



Within Lea, Bamber Bridge, Preston

Offers Over £185,000

Ben Rose Estate Agents are delighted to bring to market this delightful, three bedroom property situated in a much sought after area of Bamber Bridge. This would be an ideal home for a first time buyer looking to get a foot on the property ladder. The property is ideally placed only a short drive into Preston city centre and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via nearby bus routes, train stations and the M6 and M65 motorways.

Internally, you're welcomed into the entrance hall where you will also find the downstairs WC. From here, you'll enter into the spacious lounge that features dual aspect windows allowing for ample light and the open staircase. The modern fitted kitchen/diner is found just off the lounge and comes fitted with a brand new integrated oven and the option for other freestanding appliances. The under stair storage here has been thoughtfully converted into a space for the fridge freezer whilst the diner offers enough space to fit a four person family dining table as well as access to the rear garden via the patio doors.

Moving upstairs, you'll find three good sized bedrooms - two of which are doubles. Bedroom three is currently being used as an at home office space, offering great versatility and benefits from integral storage space. There is also the three piece family bathroom located on this floor with a stand in shower.

Externally, the property is a driveway for up to two cars and a single detached garage ideal for storage solutions. To the rear is a gorgeous garden space that benefits from a new drainage system and lawn, and takes full advantage of being South facing. Here you can also find a paved patio area with added seclusion by the newly fitted tall wooden fencing. Other notable features include the boarded loft offering easy access via a pull down ladder. The property lies under Council Tax C with its lease expiring in 2159.









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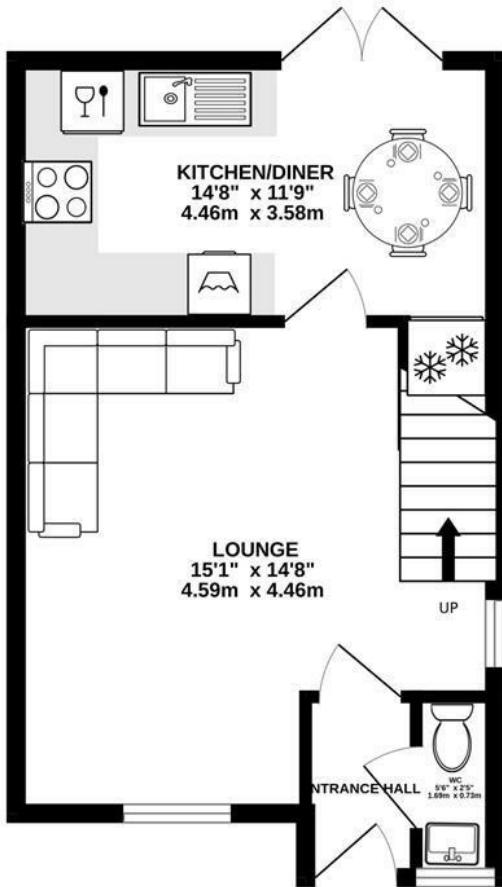
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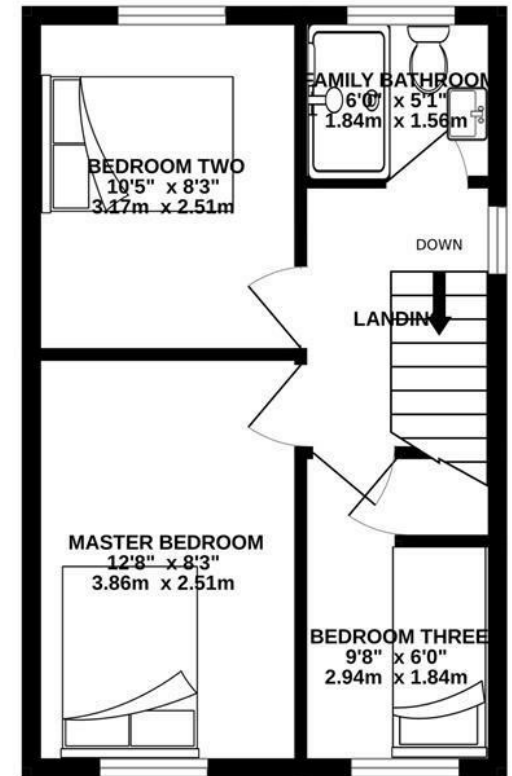


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GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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.
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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			86
(81-91) B			
(69-80) C		69	
(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 (CO ₂) 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	

