




Holdens
ESTATE AGENTS

11 Garforth Crescent, Bamber Bridge

Offers in Region of **£219,950**


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11 Garforth Crescent

Bamber Bridge, Preston

Spacious 3-bed townhouse on a quiet Bamber Bridge cul-de-sac. Three floors, ensuite, flexible rooms, gardens, garage, driveway, near amenities, schools, and transport links. Early viewing advised.

Council Tax band: C

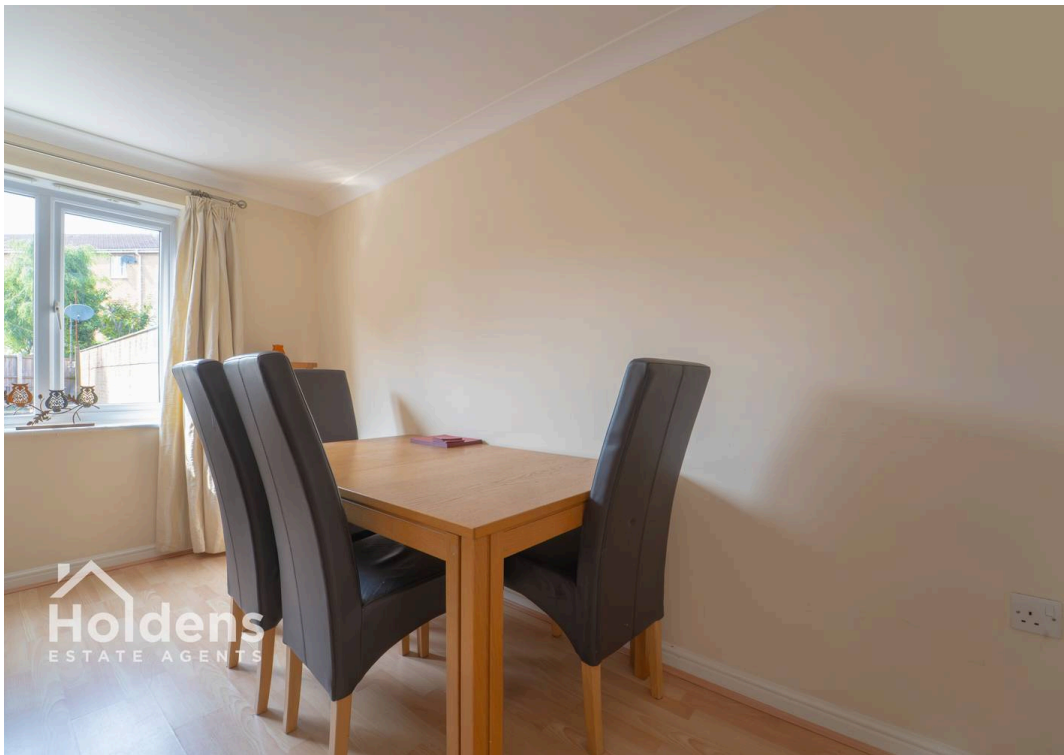
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

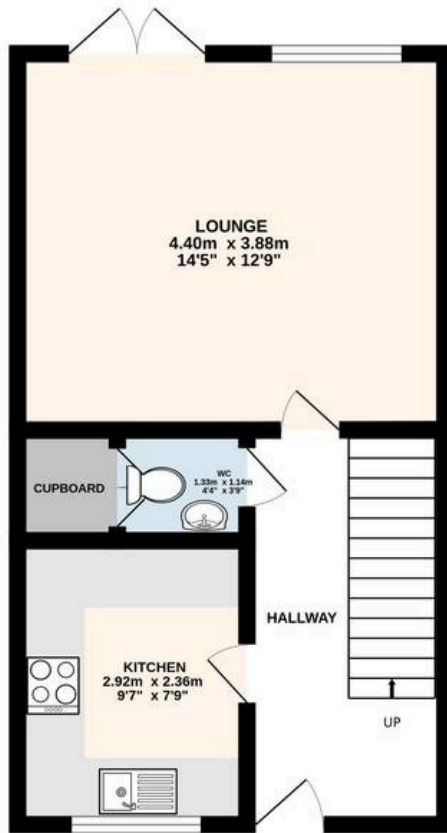
- Sold with no onward chain
- Desirable cul-de-sac location
- Spacious three-bedroom townhouse
- Three double bedrooms, including one with en-suite
- Bright lounge with French doors to the rear garden
- Fitted kitchen with integrated appliances and downstairs WC
- Contemporary family bathroom
- Flexible top-floor bedroom
- Well-kept front and rear gardens
- Driveway and single garage



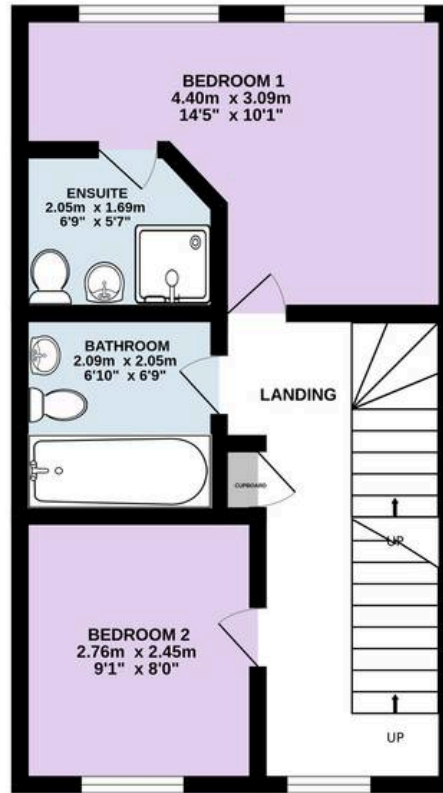




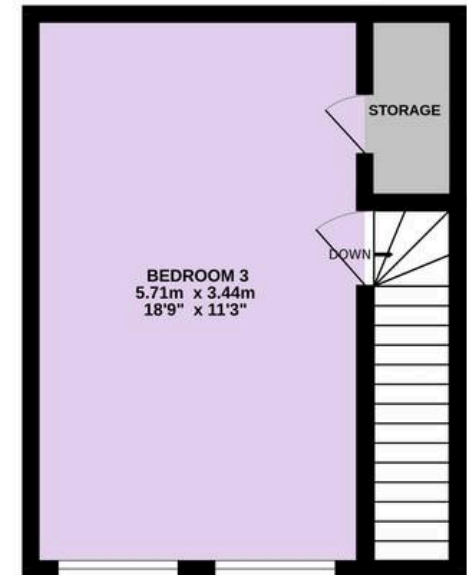
GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



2ND FLOOR
25.1 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 95.0 sq.m. (1023 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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