



**Firbank, Bamber Bridge, Preston**

**Offers Over £100,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom second-floor flat in Bamber Bridge. This well-presented home boasts two double bedrooms, one with an ensuite. Located in a desirable area, residents enjoy easy access to local amenities and excellent transport links, making it ideal for commuters.

Upon entering, the hallway leads you into a spacious lounge/diner, perfect for relaxing or entertaining guests. The adjoining kitchen is well-appointed with modern fixtures and fittings, catering to culinary enthusiasts. The master bedroom boasts fitted wardrobes and an ensuite, with shower, toilet, and sink. The second double bedroom provides ample space for guests or family members. A family bathroom with a bath and shower over, storage facilities, and an airing cupboard complete the practical layout of this home.

Moving to the exterior, the property benefits from communal gardens and allocated parking, ensuring convenience for residents with vehicles.

In summary, this delightful two-bedroom flat offers comfortable living in a sought-after location, with modern amenities and transport links nearby. Ideal for first-time buyers or those looking to downsize, we recommend an early viewing to fully appreciate all this property has to offer.

















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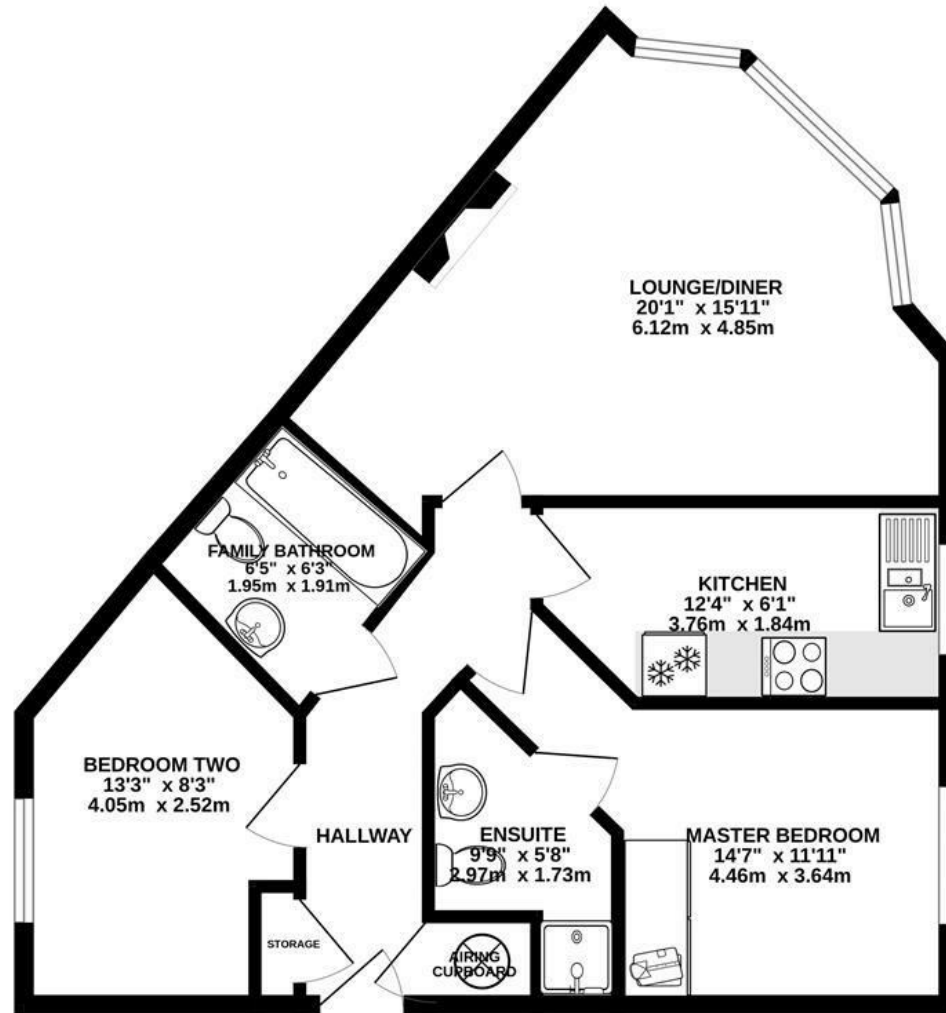








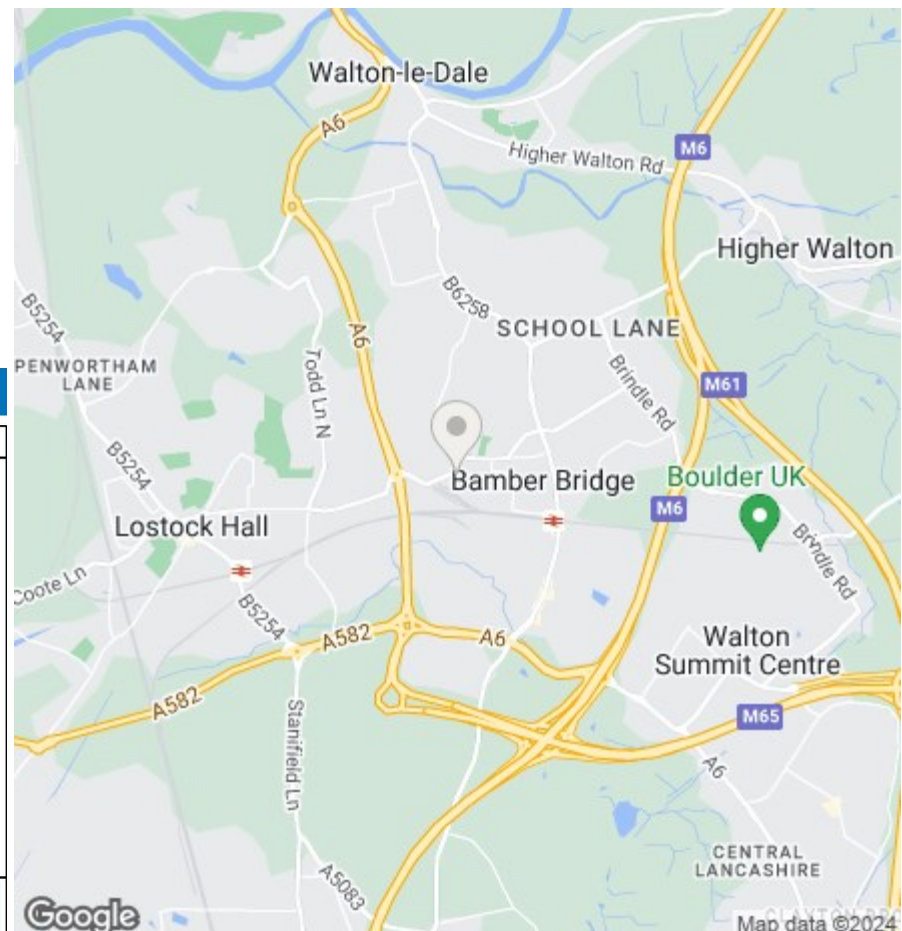
SECOND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>80</b>

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		