

PETER E GILKES & COMPANY

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FOR SALE

**42 BARLEYFIELD
BAMBER BRIDGE
PRESTON
PR5 8JH**



Price: £135,000

- Semi-detached, 1 bedroom 'true' bungalow
- Stylishly presented and suitably proportioned accommodation
- Situated in a small and quiet cul-de-sac
- Easily maintainable gardens
- PVCu double-glazed and gas central heating
- Driveway & carport

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: This tastefully appointed and suitably proportioned, semi-detached bungalow occupies a quiet setting within a small cul-de-sac. It is conveniently located for many of the local amenities including supermarkets, library, leisure centre, bus stops and the rolling expanse of Cuerden Valley Park. The bungalow benefits from gas central heating, PVCu double-glazing, easily maintained gardens, driveway and carport. A viewing is essential to appreciate the appealing qualities this home has to offer.

Floor Plan: The floor plan is for illustration purposes and not to scale:



Accommodation: **Entrance Hall**

(all sizes are approx) PVCu double-glazed door. Central heating radiator. Store cupboard containing Worcester combination central heating boiler.

Lounge 4.8m x 3.2m (15'11 x 10'6)

Central heating radiator. PVCu double-glazed window.

Kitchen 3.5m x 2m (11'4 x 10'6)

Range of timber fronted wall cupboards, base cupboards and drawers with 'D' style handles, complemented with black 'granite' laminate worktops featuring stainless steel round sink, drainer and 'swan' type Monobloc tap. Integrated appliances including 4-burner gas hob, electric oven and extractor hood. Plumbed for washing machine. Tiled splash backs. Tiled floor. Central heating radiator. PVCu double-glazed window and door.

Inner Hall

Bedroom 3.5m x 3m (11'4 x 9'11)

Store cupboard. Loft access. Central heating radiator. PVCu double-glazed window.

Shower Room

White 3-piece suite comprising of close coupled WC, pedestal wash basin and walk-in shower cubicle. Part tiled walls. Central heating radiator. PVCu double-glazed window.

Outside: To the front of the bungalow is a low maintenance garden. A concrete flagged and gravelled driveway with carport enables tandem parking for 2-3 cars and a side gate leads through to the easily maintainable, west facing rear garden.

Tenure: The site is Freehold and free from Chief Rent.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Assessment:

According to the Valuation Agency’s website the bungalow has been placed in Band A and currently equates to a Council Tax of approximately £1440.

Services:

Mains gas, electricity and water supplies are all laid on and the drains are believed to connect into the mains sewer.

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.



Lounge



Lounge



Kitchen



Bedroom 1



Shower Room



Garden