



## Barleyfield, Bamber Bridge, Preston

Offers Over £94,950

Ben Rose are delighted to bring to market this delightful semi-detached, one-bedroom property in a tranquil estate at Bamber Bridge. Being sold with TENANTS IN SITU, this would make an ideal purchase for investors.

The property boasts an ongoing statutory monthly periodic tenancy since 2008, with the current rent at a desirable £475pcm. Its convenient location places it near the vibrant towns of Chorley and Leyland, surrounded by excellent local schools, supermarkets, and amenities. Plus, easy access to the nearby M6 and M61 motorways ensures seamless travel.

Step inside, and you'll be greeted by an inviting open-plan lounge/kitchen, offering versatile space for relaxation, dining, or even a home office setup. The unique spiral staircase adds a touch of character to the interior, with the kitchen boasting ample worktops and room for freestanding appliances, giving you the flexibility to customize as you wish.

Venture upstairs to discover the spacious master bedroom with fitted wardrobes and extra storage, providing convenience and organization. Adjacent to it is the well-appointed three-piece family bathroom with an over-the-bath shower, ensuring comfort for you or your tenants.

Externally, the property charms with a pathway leading to the front door and convenient parking located behind the home. Enjoy the outdoor space in the generous garden featuring a delightful canopy and space for a shed.

Book your viewing at the earliest convenience to avoid disappointment. Embrace a smart investment choice that combines location, convenience, and long-term potential.

If you have a property to sell, we're here to assist you with a FREE market appraisal and expert sales advice. Let us help you take the next step towards securing your future with confidence.



BEN ROSE



BEN ROSE





BEN  ROSE



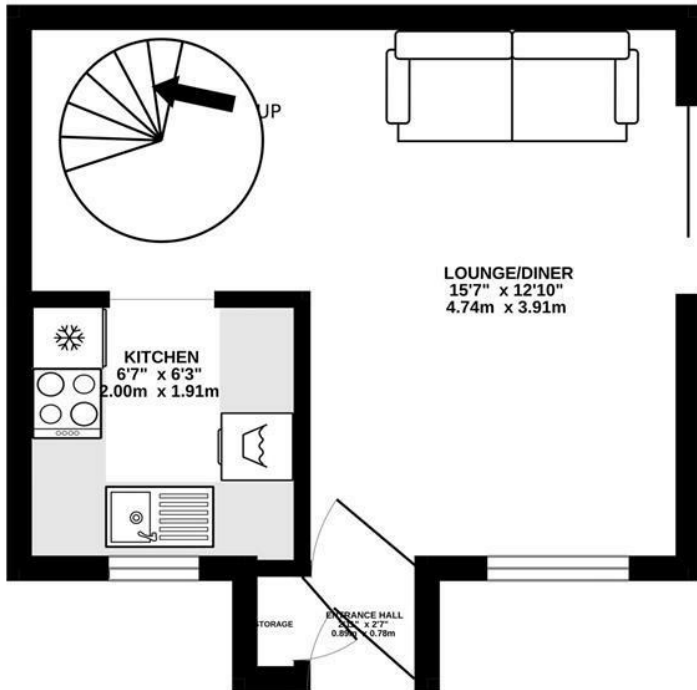
BEN  ROSE



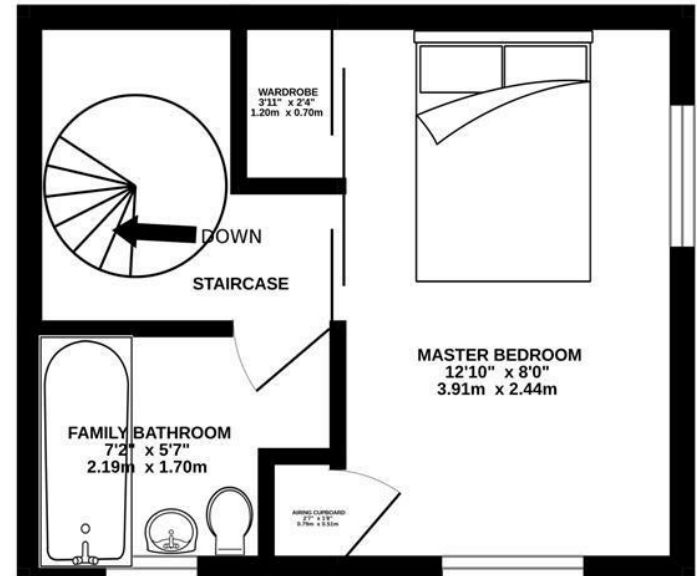




GROUND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



1ST FLOOR  
195 sq.ft. (18.1 sq.m.) approx.

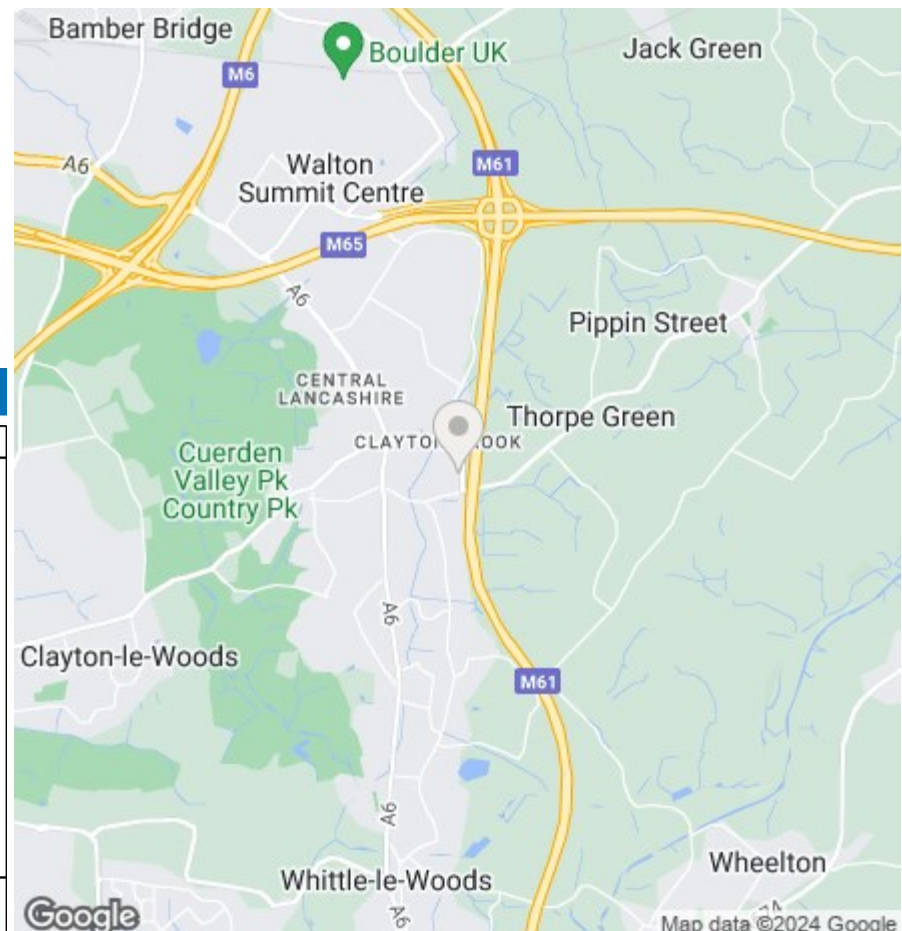


TOTAL FLOOR AREA : 405 sq.ft. (37.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	