



Barleyfield, Bamber Bridge, Preston

Offers Over £89,995

Ben Rose Estate Agents are delighted to bring to the market this one bedroom semi-detached property in the heart of Bamber Bridge, Preston. This is an ideal opportunity for a first time buyer or couple looking to get a foot onto the property ladder. Perfectly positioned to commute to all major north west towns and cities via local motorways (M6 & M61) local bus and railway stations, this delightful home also benefits from great local schools, amenities and supermarkets.

Internally, the property comprises of the open-plan lounge/diner which make up the majority of the ground floor. Here, you'll find dual aspect windows allowing for ample light, and plenty of space for a sofa, small dining table or desk. In addition, you'll find a fireplace and a spiral staircase leading up to the first floor. Just off the lounge, you'll find the kitchen with an integrated induction hob and plenty of room for freestanding appliances to be fitted.

Moving upstairs, you'll find the master bedroom benefitting from a good sized fitted wardrobe, additional storage and dual aspect windows. You'll also find the three piece family bathroom with bath and over the bath shower on this floor.

Externally, to the front of the property is a porch with integral storage, an easy to maintain front lawn and one allocated off road parking space. To the side of the property is a good sized garden paved and gravelled throughout and lined with wooden fencing.

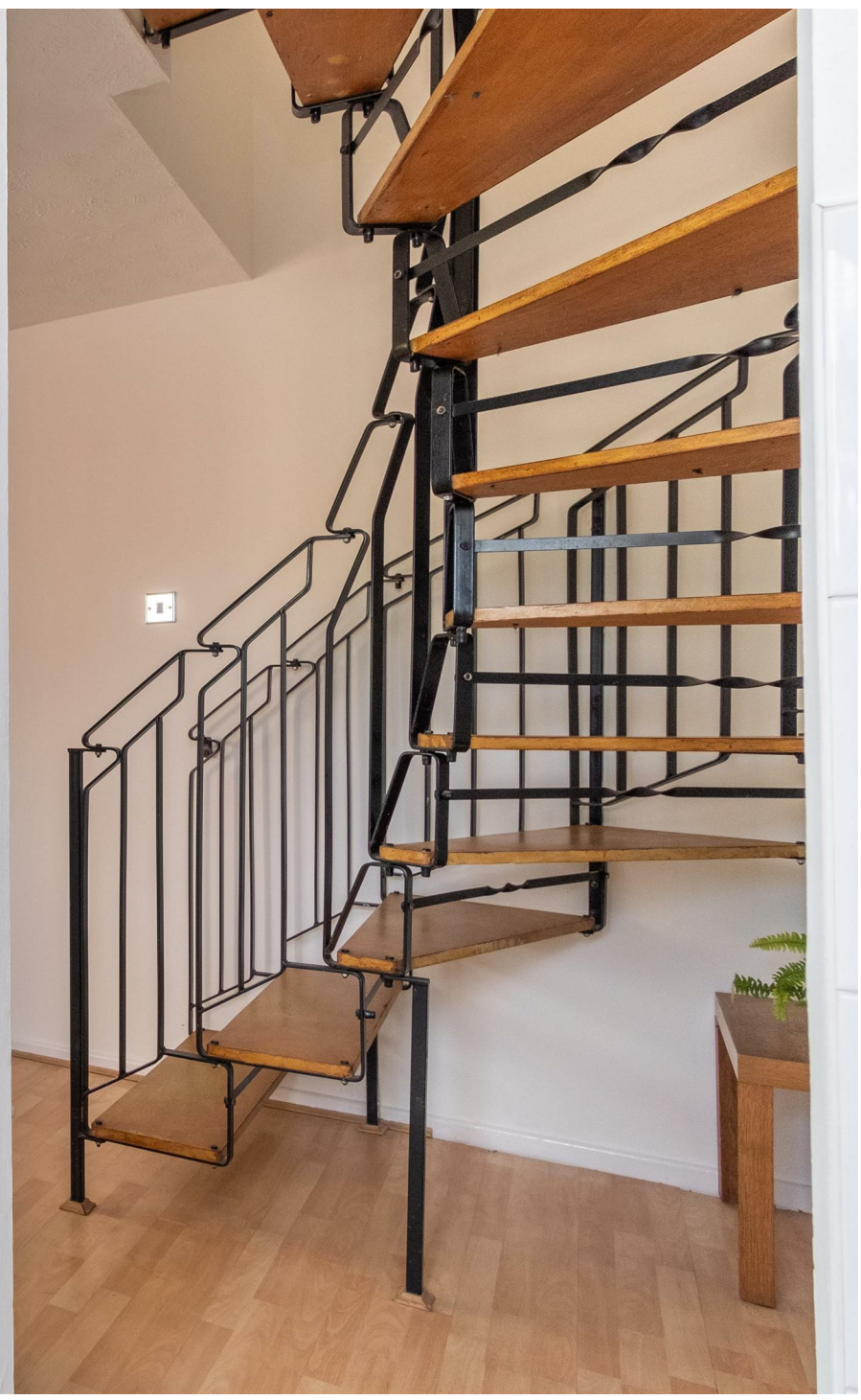


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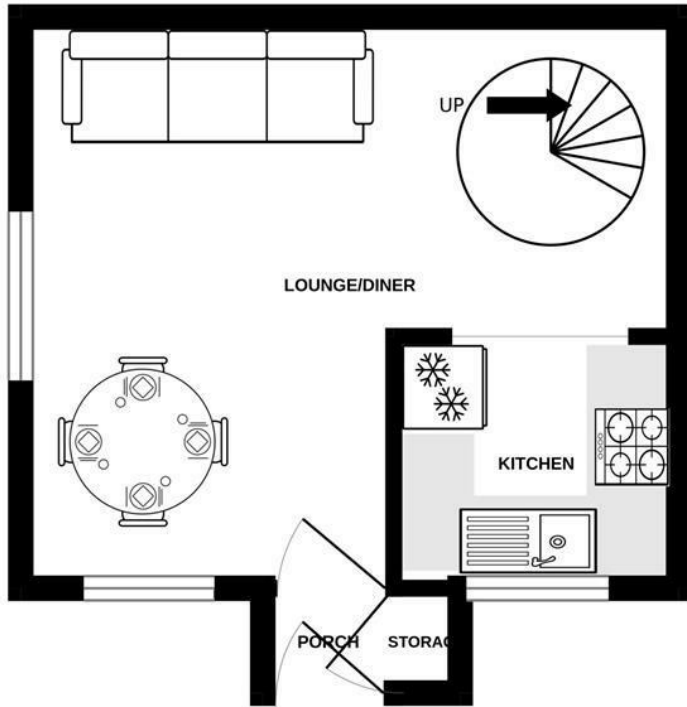


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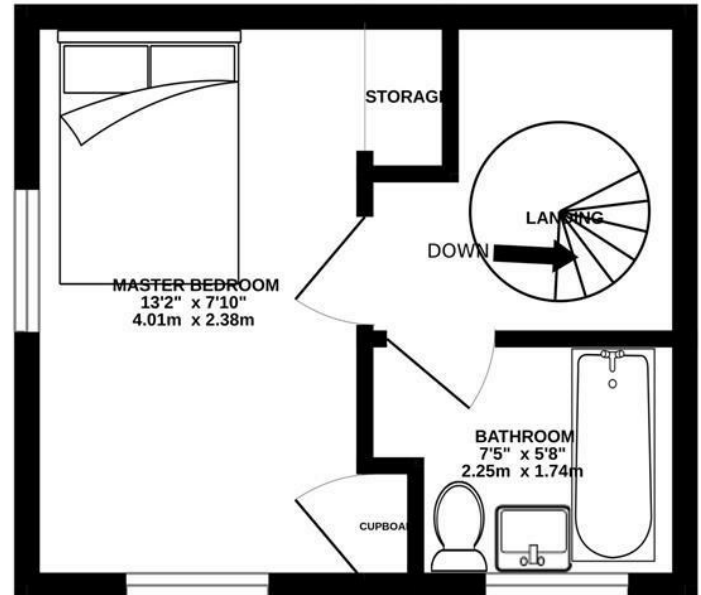


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GROUND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



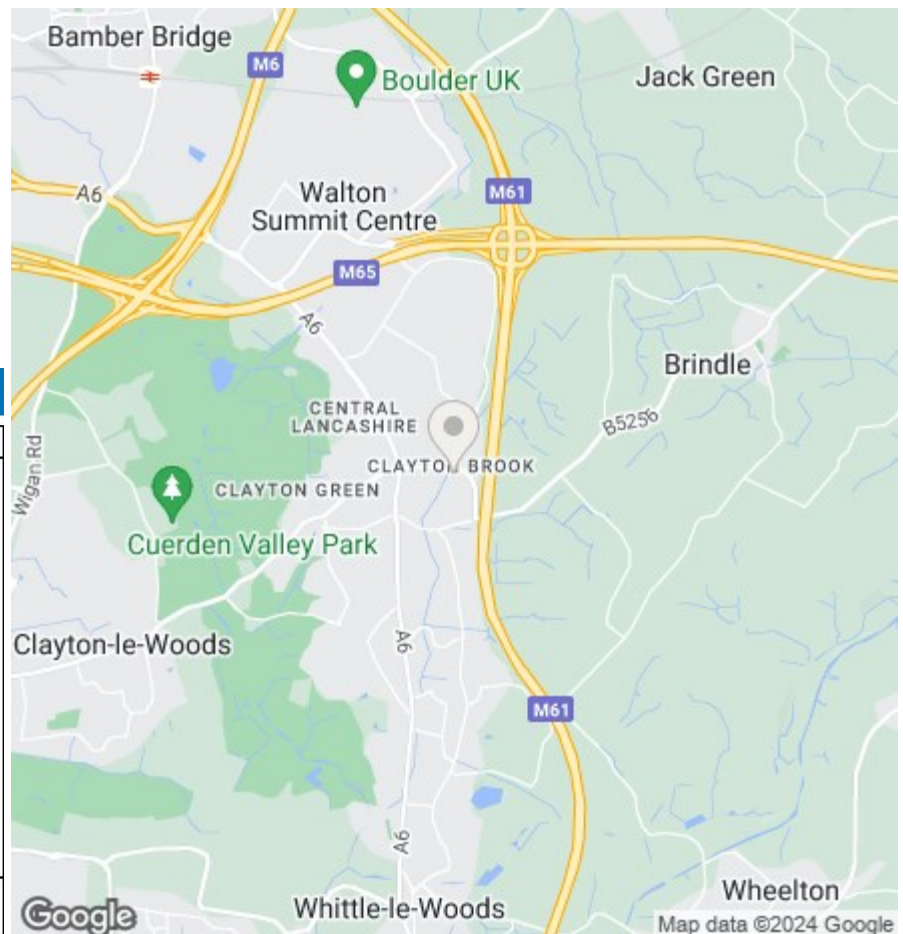
1ST FLOOR
200 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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			
(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 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		