



**1a Maple Drive, Preston, PR5 6RA**

**Price £165,000**



# 1a Maple Drive, Preston, PR5 6RA

Price £165,000



## Introduction

Welcome to this charming three-bedroom semi-detached house located in the heart of Bamber Bridge, Preston. Offering substantial outdoor space and a flexible interior ready for a custom refurbishment, this property is a fantastic opportunity for those looking to personalize their home.

## Unleash Potential

Step into a world of possibilities with this home's spacious layout. While the property requires renovation, it is an excellent opportunity for you to imprint your style and transform it into your dream dwelling. Whether you are a first-time buyer eager to shape your first home or an investor looking to enhance value, this property promises a rewarding project.

## Living Spaces

The ground floor hosts a welcoming lounge, complete with double-glazed windows and a central heating radiator, ensuring a cozy environment. Adjacent to the lounge is a dining area that overlooks the garden, perfect for family meals and entertaining guests.

## Kitchen and Utilities

A functional kitchen awaits your culinary exploits, featuring laminate flooring, ample cabinetry, and a convenient layout. Adjacent to the kitchen, a utility room provides additional storage and space for household management.

## Bedrooms and Bath

Upstairs, three well-proportioned bedrooms offer comfortable living quarters. Each room benefits from natural light, central heating, and plush carpeting, creating a warm and inviting atmosphere. The separate bathroom and toilet enhance morning routines, making this home ideal for family living.

## Outdoor Living

Embrace outdoor living with a large garden at the front and side of the house, along with an additional garden at the back. These areas are perfect for gardening, recreational activities, or simply enjoying the tranquility of your surroundings. The driveway provides secure off-street parking, adding to the convenience.

## Local Area and Amenities

Located in a desirable neighborhood, the property benefits from easy access to local amenities, including shops, schools, and leisure facilities. Public transport links are nearby, offering easy commutes to Preston city center and beyond.

## Lounge

Double glazed windows, central heating radiator, electric fire

## Dining Area

Double glazed windows, central heating radiator, electric fire

## Kitchen

Laminate flooring, central heating radiator, wall and base kitchen units, double glazed window, storage room

## Utility Room/Storage Room

Boiler and wall and base cupboards

## Bedroom One

Carpeted flooring, airing cupboard, central heating radiator, double glazed window

## Bedroom Two

Carpeted flooring, central heating radiator, double glazed window

## Bedroom Three

Carpeted flooring, central heating radiator, double glazed window, storage cupboard

## Bathroom

Laminate flooring, shower with glass sliding doors, sink with mixer tap, double glazed window, towel radiator

## Toilet

Toilet, central heating radiator, double glazed window, laminate flooring

## Garden

A spacious garden on the side features a driveway along with mature bushes and trees. Additionally, there is a separate garden at the back, currently housing a shed and some flagged

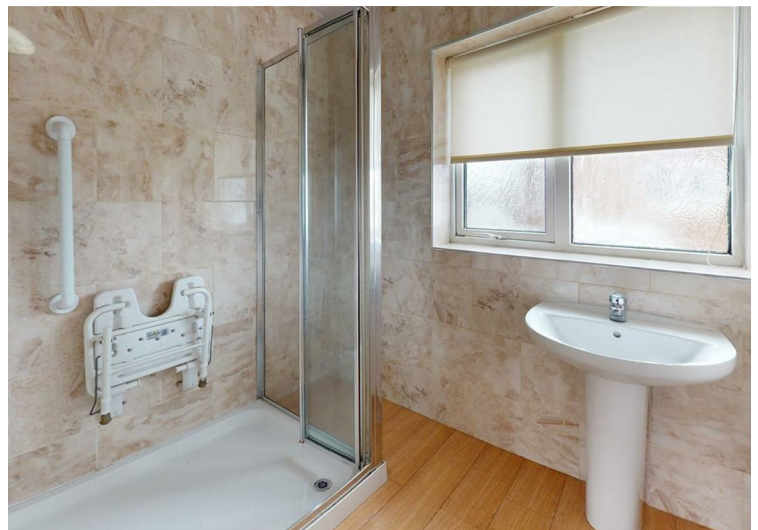
area. The front of the property also boasts a sizeable garden, primarily consisting of a lawn and mature bushes, offering ample space for summer barbecues and entertainment.

