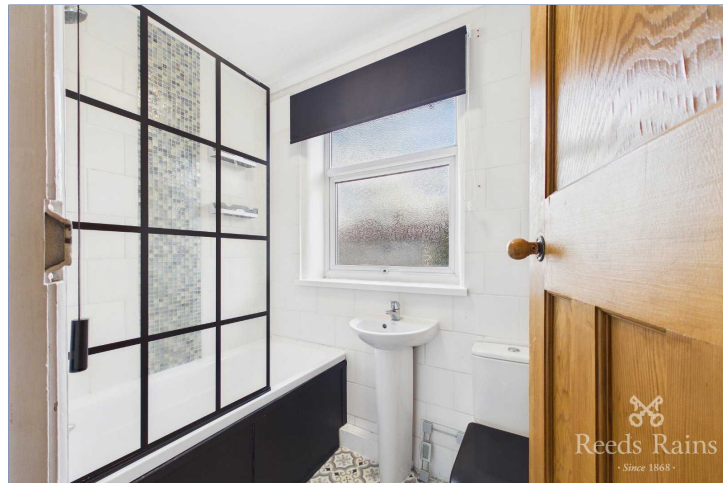




Nelson Street, Bamber Bridge,
Preston, Lancashire, PR5

**Offers Over: £140,000 To be
advised**

 **Reeds Rains**

reedsrains.co.uk

Nelson Street, Bamber Bridge, Preston, Lancashire, PR5
Offers Over: £140,000 To be advised

Council Tax Band: A
EPC Rating: C

An inviting garden frontage, character features and a sociable kitchen/dining room make this three-bedroom terraced home an appealing opportunity in the heart of Bamber Bridge. Conveniently positioned close to local shops and everyday amenities, the property will appeal to first-time buyers, those seeking their next home and buyers considering a letting investment.

Set behind a lawned front garden with a paved approach, the red-brick frontage offers a welcoming first impression. Inside, the...

Entrance Hall

A welcoming entrance with stairs rising to the first floor and a door opening into the lounge.

Lounge

14'5" x 13'1" (4.4m x 4m)
A bright and inviting reception room featuring a front-facing bay window with decorative glazing, a fireplace with a light-coloured surround, ceiling coving and grey carpeting. A radiator provides warmth, while a door leads through to the kitchen/dining room.

Kitchen/Dining Area

16'5" x 8'2" (5m x 2.5m)
Fitted with cream wall and base units, wood-effect work surfaces and tiled splashbacks, incorporating a sink and drainer, built-in oven, gas hob and extractor hood. A peninsula provides additional preparation space, while the dining area features contemporary wall panelling and wood-effect flooring. Rear-facing windows provide natural light, with a door opening onto the garden.

First Floor

Landing

Providing access to all three bedrooms and the bathroom, with a balustrade overlooking the staircase.

Bedroom One

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.

12'6" x 10'6" (3.8m x 3.2m)
A characterful front-facing bedroom featuring a decorative period fireplace, fitted wardrobes and a window with decorative glazing. Neutral décor, fitted carpeting and a radiator complete the room.

Bedroom Two

12'6" x 10'6" (3.8m x 3.2m)
A rear-facing bedroom with a window overlooking the garden, fitted carpeting and a radiator. Provides space for bedroom furnishings, with scope to personalise the décor.

Bedroom Three

6'7" 4'11" (2m 1.5m)
A front-facing room with a decorative glazed window, neutral décor, fitted carpeting and a radiator. Offers flexibility as a bedroom, nursery or home office.

Bathroom

6'7" x 4'11" (2m x 1.5m)
Fitted with a white three-piece suite comprising a panelled bath with shower over and a black-framed shower screen, pedestal wash basin and WC. White tiled walls with a mosaic accent are complemented by patterned flooring and an obscure-glazed rear window.

External

External

The attractive red-brick frontage is complemented by a lawned garden, with a paved pathway leading to the sheltered entrance. Timber fencing and established planting frame the approach, creating a welcoming first impression.

To the rear, an enclosed, predominantly paved garden provides space for outdoor dining, summer entertaining or simply relaxing. A timber summerhouse adds further appeal, while fenced and brick-walled boundaries

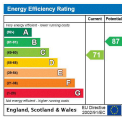
complete this easy-to-maintain outdoor space.

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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.



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