



Within Lea, Bamber Bridge, Preston

Guide Price £150,000

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 and 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.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.









BEN  ROSE



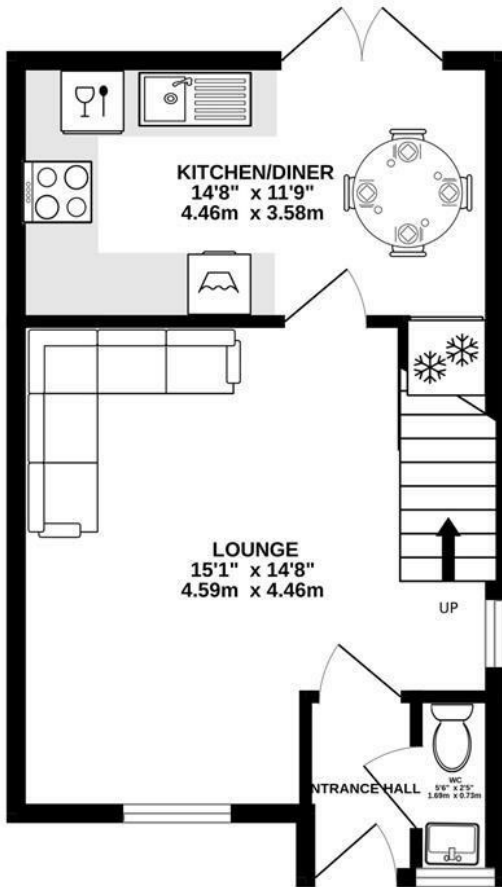
BEN  ROSE



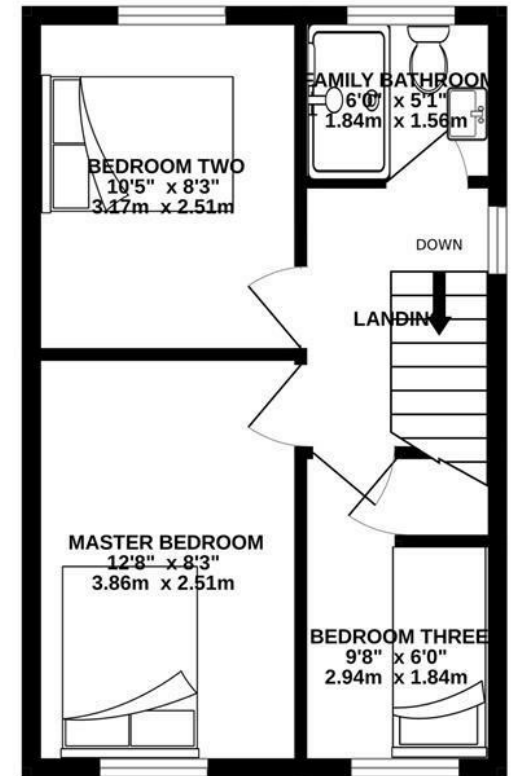


BEN ROSE

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.
Made with Metropix ©2024

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	

