



16 Carr Meadow, Bamber Bridge, Preston, PR5 8HS

"Offers In Region Of" £200,000

A modern detached house enjoying a larger than average corner plot in this residential cul-de-sac at Clayton Green within approximately 1/4 mile of the M61/M65, south of Preston and convenient for central Lancashire, etc. The living accommodation on the ground floor provides a through lounge with dining room opening to a conservatory, a fitted kitchen, a converted garage into a multi purpose room and two piece cloakroom. There are three first floor bedrooms and a large bathroom. It has gas central heating and PVC double glazed windows. Externally, there is a driveway to the front and larger than average garden areas to the rear and a small front garden.



16 Carr Meadow, Bamber Bridge, Preston, PR5 8HS

ACCOMMODATION

ENTRANCE HALL

Radiator, laminate flooring cupboard under stairs, open staircase with spindled balustrade

LOUNGE

14' 11" x 13' (4.55m x 3.96m) Electric fire in fire surround, PVC double glazed window, radiator, laminate flooring, wall lighting, open to

DINING ROOM

10' 4" x 9' 4" (3.15m x 2.84m) Radiator, laminate flooring, sliding doors to

CONSERVATORY

10' 10" x 10' 6" (3.3m x 3.2m) PVC double glazed windows, french doors, radiator

FULLY FITTED KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m) Wall and floor units including drawers, large range cooker, gas hob, extractor, stainless steel single drainer sink unit, tiled walls and floor, PVC double glazed window

STUDY/PLAY ROOM

18' x 7' 11" (5.49m x 2.41m) Converted from original garage, radiator 2 x PVC double glazed windows and door

2 PIECE CLOAKROOM

Wash basin, WC, PVC double glazed window

FIRST FLOOR

LANDING

Radiator, PVC double glazed window, loft access, spindled balustrade, boiler cupboard (gas fired central heating boiler unit)



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	63

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

16 Carr Meadow, Bamber Bridge, Preston, PR5 8HS

BEDROOM ONE

11' 11" x 10' 9" (3.63m x 3.28m) Fitted mirrored wardrobe, double radiator, PVC double glazed window

BEDROOM TWO

10' 9" x 10' 6" (3.28m x 3.2m) Radiator, PVC double glazed window, fitted mirrored wardrobes

BEDROOM THREE

8' 9" x 8' 8" (2.67m x 2.64m) Radiator, PVC double glazed window

4 PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, bidet, 2 x PVC double glazed windows

OUTSIDE

Gardens front and rear, driveway to front, larger than average rear garden with paved patio

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		