



Sollams Close, Bamber Bridge, Preston

Offers Over £84,950

Discover a fantastic opportunity with this ground floor, one-bedroom flat nestled within a serene estate in Bamber Bridge, exclusively brought to you by Ben Rose Estate Agents. The property comes with TENANTS IN SITU, making it an ideal investment prospect for discerning investors seeking a hassle-free venture. A well-established, ongoing statutory monthly periodic tenancy since 2015 ensures a steady income of £475pcm.

Situated near the charming towns of Chorley and Leyland, this residence is surrounded by top-notch local schools, supermarkets, and amenities, enhancing the overall convenience of the location. Moreover, its excellent connectivity via the nearby M6 and M61 motorways opens up a world of possibilities for easy travel.

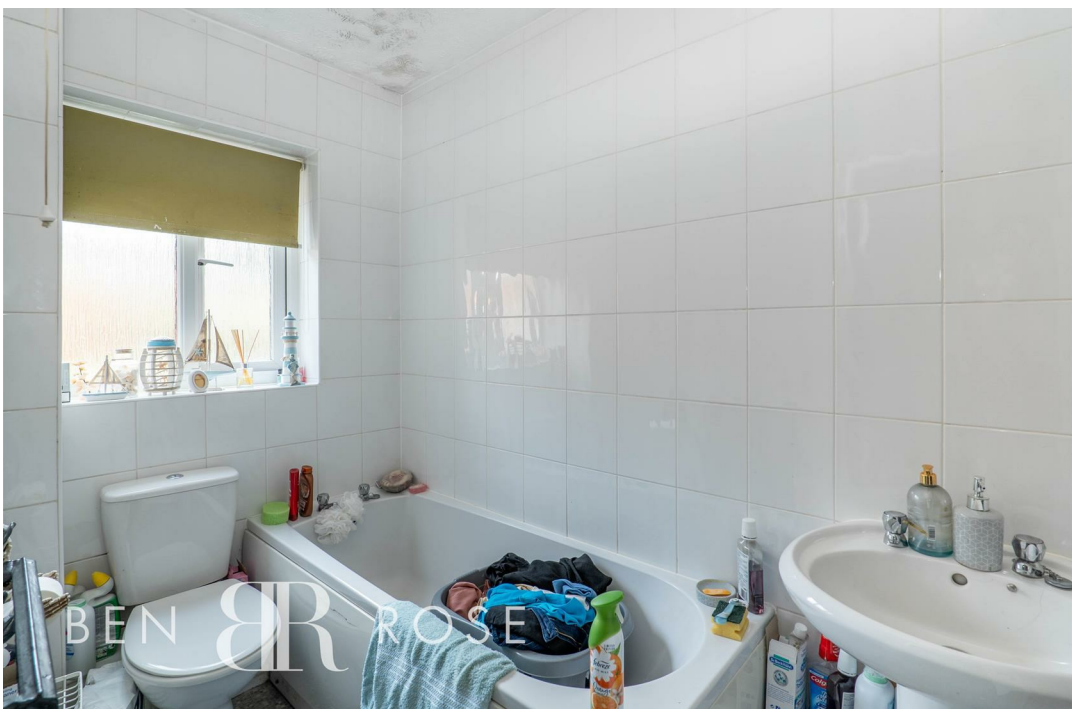
Stepping inside, you're greeted by a warm and inviting entrance leading into a spacious lounge. Here an abundance of natural light streams in from the front, illuminating the space and creating a warm and inviting ambiance. This well-lit room offers the perfect setting for relaxation and entertaining. With its generous size, you'll find ample space to comfortably accommodate a three-piece sofa set, and gas fireplace, creating an ideal spot to unwind after a long day or host gatherings with friends and family.

The lounge grants seamless access to the well-appointed kitchen, with ample worktops and space for freestanding appliances to be fitted.

