



**Duke Street, Bamber Bridge, Preston**

**Offers Over £125,000**

Ben Rose Estate Agents are pleased to present to market this three bedroom, end-terrace property in a sought after part of Bamber Bridge. This would be an ideal home for a first time buyer looking to get their foot onto the property ladder. It is situated in the continually popular town of Bamber Bridge and is only a short drive to the city of Preston. The property is also surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch/cloakroom. This then moves through into the spacious lounge that features a traditional fireplace and laminated flooring throughout. The dining room is found just off the lounge via the beautiful French doors. It offers space for a family dining table and even space for study. The kitchen features space for freestanding appliances to be fitted, as well as access to the under-stair storage that can be used as a pantry. The property has been extended towards the rear to incorporate the family bathroom and rear porch. The three piece family bathroom also features an over the bath shower.

Moving upstairs, you'll find three good sized bedrooms - two of which are doubles. There is also a fitted storage unit located on the landing.

Externally, to the front of the property is room for on road parking. To the rear is a good sized yard that benefits from being South facing and has shed space for additional storage options. The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.





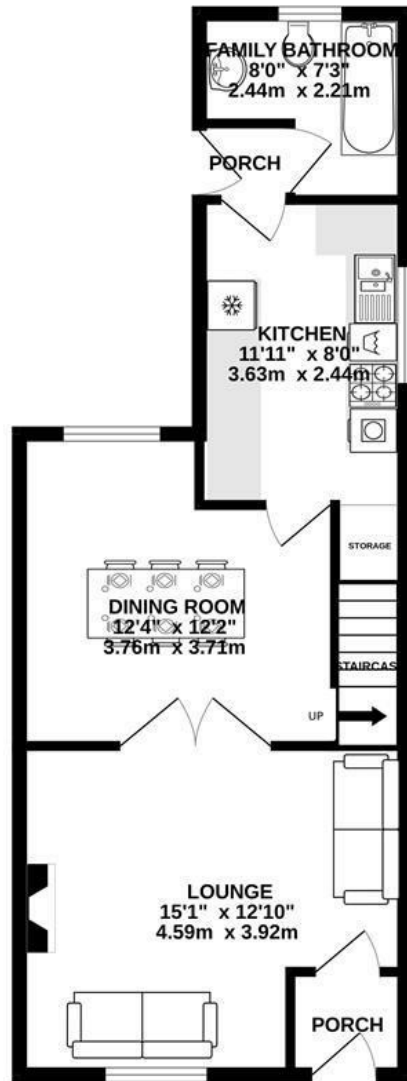




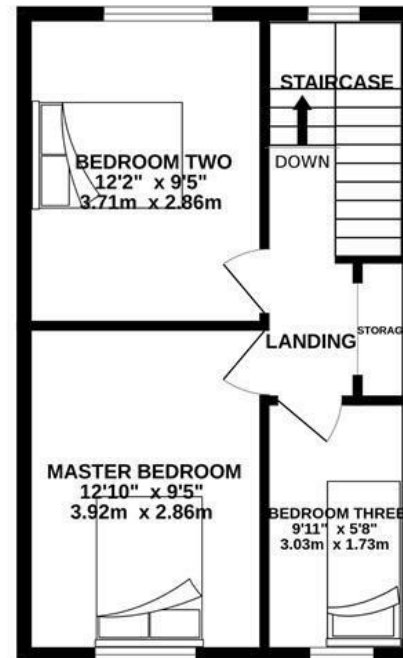




GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

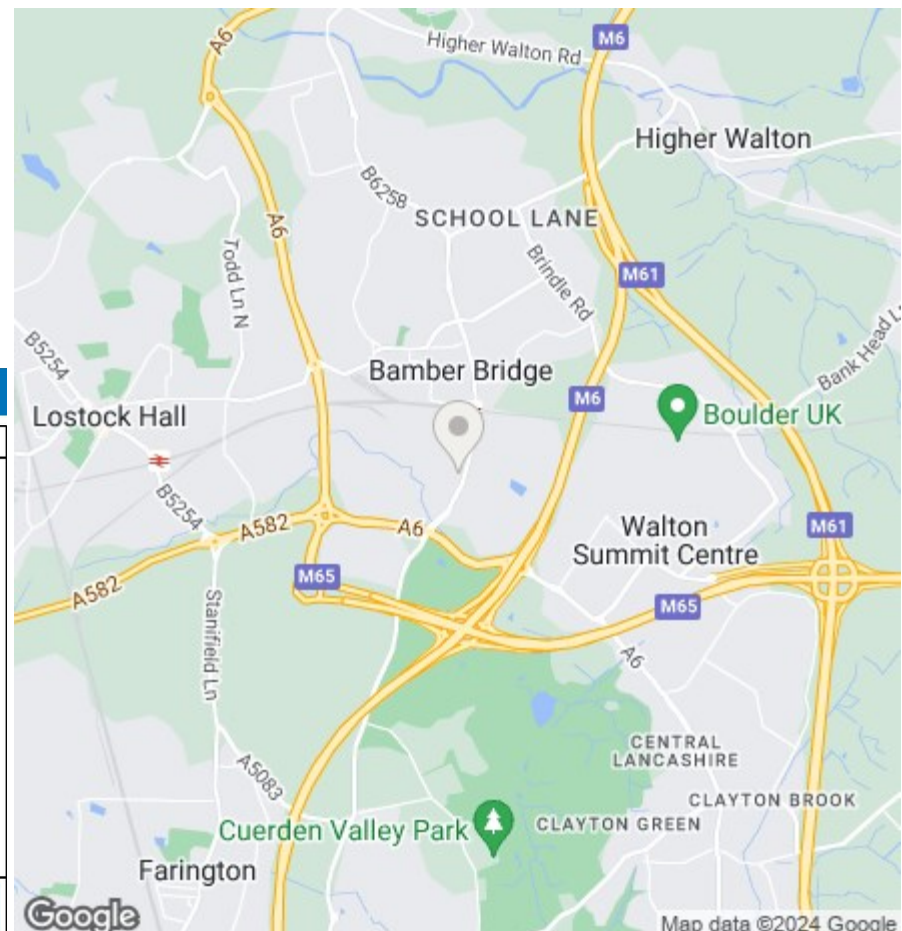


TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	