



EPC: D

Skipton Close, Bamber Bridge, Preston

Asking Price: £269,950

bridgfords







Bridgfords Estate Agents are pleased to present this spacious three/four bedroom detached family home, occupying a sought-after position within a popular residential cul-de-sac.

Ideally located within easy reach of local amenities, reputable schools and excellent transport links, this versatile property offers well-planned accommodation perfectly suited to modern family living.

The ground floor briefly comprises an entrance hallway, a modern fitted kitchen with breakfast bar, a separate utility room, and a generous open-plan lounge/dining room overlooking the rear garden. A converted garage provides valuable additional living space and could be utilised as a fourth bedroom, home office, playroom or snug, depending on individual requirements.

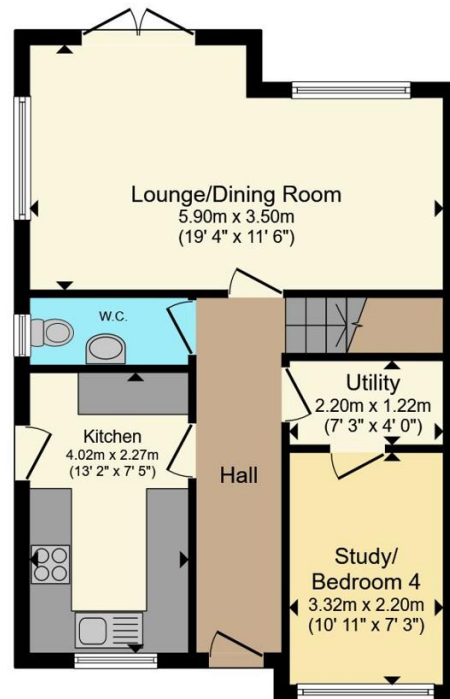
To the first floor, there are three well-proportioned bedrooms, including a spacious master bedroom benefitting from fitted wardrobes and en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers off-road parking for up to three vehicles to the front. Gated side access leads to the private and mature rear garden, featuring a decked seating area alongside a variety of established plants and fruit trees, creating an ideal space for relaxing and entertaining.

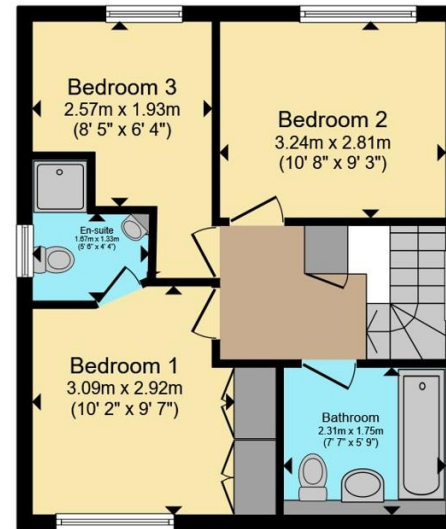
Early viewing is highly recommended to fully appreciate the space, flexibility and excellent location that this fantastic family home has to offer.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor

Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 01772 315585

E: bamberbridge@bridgfords.co.uk

204 Station Road, Bamber Bridge, Preston, Lancashire, PR5 6TQ

rightmove 

ZOOPLA

 **PrimeLocation.com**



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bridgfords is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: BBB_BBB260306_R6PL_8

bridgfords