

GUILDHALL

SALES & LETTINGS



16 Walnutwood Avenue

Bamber Bridge, Preston, PR5 6DS

£245,000



Guildhall Sales & Lettings are delighted to present this spacious and well-presented three-bedroom detached family home, situated in a popular residential location and offering an abundance of living accommodation throughout. Perfectly suited to growing families, this fantastic property combines modern living with practical family space and is not to be missed.

The accommodation briefly comprises an entrance hallway, modern fitted kitchen diner, spacious living room, conservatory, utility room and downstairs WC. To the first floor are three generously sized bedrooms, including a master bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property boasts a great-sized rear garden, spacious driveway and garage, providing ample off-road parking. Conveniently positioned close to a range of local amenities, reputable schools and excellent transport links, this superb home offers everything required for modern family living.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Ground Floor

Lounge 12'10" x 12'3" (3.93 x 3.74)

Ground Floor WC 3'7" x 5'6" (1.1 x 1.69)

Utility Room 7'4" x 5'6" (2.26 x 1.69)

Kitchen 18'1" x 9'5" (5.53 x 2.88)

Sun Room

First Floor

Bedroom One 12'10" x 10'11" (3.93 x 3.34)

En Suite 5'10" x 6'1" (1.79 x 1.87)

Bedroom Two 9'6" x 9'5" (2.92 x 2.88)

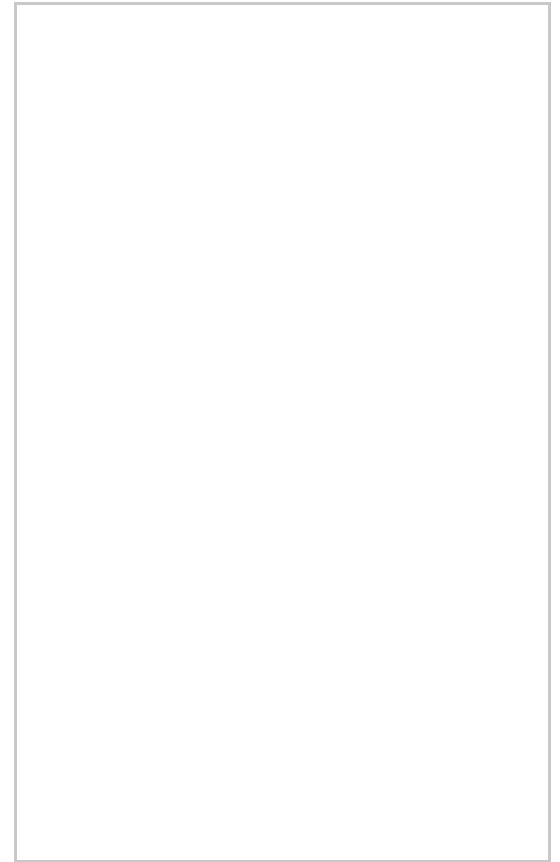
Bedroom Three 8'2" x 9'5" (2.51 x 2.88)

Bathroom 5'8" x 6'10" (1.73 x 2.09)


Area Map



Floor Plans



Energy Efficiency Graph

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

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