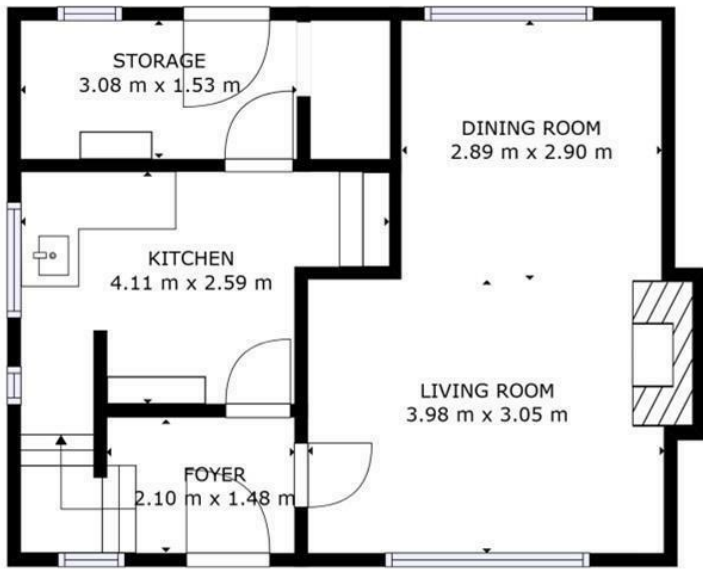
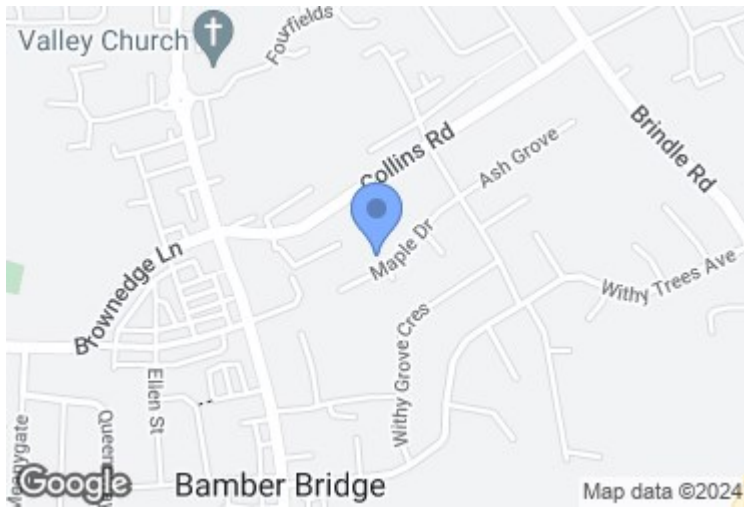
### Tenure

We have been advised that the property is FREEHOLD

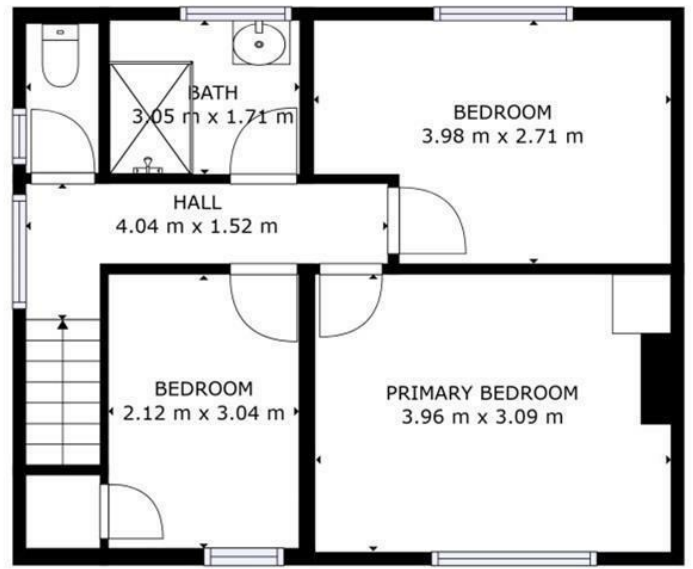
### Council Tax

Band B





FLOOR 1



FLOOR 2

**TOTAL: 80 m<sup>2</sup>**  
 FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 42 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 5 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	83
68	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.