



Langden Crescent, Bamber Bridge, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this lovely, three-bedroom, semi-detached property situated just outside of Bamber Bridge town centre. This property has been fully renovated throughout and is presented with NO ONWARDS CHAIN, making it an ideal opportunity for first-time buyers or as a buy-to-let investment. The home is within walking distance of the town centre, offering easy access to supermarkets, cafes, and schools. Excellent travel links are available via the nearby train station and local motorway connections, ensuring convenient commutes.

As you enter the home, you are greeted by a welcoming reception hall featuring an open staircase. Off the hall, you'll find a modern three-piece family bathroom that caters for the home. Moving further into the home, the ground floor opens up into a spacious, open-plan layout. The lounge area is perfect for relaxation and entertainment, seamlessly flowing into the kitchen/diner. This bright and airy space is complemented by a conservatory, allowing natural light to flood in and providing a wonderful area to enjoy the garden view.

Ascending to the first floor, you will find three well-proportioned bedrooms. Each room offers ample space and flexibility to accommodate various furnishings, making them perfect for a growing family or for guests. The first floor continues the theme of modern renovation with tasteful decor and practical layouts that enhance the home's overall comfort.

Externally, there is potential for a front garden area to add a touch of greenery to the home's curb appeal. To the rear, a good-sized garden awaits, offering ample space for outdoor furniture and a delightful area for potting plants. This garden provides a perfect retreat for outdoor entertaining or simply relaxing in the warmer months.

In summary, this beautifully renovated home is ideally located and offers a modern, comfortable living environment, perfect for first-time buyers or investors seeking a property with no onward chain.











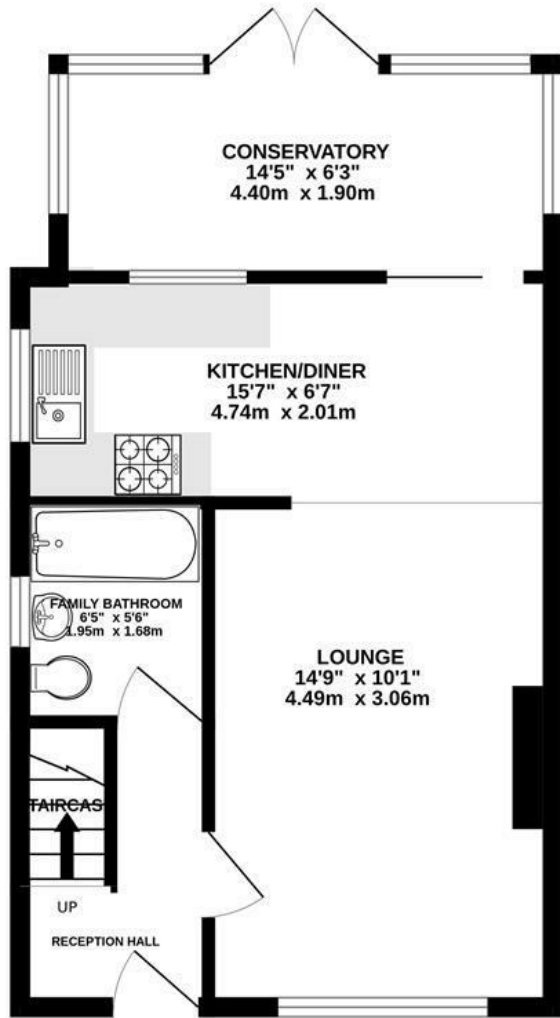
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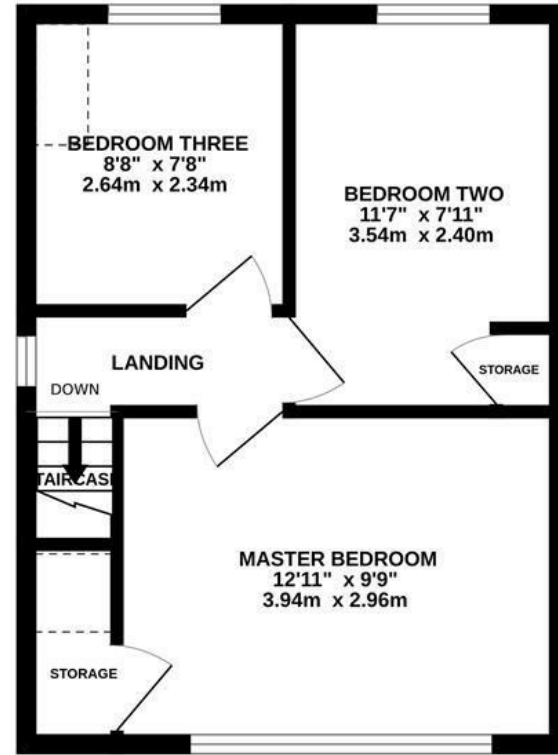
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GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.

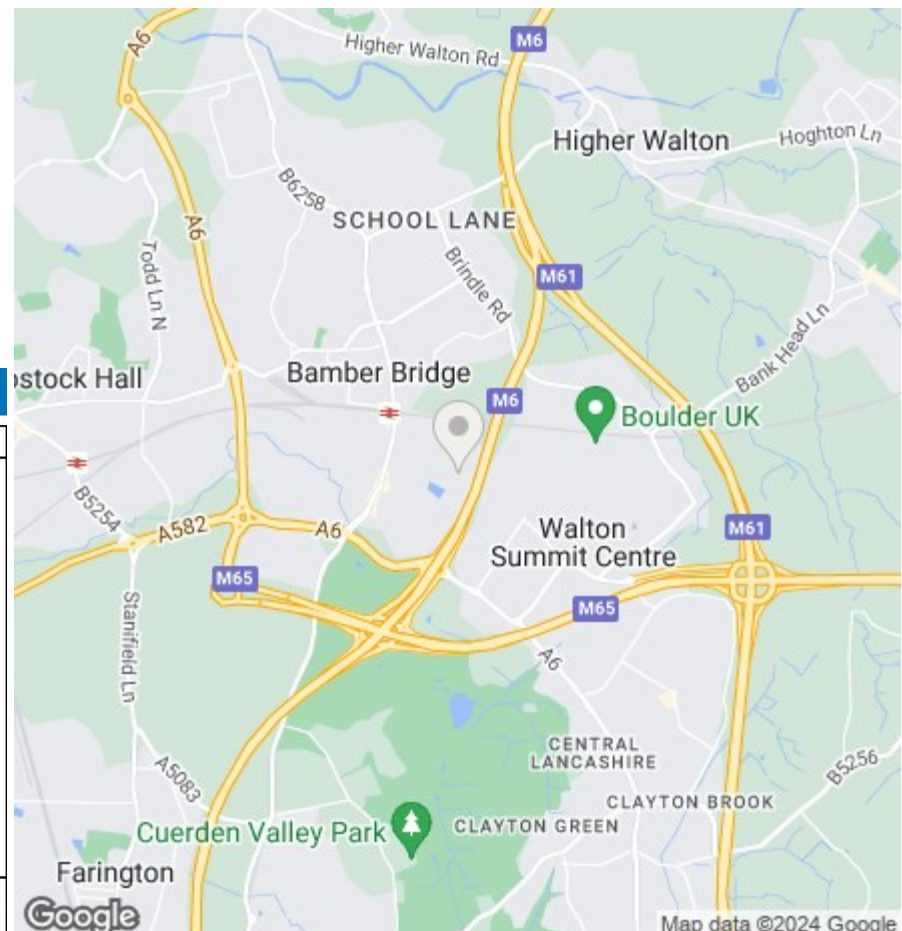


TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(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	