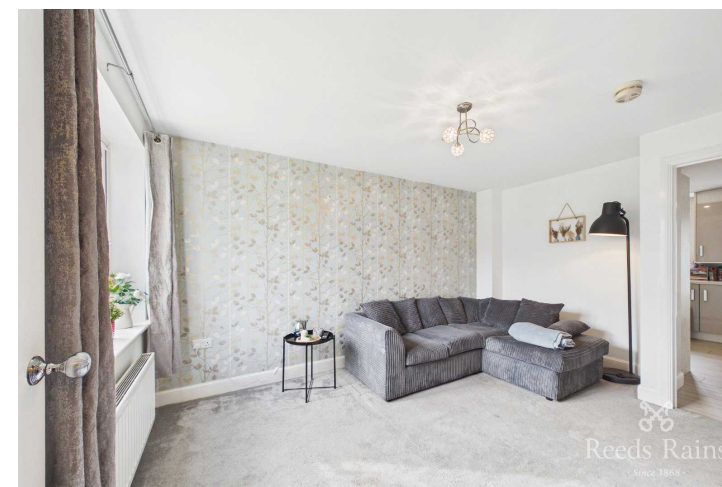




Oak Leaf Drive, Bamber Bridge,
Preston, Lancashire, PR5

Offers Over: £220,000

Freehold

Reeds Rains

reedsrains.co.uk

Oak Leaf Drive, Bamber Bridge, Preston, Lancashire, PR5

Offers Over: £220,000 Freehold

Council Tax Band: C

EPC Rating: B

SOLD WITH NO CHAIN DELAY - Introducing this superb three bedroom townhouse, well placed in this exclusive development off Brindle Road. Perfect for families and couples seeking a comfortable and modern home. With its well-presented interior, this delightful house offers three bedrooms and two bathrooms over three storeys

As you enter the property you are greeted by a welcoming reception room an ideal space for relaxation. Adjoining the reception room is a stylish kitchen, equipped with...

Entrance Hall

Double glazed door to the entrance, ceiling light point and stairs leading to the first floor landing.

Lounge

Double glazed window to the front elevation, ceiling light point, radiator and storage cupboard.

Kitchen

Contemporary kitchen with fitted wall, base and drawer units with contrasting worksurface and integrated appliances to include a hob, oven, dishwasher, washing machine an fridge freezer. French doors leading to the rear garden, double glazed window, one and half bowl stainless steel sink drainer unit, stainless steel extractor hood, space for dining table, spot lighting and wood effect flooring.

Downstairs WC

Two piece suite comprising of low level w.c, pedestand hand wash basin and ceiling light point.

First Floor Landing

Ceiling light point.

Bedroom Three

Double glazed window, ceiling light point and radiator.

Bedroom Two

Double glazed window, ceiling light point, single robe and radiator.

Bathroom

Modern family bathroom suite with panelled bath. pedestal hand wash basin, WC, towel rail, double glazed window, part tiled elevations to complement, tiled floor and spot lighting.

Master Bedroom

Velux style window, loft access, double robe space, double glazed window, ceiling light point and radiator.

Ensuite Bathroom

Modern three piece suite comprising of shower enclosure, low level w.c, pedestal hand wash basin, part tiled elevations to complement, tiled floor, Velux style window, spot lights, extractor fan and radiator.

Outside

Front

To the front of the property is a laid to lawn garden with pathway leading to the entrance. Driveway allowing off road parking for ample cars.

Rear

To the rear of the property is a laid to lawn garden with patio area which is ideal for outdoor dining/entertaining, fence enclosed, side gated access and sleeper style planted raised beds.

Agents Note

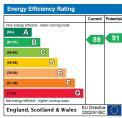
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

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

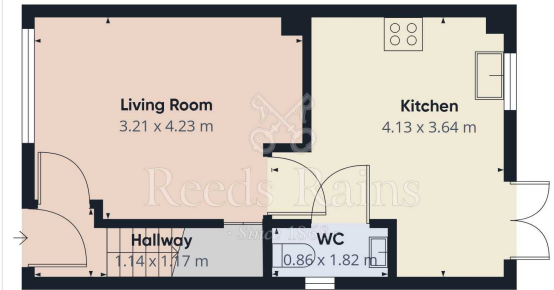
All Measurements
All Measurements are Approximate.

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

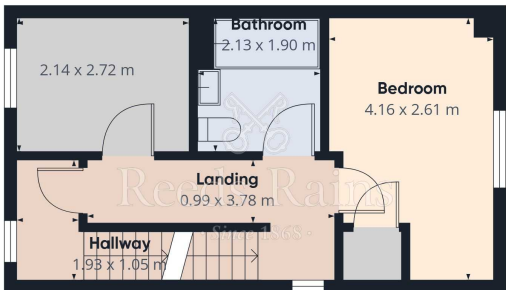
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



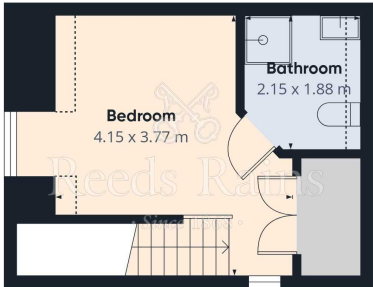
For full EPC please contact the branch.



Floor 0



Floor 1



Floor 2



Approximate total area[®]
75.2 m²
Reduced headroom
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)