



John Street, Bamber Bridge, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this three bedroom, mid-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 entrance hall/cloakroom. This then moves through into the spacious lounge that features a traditional fireplace with log burner. The dining room is found just off the lounge and offers ample space for a large family dining table and even space for study. You'll also have access to the generously sized, under stair storage. The kitchen features and integrated hob/oven with space for other freestanding appliances to be fitted, as well as access to the yard.

Moving upstairs, you'll find three good sized bedrooms with the master and bedroom two benefitting from integrated wardrobe and/or storage space. You'll also find the modern shower room on this floor.

Externally, to the front of the property is room for on road parking on the no-through road. To the rear is a convenient yard that has lean to storage and access to the communal ginnel.

This property is NO CHAIN and has an added benefit of being sold with furniture and white goods, this property presents a fantastic turnkey opportunity.







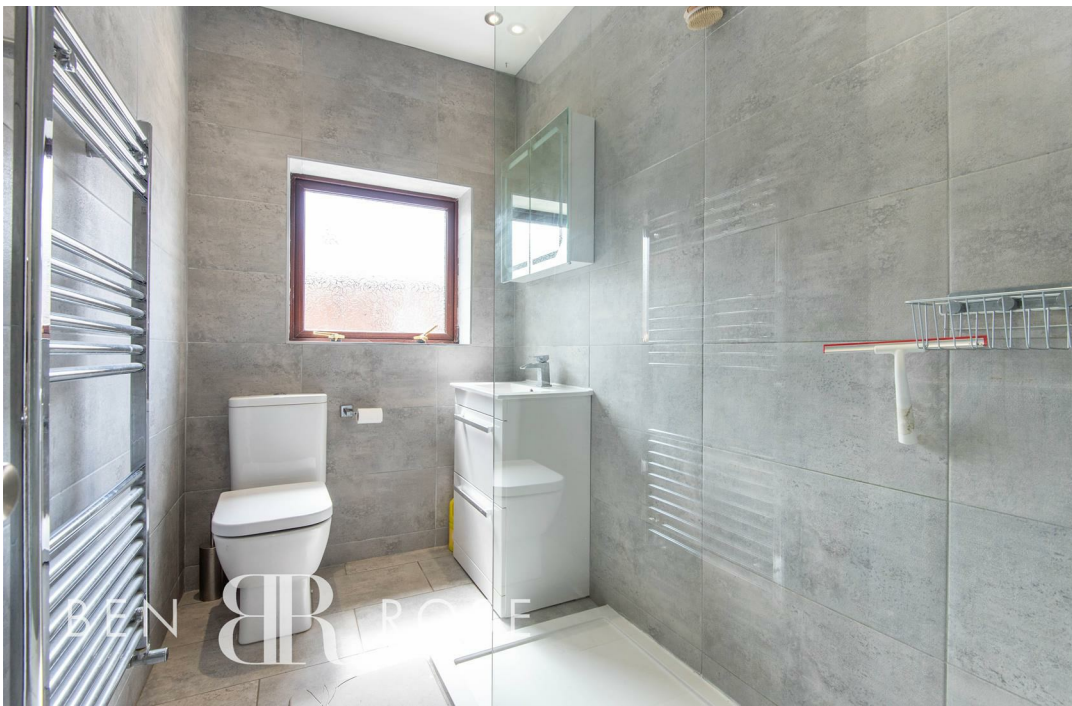


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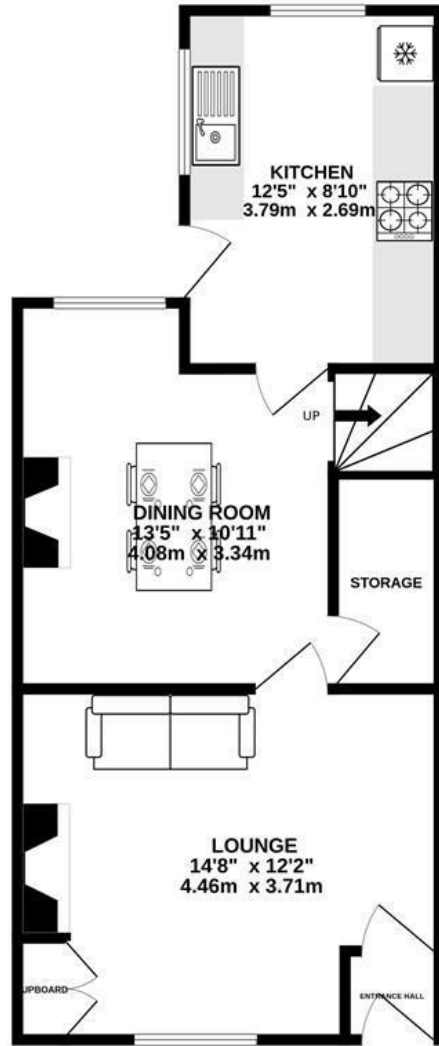


