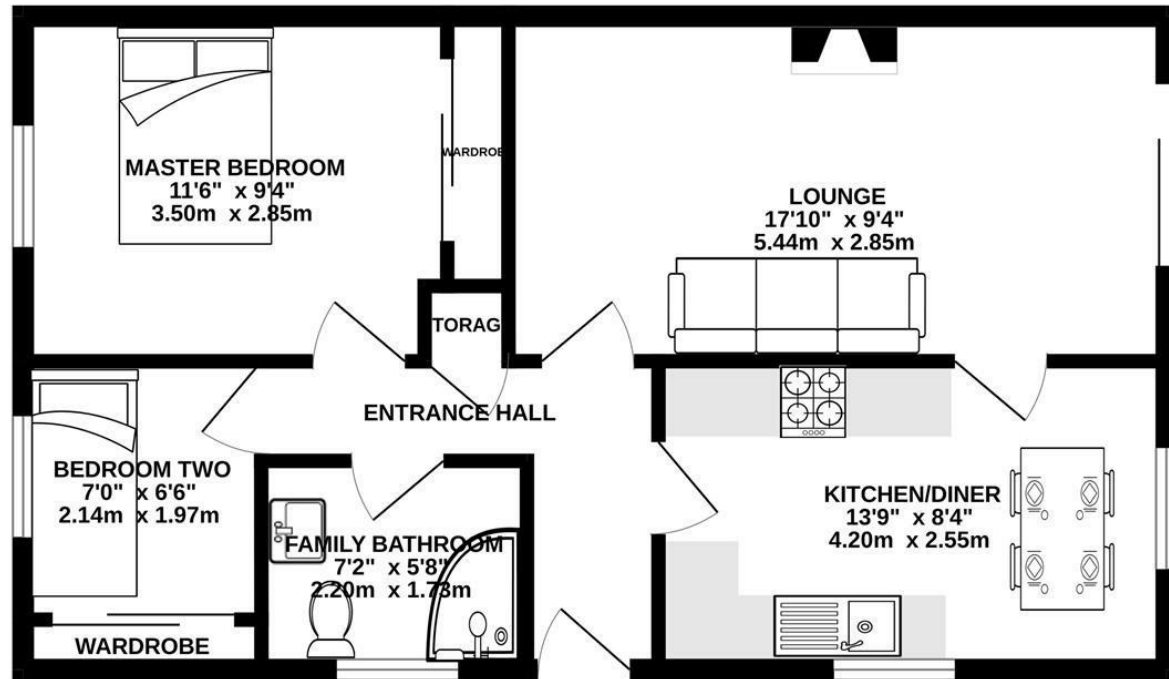


GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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**Edward Street, Bamber Bridge, Preston**

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to introduce to the market this charming, two-bedroom semi-detached bungalow, nestled in a sought-after estate in the ever-popular town of Bamber Bridge. Ideal for first time buyers, the property offers convenient access to the nearby city of Preston and is surrounded by excellent local schools, shops, and amenities, as well as fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway that provides access to all the rooms in the home. Immediately to the right you'll find the good sized kitchen/diner, equipped with an integrated oven and hob, ample worktop space, and room for a large family dining table and freestanding appliances to be fitted. Continuing through the dining room, the lounge comprises of a gas fireplace and offers plenty of room for a large sofa set and furnishings with access to the garden found here via a set of sliding doors. Completing this lovely home and located at the front, you'll find two well-proportioned bedrooms, both benefiting from fitted wardrobes, a good sized storage cupboard and a three-piece shower room.

Externally, the front of the property boasts a generous driveway leading up to the single detached garage. At the rear, there's a good sized, garden primarily lawned throughout, with some flagged areas and a raised decking ideal for outdoor seating. This space benefits from not being directly overlooked offering great seclusion.



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 |
|                          | 88        |
|                          | 70        |

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 (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

England & Wales EU Directive 2002/91/EC

