



**Longbrook Avenue, Bamber Bridge, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached house in a sought-after area. Situated in a quiet neighborhood close to local amenities, this property offers both tranquility and convenience. Just a five-minute drive to Bamber Bridge, the home is perfectly positioned with excellent travel links nearby, including local bus routes, Bamber Bridge train station, and easy access to the M6, M65, and M61 motorways.

Upon entering the home, you are greeted by a small entrance hallway that leads to all the rooms on the ground floor. As you walk through the hallway, you will find the inviting lounge featuring a large window that floods the room with natural light and a cozy fireplace, creating a warm and welcoming atmosphere. Through the lounge, you can access the modern kitchen, equipped with integrated appliances such as a hob, oven, and fridge. The kitchen opens up to a delightful conservatory through sliding doors, providing a seamless transition to the outdoor space and offering a perfect spot for dining or relaxation with views of the garden.

As you walk up the stairs to the first floor, you will discover the master bedroom, which includes a window and a stylish vertical radiator. The master bedroom also provides access to the airing cupboard, offering additional storage. Opposite the master bedroom is the second bedroom, which also features a window, making it a bright and airy space. Completing the first floor is a three-piece family bathroom, designed for comfort and functionality.

The exterior of the property is equally appealing, with a gravelled area at the front enhancing its curb appeal. To the side of the house, there is a driveway that can accommodate up to two cars, providing convenient off-street parking. The rear garden offers plenty of seating space, perfect for outdoor entertaining or relaxing in a private setting.

Additionally, there is a shed at the back of the garden, providing useful storage space for gardening tools and outdoor equipment.

In summary, this delightful semi-detached house in a sought-after location offers a blend of comfort, practicality, and excellent connectivity. With its well-appointed interior, charming conservatory, and appealing outdoor spaces, this property is an ideal choice for those seeking a peaceful yet conveniently located home.







