

201 Brownedge Road, Bamber Bridge

Offers in Region of **£279,950**

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201 Brownedge Road

Bamber Bridge, Preston

Spacious 4-bed semi in Lostock Hall with 2 receptions, conservatory, utility, off-road parking, exceptionally large rear garden and flexible layout. Close to local amenities and transport links.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Rare Opportunity For A Converted Four Bedroom Semi Detached
- Well Located Near Amenities And Transport Networks and Links
- Ideal for Multi-Generational Living
- Excellent Opportunity For Buyers Seeking Space And Flexibility
- Two Spacious Reception Rooms
- Extended Conservatory With A Convenient Utility
- Off Road Parking For Multiple Vehicles
- Exceptionally Spacious Rear Garden


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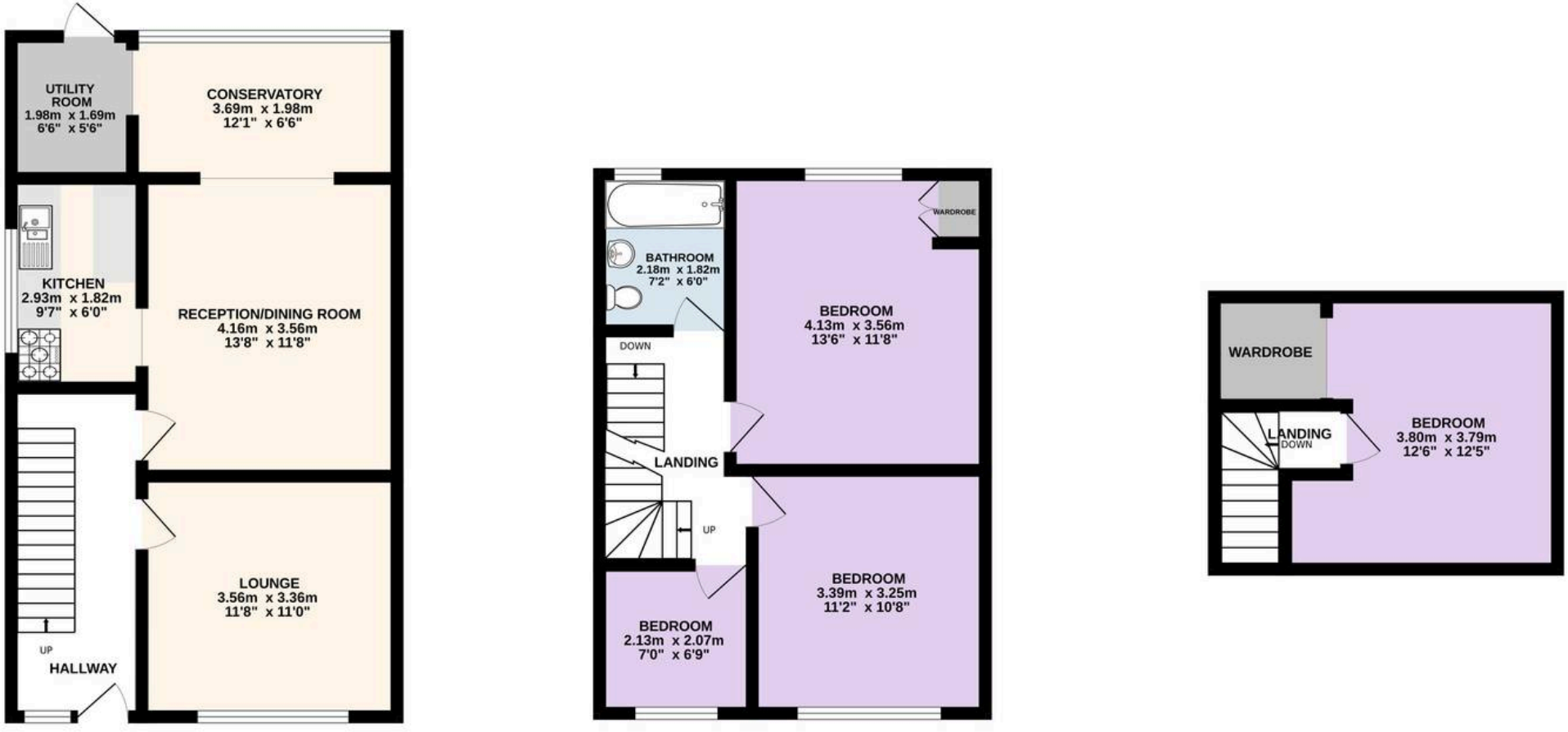
GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.

1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.

2ND FLOOR
18.2 sq.m. (196 sq.ft.) approx.



TOTAL FLOOR AREA : 109.7 sq.m. (1181 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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