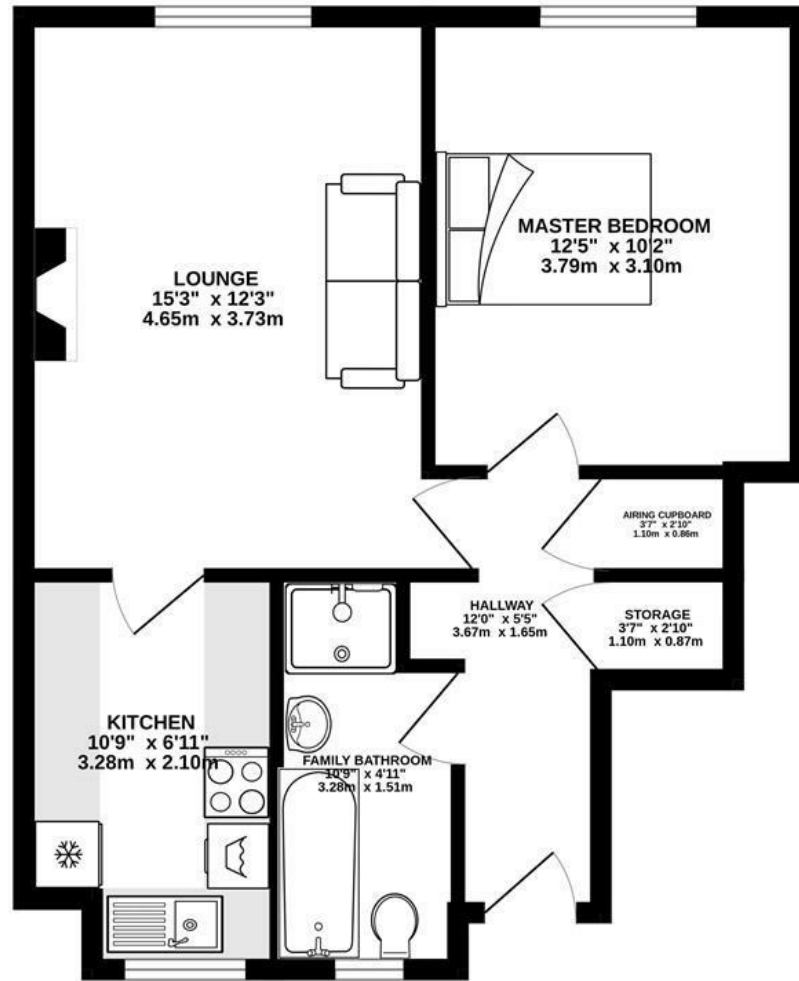
Lastly the main bedroom and integrated storage provide ample space for comfortable living, whilst the four-piece family bathroom adds a touch of luxury to this charming flat.

Outside, residents can relish the beauty of a communal lawn while enjoying convenient storage facilities. Private parking options are also available nearby, ensuring utmost convenience for all residents.





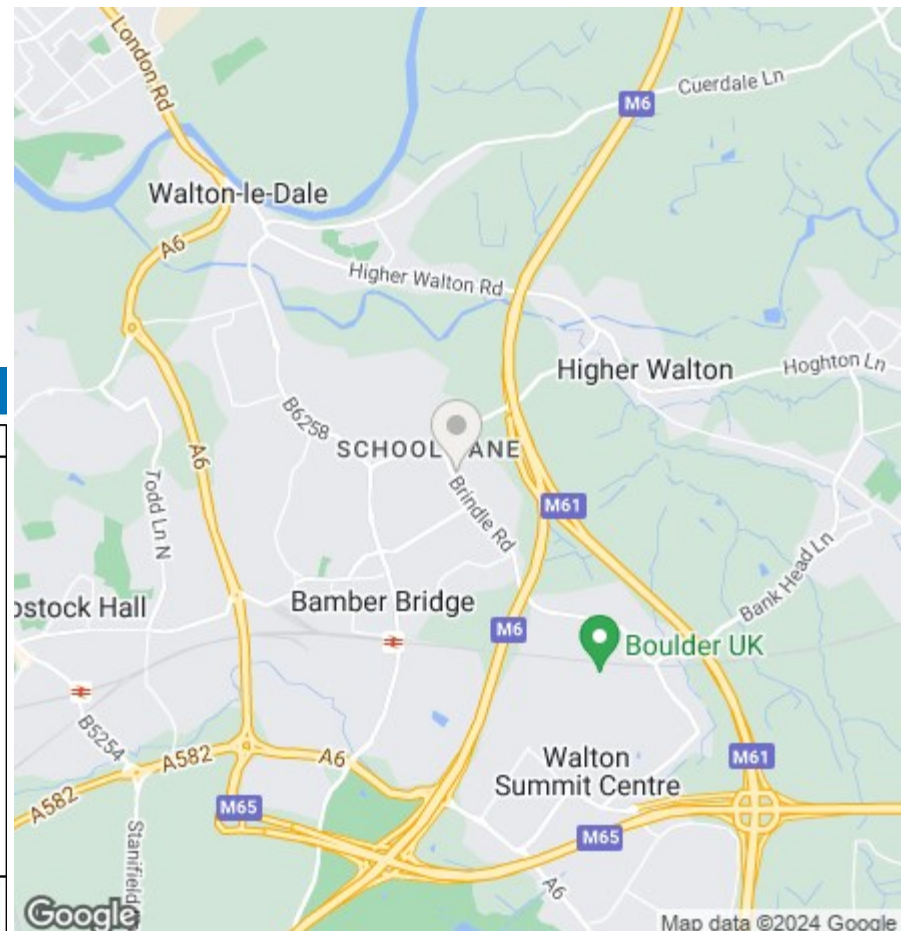
GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	