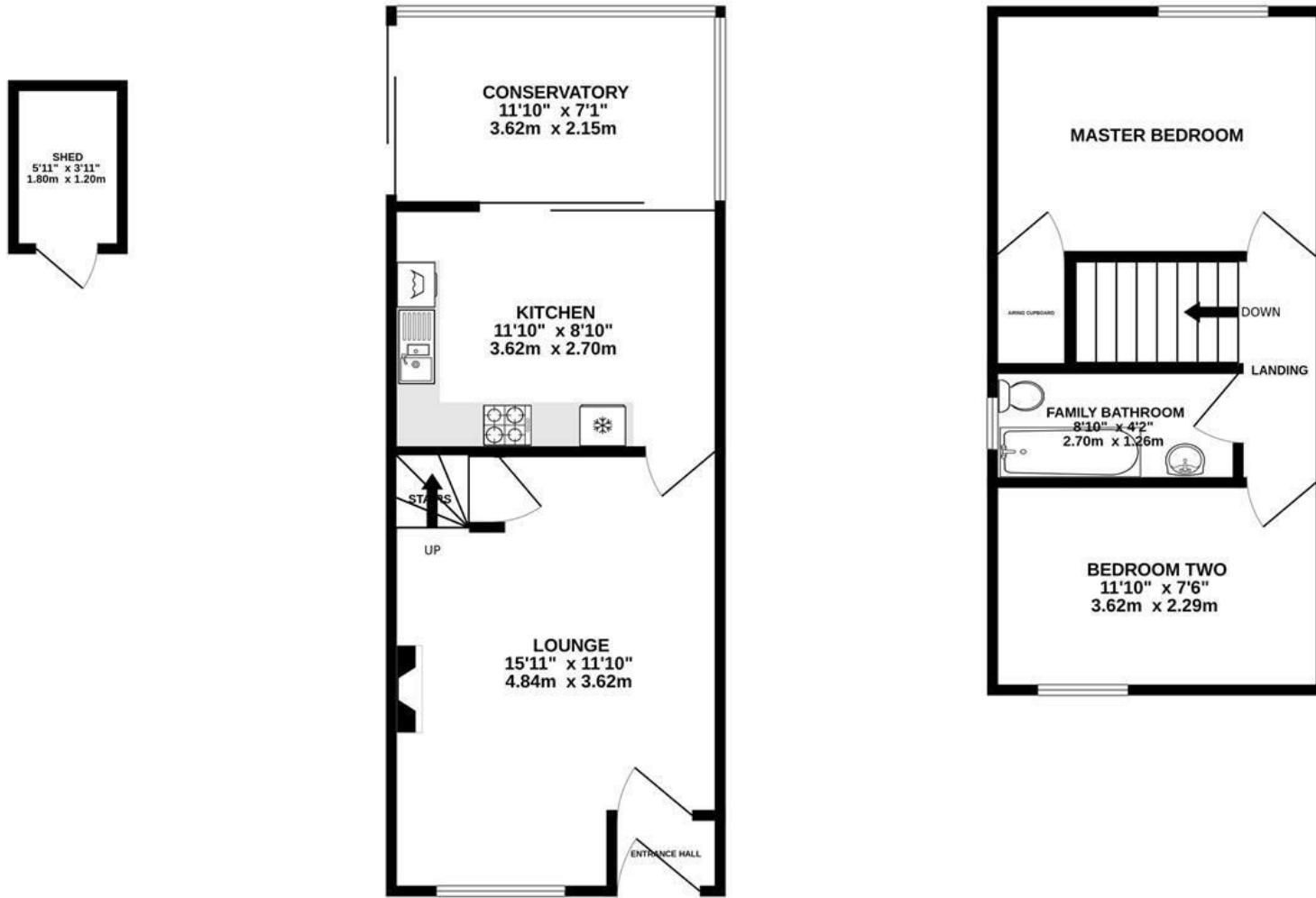






GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.

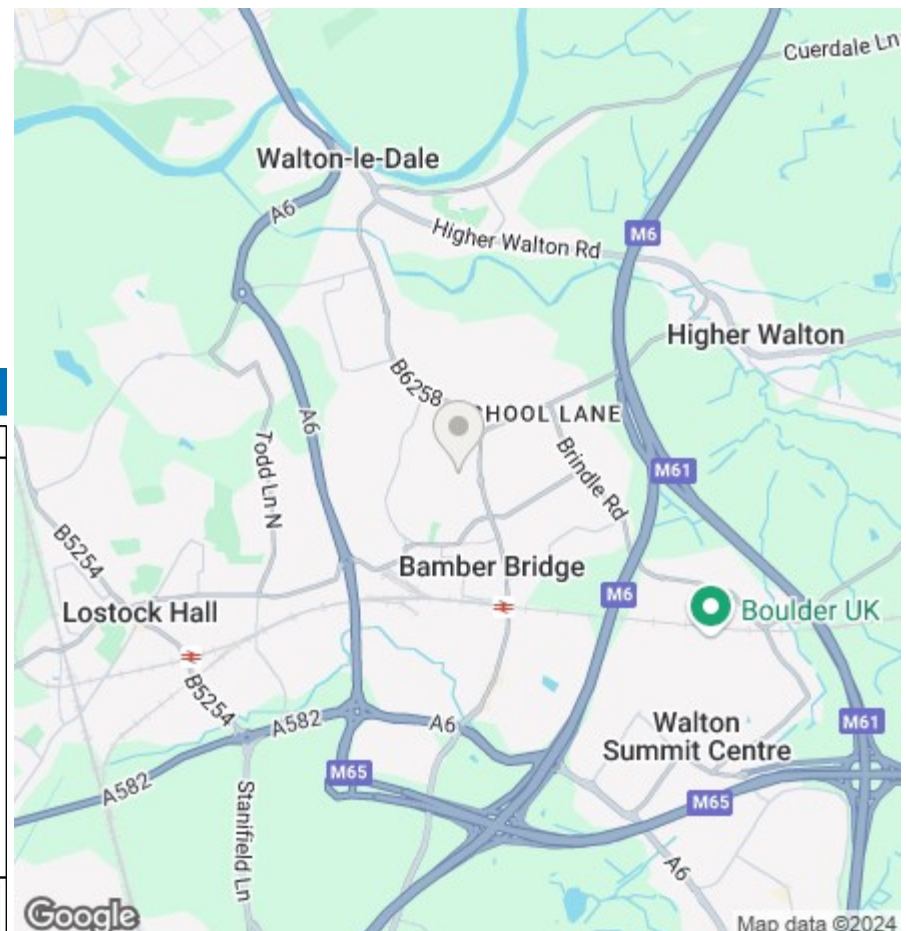
1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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	