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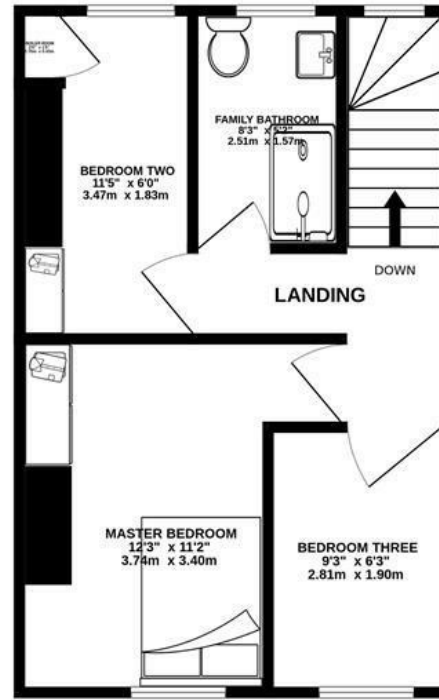




GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



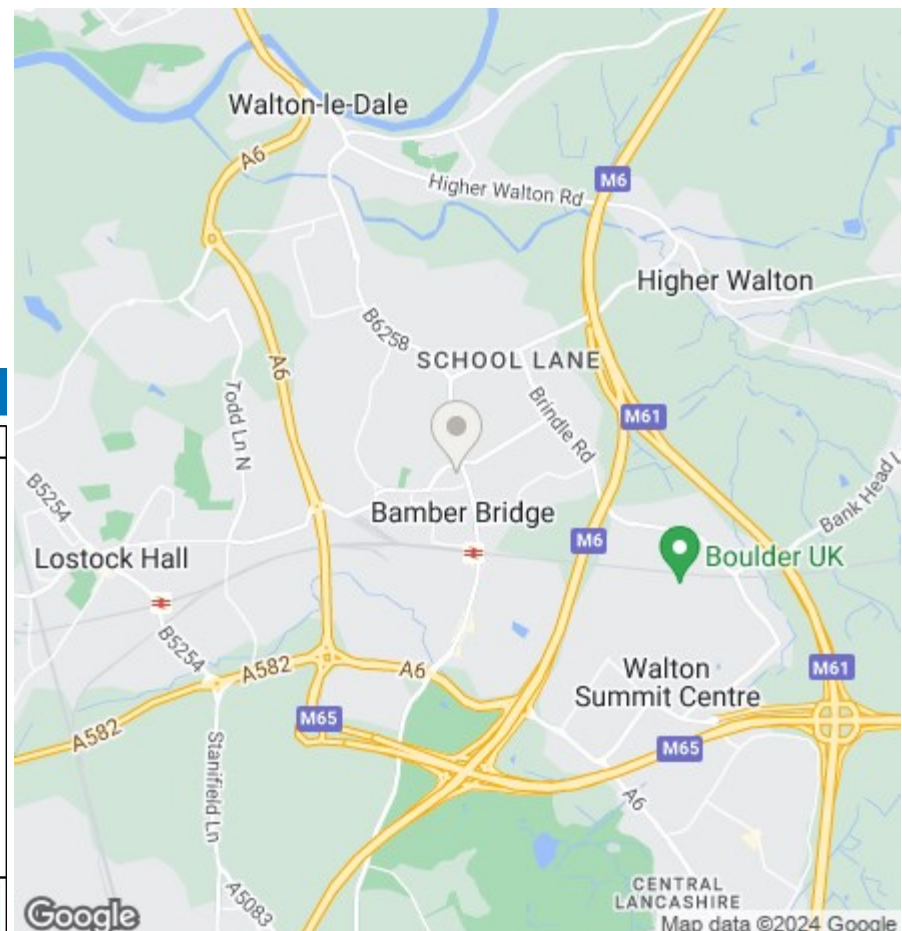
1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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		87
(81-91) B		
(69-80) C	71	
(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 (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	