

GUILDHALL

SALES & LETTINGS



81 Edward Street

Bamber Bridge, Preston, PR5 6FD

Offers Over £210,000



Nestled in the charming area of Edward Street, Bamber Bridge, this delightful bungalow presents an excellent opportunity for those looking for single story living. The property boasts a spacious reception room, perfect for relaxation and entertaining guests. The fitted kitchen is designed with practicality in mind, offering ample space for a dining table, making it an ideal spot for family meals or gatherings with friends.

This home features two well-appointed bedrooms. The main bedroom is a generous double, complete with fitted wardrobes that provide ample storage. The second bedroom also benefits from a fitted wardrobe, ensuring that space is maximised throughout the home. The contemporary bathroom adds a touch of modern elegance, catering to all your needs.

At the rear, a lovely conservatory extends the living space, allowing for a bright and airy atmosphere, perfect for enjoying the garden views throughout the seasons. The good-sized rear garden offers a tranquil outdoor retreat, ideal for gardening enthusiasts or simply unwinding in the fresh air.

Additionally, the property provides plenty of off-street parking, a valuable asset in this desirable area. This home is not only well-situated but also offers a comfortable and inviting living environment. Whether you are



Hall

UPVC double glazed frosted leaded door, central heating radiator 5 x spot light points, coving, smoke alarm, doors to bedrooms 1 and 2, reception room, kitchen, bathroom and storage cupboard. Laminate floor, UPVC double glazed sliding door to conservatory, door to kitchen.

Reception Room

Central heating radiator, 1 x spot light points, coving, gas fire with marble hearth and surround, laminate floor, UPVC double glazed sliding door to conservatory, door to kitchen.

Kitchen

2 x UPVC double glazed windows, central heating radiator, Worcester combi boiler, 6 x spot light points, coving, tile splash back, range of wall, drawer and base units, wood effect laminate worktop, stainless steel sink with mixer tap, extractor hood, 4 ring gas hob, electric oven, plumbing for washing machine, space for fridge freezer, tile floor.

Conservatory

6 x UPVC double glazed windows, 3 x UPVC double glazed frosted windows, electric heater, tile floor, UPVC double glazed French door to rear.

Bedroom 1

UPVC double glazed window, central heating radiator, 5 x spot light points, loft access, built-in wardrobes.

Bedroom 2

UPVC double glazed window, central heating radiator, built-in wardrobe.

Bathroom

UPVC double glazed frosted window, central heating radiator, central heating towel radiator, full tiled walls, floor mounted dual flush WC, vanity top sink with mixer tap, walk-in electric shower, tile floor.

Front

Slate chips, tarmac drive leading to garage.

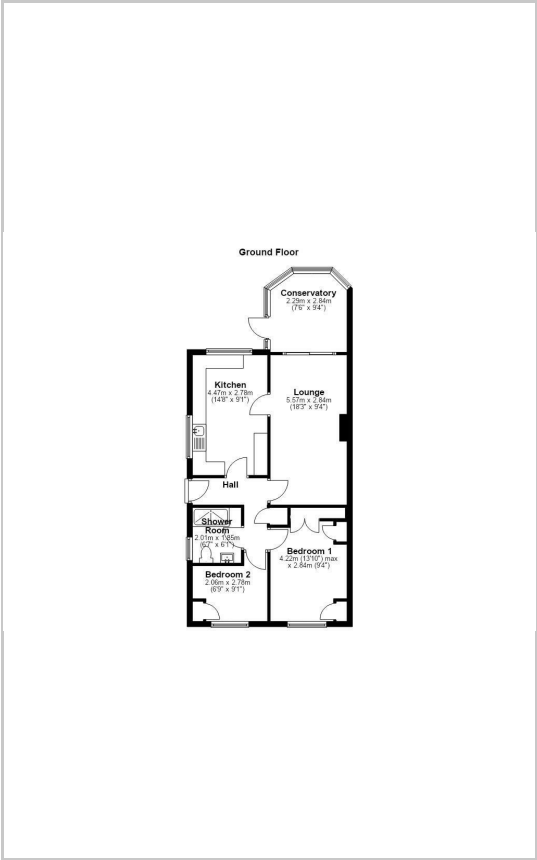
Rear Garden

Laid to lawn, flagged shed.

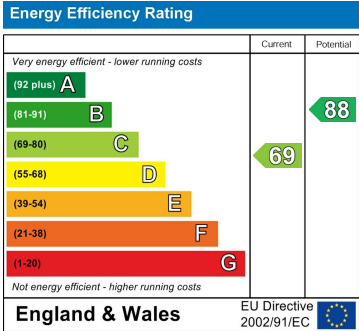
Area Map



Floor Plans



Energy Efficiency Graph



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