

## Property Particulars

### Barleyfield, Bamber Bridge.



- **Detached True Bungalow**
- **Well Maintained**
- **Two Reception Rooms & Great Size Conservatory**
- **Modern Shower Room**
- **Great Location**
- **Two Bedrooms**
- **Kitchen With A Selection Of Integrated Appliances**
- **Additional Cloaks W.C.**

**£225,000**

A great opportunity to purchase a very well maintained detached true bungalow. Set on the outskirts of Chorley, Leyland and Preston having excellent motorway connectivity. There is a spacious lounge, a separate dining room and a fabulous size conservatory which provides additional sitting and dining areas, as well as a quiet place overlooking the private sunny rear garden. There is a fitted kitchen with a selection of integrated appliances, a shower room and a further cloaks W.C. The property has gas central heating and uPVC double glazing. There is driveway parking for several vehicles under a useful carport which leads to a detached garage. To the front is an open plan lawn garden and to the rear the gardens are fully enclosed and have secure gated side access. The landscaping is pressed concrete pattern pathways and patio areas providing easy maintenance and upkeep. Close to local supermarkets, main road and bus routes. Local schools and services. Viewing is essential and we are offering this property with No Chain Delay.

**Entrance Hall -**

With a uPVC double glazed door to the side elevation, radiator, ceiling light and doors off.

**Lounge - 18' 3" x 11' 10" (5.57m x 3.61m)**

With uPVC double glazed leaded light window to the front elevation, gas fire with stone effect mantel surround, radiator and ceiling light. Door to inner hall.



**Cloaks W.C. -**

With a two piece suite comprising, low suite W.C and wash hand basin set on a stylish vanity unit, heated towel rail and ceiling light, fully tiled elevations and a uPVC double glazed opaque window.



**Kitchen - 10' 1" x 7' 10" (3.07m x 2.38m)**

With a range of wall, drawer and base units with contrasting working surfaces, four ring gas hob with Neff extractor above, Bosch electric oven, sink and drainer, plumbed for washer, integrated fridge uPVC double glazed window, door access to the side and door to Dining Room.



**Dining Room - 9' 9" x 9' 0" (2.98m x 2.75m)**

With ceiling light, radiator and opens to the Conservatory.



**Conservatory - 17' 5" x 8' 11" (5.30m x 2.73m)**

Being uPVC double glazed and brick built constructed with sliding doors accessing the rear garden, paneled ceiling with spot lights, radiator and tiled flooring.



**Inner Hall -**

With loft access point and doors off.

**Bedroom One - 10' 7" x 9' 10" (3.23m x 2.99m)**

With a selectin of fitted bedroom furniture comprising wardrobes, bedsides and central bedhead area, uPVC double glazed window to rear, radiator and ceiling light.



**Bedroom Two - 8' 11" x 7' 10" (2.72m x 2.38m)**

With uPVC double glazed window to the front, ceiling light and radiator. Fitted wardrobe and top box providing central bed head area.

**Shower Room -**

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit a double size glazed shower compartment with mains shower, fully tiled elevations and opaque uPVC double glazed window.



**Outside -**

To the front there is an open plan lawn garden and driveway parking for several vehicles on approach to a carport and then a detached garage.

**Rear Garden -**

Being hard landscaped with pressed patterned concrete providing pathways and patio areas for easy maintenance, fully enclosed and securely gated access. Sunny and private.



**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**