

GUILDHALL

SALES & LETTINGS



6 Bluebell Way

Bamber Bridge, Preston, PR5 6XQ

Offers Over £350,000



****CONTEMPORARY FOUR BEDROOMED DETACHED PROPERTY WITH A GARAGE AND OFF ROAD PARKING****

Guildhall Sales and Lettings are delighted to introduce this spectacularly presented, four bedroomed detached property to the market. Situated within the highly sought after area of Bamber Bridge, within close proximity to local amenities, schools and major commuter routes. Boasting spacious accommodation and contemporary features throughout, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the lounge and contemporary fitted kitchen dining area. From the kitchen is access to the rear, the ground floor WC and orangery housing sliding rear entrance doors. To the first floor is a three piece family bathroom suite and four spacious bedrooms with the main bedroom boasting access to an en suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area - perfect for al-fresco dining in the summer! To the front is a driveway providing off road parking and access to



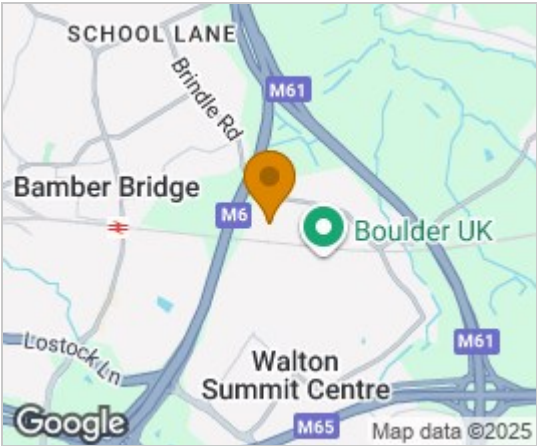
Ground Floor

- Entrance Hallway 6'2" x 15'5" (1.88 x 4.7)
- Lounge 10'9" x 16'6" (3.3 x 5.03)
- Kitchen Dining Area 25'7" x 10'2" (7.8 x 3.1)
- Ground Floor WC 8'6" x 3'3" (2.6 x 1)
- Orangery 10'5" x 13'1" (3.2 x 4.0)
- Garage 8'0" x 16'7" (2.46 x 5.08)

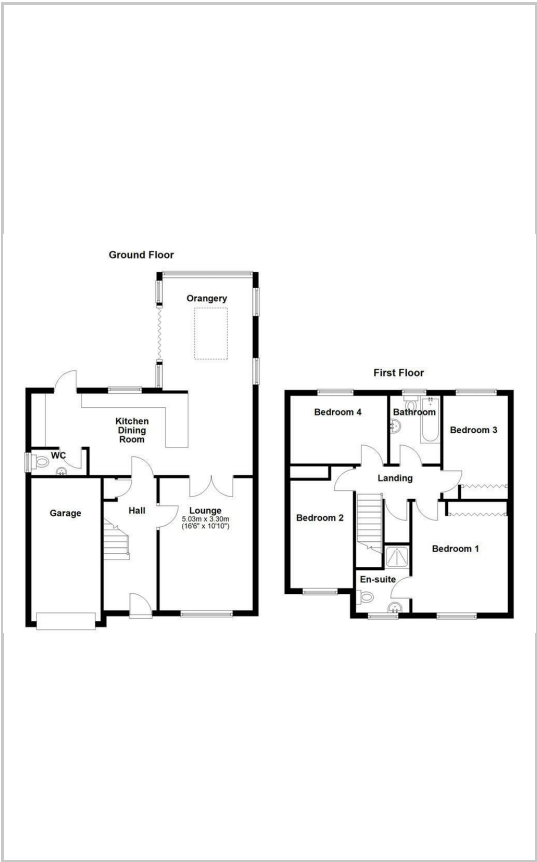
First Floor

- Bedroom One 11'3" x 15'5" (3.45 x 4.7)
- En Suite 5'8" x 6'11" (1.73 x 2.13)
- Bedroom Two 8'0" x 14'2" (2.46 x 4.32)
- Bedroom Three 17'4" x 7'6" (5.3 x 2.29)
- Bedroom Four 7'10" x 11'3" (2.41 x 3.43)
- Bathroom 5'10" x 7'6" (1.78 x 2.29)

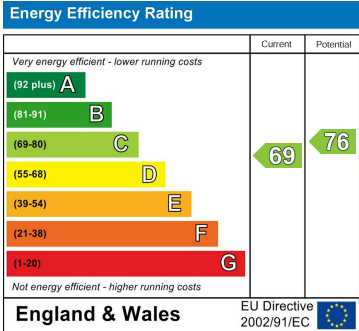
Area Map



Floor Plans



Energy Efficiency Graph



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