside, you'll immediately notice the meticulous care taken by the current owners, who have adorned the interiors with a modern and stylish decor. This results in a home where you can simply turn the key, put the kettle on, and make it your own.

The ground floor boasts a generously sized living room, ideal for relaxation and family gatherings, as well as a contemporary fitted dining kitchen featuring patio doors that open onto the rear garden.



Completing this level are a convenient downstairs WC, utility room, and a welcoming hallway.

Ascending to the first floor, you'll discover five bedrooms, comprising four doubles and a single. The family bathroom is fully equipped with a tastefully modern suite, and the main bedroom benefits from an ensuite shower room. This thoughtful layout ensures that everyone enjoys their own space and privacy.

The garden at the rear is a private haven and low-maintenance, offering an excellent space for al fresco dining and entertaining guests. It includes a charming patio area, a well-kept lawn, and even a delightful Summer house.



When you consider the property's desirable location, tranquil setting, contemporary interior design, and the sense of community it offers, along with the bonus loft space for kids and the converted garage, it's easy to see why we believe this is an exceptional family home.

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.



ENTRANCE HALL

LIVING ROOM

15' 2" x 11' 0" (4.62m x 3.35m)

DINING KITCHEN

9' 10" x 21' 1" (3m x 6.43m)

UTILITY ROOM

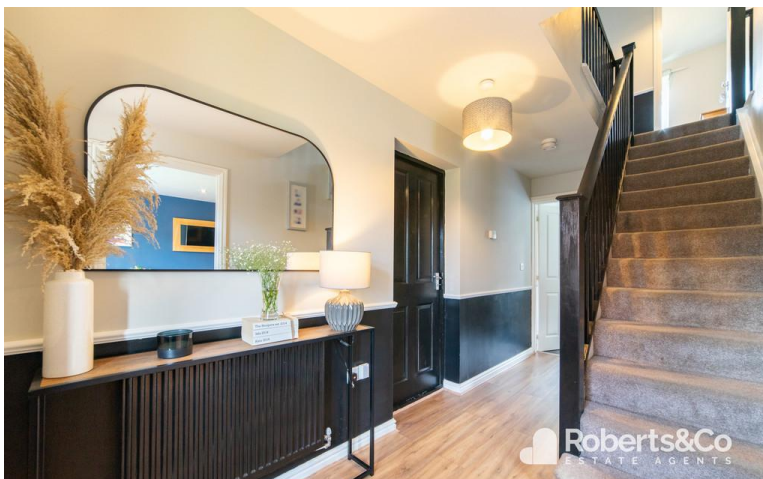
6' 5" x 5' 4" (1.96m x 1.63m)

DOWNSTAIRS WC

CONVERTED GARAGE

16' 1" x 8' 10" (4.9m x 2.69m)

LANDING



BEDROOM ONE

13' 3" x 10' 8" (4.04m x 3.25m)

ENSUITE

BEDROOM TWO

11' 11" x 10' 1" (3.63m x 3.07m)

BEDROOM THREE

10' 7" x 7' 6" (3.23m x 2.29m)

BEDROOM FOUR

10' 2" x 9' 5" (3.1m x 2.87m)

BEDROOM FIVE

7' 0" x 6' 10" (2.13m x 2.08m)

FAMILY BATHROOM



5' 6" x 9' 6" (1.68m x 2.9m)
OUTSIDE

GARDEN ROOM
9' 0" x 6' 2" (2.74m x 1.88m)

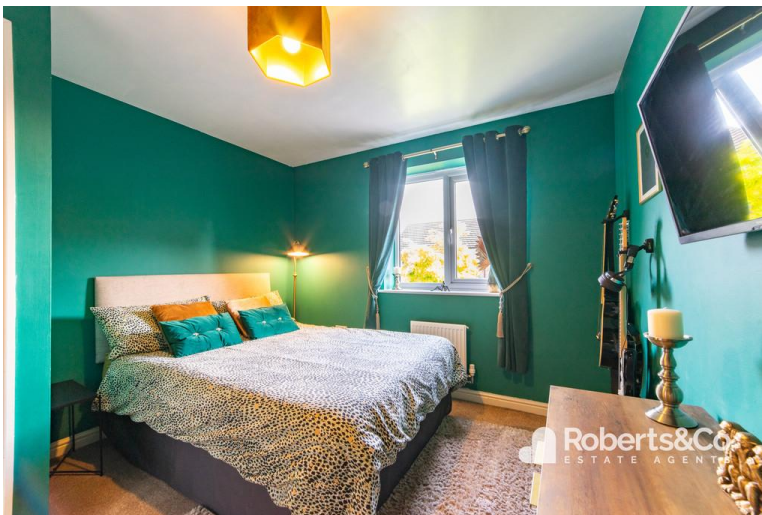
We are informed this is a leasehold property this will require legal verification.

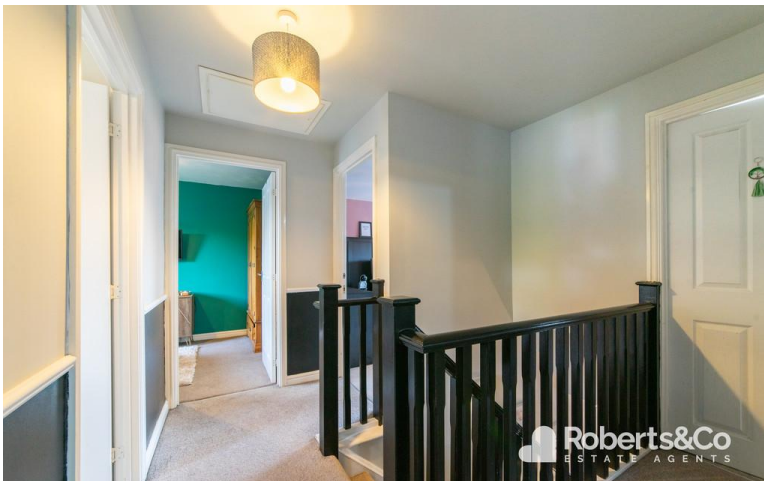
- Length of lease 979 (years remaining)
- Annual ground rent amount (£) 219.87
- Annual service charge amount (£) 111.48
- Council tax band E (England, Wales and Scotland)



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 Building 1

- Garage: 4.92 x 2.70 m (16'1" x 8'10")
- Entrance Hall: 4.63 x 1.86 m (15'2" x 6'1")
- Living Room: 4.65 x 3.36 m (15'2" x 11'0")
- Dining Kitchen: 3.00 x 6.43 m (9'10" x 21'1")
- WC: 0.99 x 1.64 m (3'1" x 5'4")
- Utility Room: 1.96 x 1.65 m (6'5" x 5'4")

Floor 1 Building 1

- Bedroom One: 4.06 x 3.26 m (13'3" x 10'8")
- Bedroom Two: 3.65 x 3.09 m (11'11" x 10'1")
- Bedroom Three: 3.24 x 3.22 m (10'7" x 10'6")
- Bedroom Four: 3.11 x 2.89 m (10'2" x 9'5")
- Bedroom Five: 2.15 x 2.10 m (7'0" x 6'10")
- Bathroom: 1.69 x 2.90 m (5'6" x 9'6")
- Ensuite: 1.94 x 1.56 m (6'4" x 5'1")
- Landing: 2.68 x 2.95 m (8'9" x 9'7")

Ground Floor Building 2

- Garden Room: 2.76 x 1.88 m (9'0" x 6'2")

Roberts&Co ESTATE AGENTS

Approximate total area⁽¹⁾

129.37 m²
1392.54 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		
81-91	B	83 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