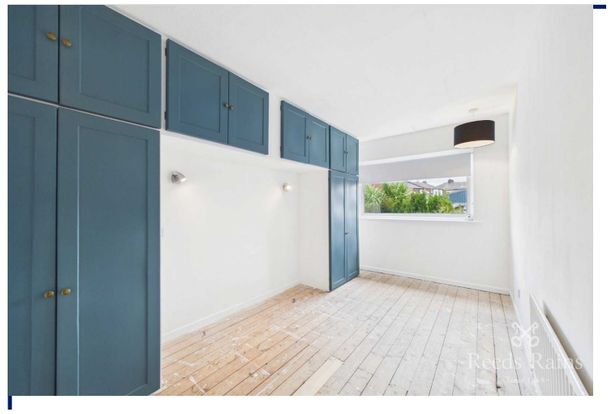
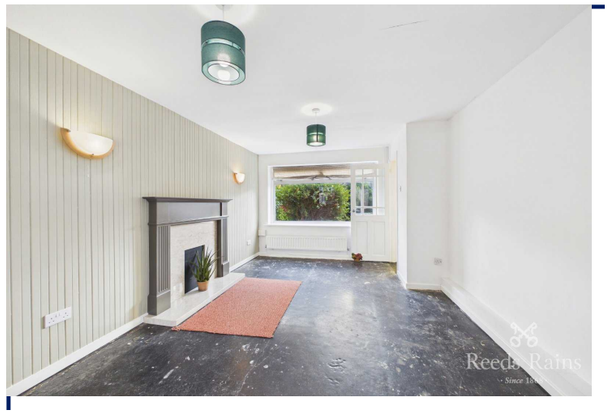
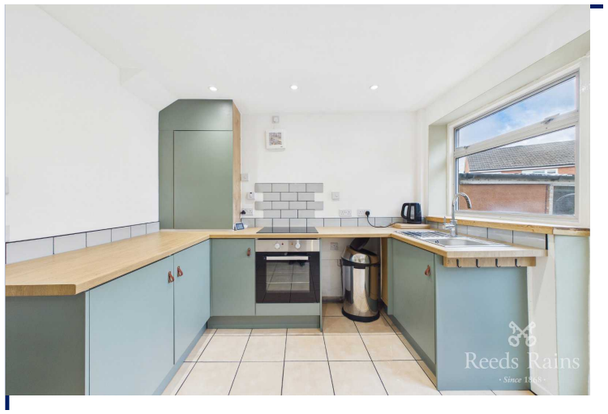


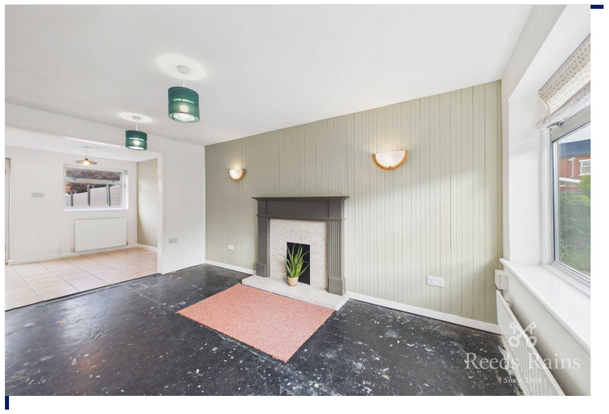


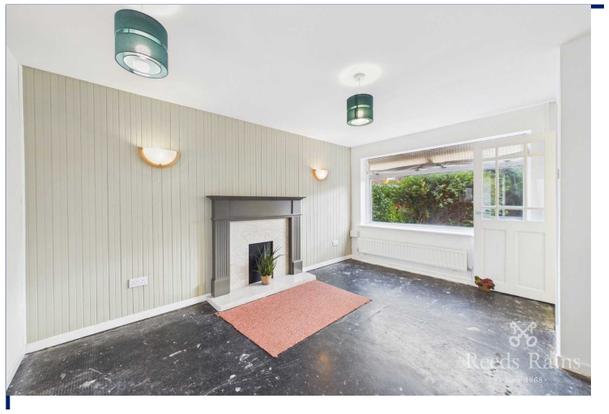












West View, Bamber Bridge,
Preston, PR5

Offers Over: £190,000
Freehold

Reeds Rains

reedsrains.co.uk

West View, Bamber Bridge, Preston, PR5

Offers Over: £190,000 Freehold

Council Tax Band: B
EPC Rating: C

This three bedroom end terraced property is situated in the popular location of Bamber Bridge, with easy access to amenities, transport links and schools and set on a good sized plot.
Inside you will find good sized rooms throughout, off road parking, garage and rear garden.
The property would suit a first time buyer as it is in ready to move in condition. Call today to book your viewing.
Tenure Freehold, Council Tax Band B, EPC Grade C.

Entrance Hall
Door to the entrance, stairs leading to the first floor landing, ceiling light point and door to the lounge.

Lounge
11' x 14'3" (3.35m x 4.34m)
Feature panelled wall, double glazed window, fire surround set on a hearth, two ceiling light points, two wall lights, radiator and archway leading to the kitchen/dining room.

Kitchen Diner
14'6" x 9'5" (4.42m x 2.87m)
A range of base units with contrasting work surface, stainless steel sink drainer unit, electric hob, oven, space for washing machine, space for a table, tiled floor, double glazed window, spot lighting and double glazed door leading to the rear garden.

First Floor Landing
Double glazed window, ceiling light point and wall light, loft access which is boarded.

Bedroom One
8'1" x 14'3" (2.46m x 4.34m)
Double glazed window, ceiling light point, fitted robes and radiator.

Bedroom Two
8'2" x 9'9" (2.5m x 2.97m)
Double glazed window, ceiling light point and radiator.

Bedroom Three
6'1" x 5'5" (1.85m x 1.65m)
Double glazed window, ceiling light point and radiator.

Bathroom
Three piece suite comprising of panelled bath, shower attachment, vanity hand wash basin with feature hand bowl, WC, part tiled elevations to complement, double glazed window and ceiling light point.

Front
Pebbled area to the front with off road parking.

Rear
Laid to lawn garden, patio area, fence enclosed and mature shrubs.

Garage
Up and over door.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk