



Station Road, Bamber Bridge, Preston

Offers Over £169,950

****BEING SOLD WITH A TENANT IN SITU - 12 MONTH TENANCY GENERATING A GROSS RENT OF £25,052 PER ANNUM****

Ben Rose Estate Agents are pleased to present to market this three bedroom, mid-terraced property on the ever popular Station Road in Bamber Bridge. Offering spacious versatile rooms throughout, this would make the ideal home for a first time buyer looking to get their foot on the property ladder. The property is ideally located in the centre of Bamber Bridge surrounded by superb local schools, supermarkets and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall that leads through to the spacious lounge. The lounge is of a good size and benefits from a large front-facing window letting ample light into the property. Moving through you'll find the generously sized dining room. This delightful space will comfortably accommodate a large family dining table and provides access to the rear garden via a set of patio doors. Access to the WC and Kitchen can also be found here. The modern kitchen found to the rear of the home provides ample wall and base units with an integrated hob/oven and plenty of room for freestanding appliances.

Moving upstairs, you'll find three good-sized bedrooms with the master and bedroom two both spacious doubles. Completing this floor is the large four piece family bathroom with bath and stand alone shower.

Externally, to the front of the property you will find on-road parking as well as the potential for more on the nearby side street. To the rear is good sized secluded yard lined with brick walls for privacy with gated access to the streets behind.







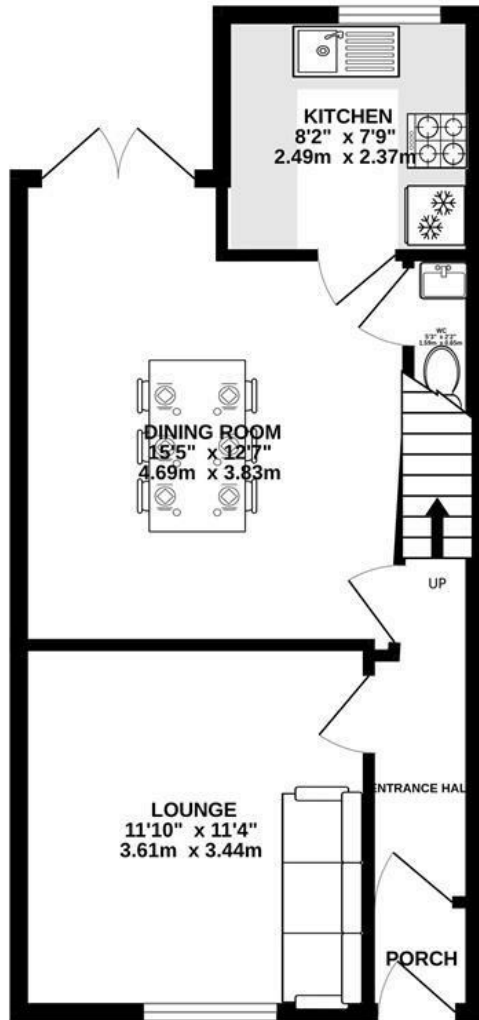






BEN ROSE

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



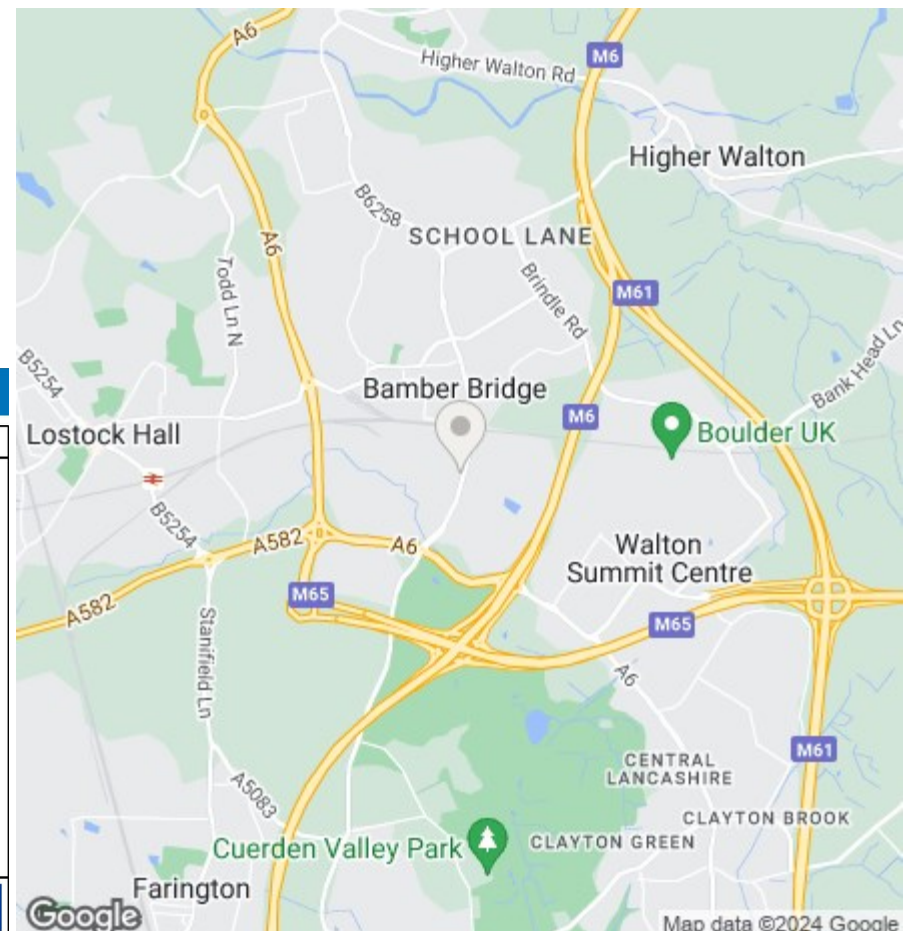
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	