



Station Road, Bamber Bridge, Preston

Offers Over £124,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-terrace property, ideally located in the heart of Bamber Bridge. This property is perfect for first-time buyers looking to get their foot on the property ladder. Surrounded by excellent local schools, supermarkets, and amenities, this lovely home also benefits from fantastic travel connections, with a nearby train station and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property through the entrance porch, you are welcomed into a cozy lounge featuring a large front-facing window and a gas fireplace. Double doors seamlessly connect the lounge to the spacious dining room. The dining room offers ample space for a large family dining table and provides access to understairs storage, with an open staircase leading to the upper level. Continuing through, you'll find a modern kitchen with generous worktop space and room for freestanding appliances. A single door from the kitchen leads to the rear yard.

Upstairs, the property offers three well-proportioned bedrooms, along with a three-piece family bathroom that includes an over-the-bath shower.

Externally, there is on-road parking available at the front and side of the property. The front features an enclosed stone garden with a path leading to the front door. The rear offers a low-maintenance paved yard, perfect for placing garden furniture and enjoying the outdoors.









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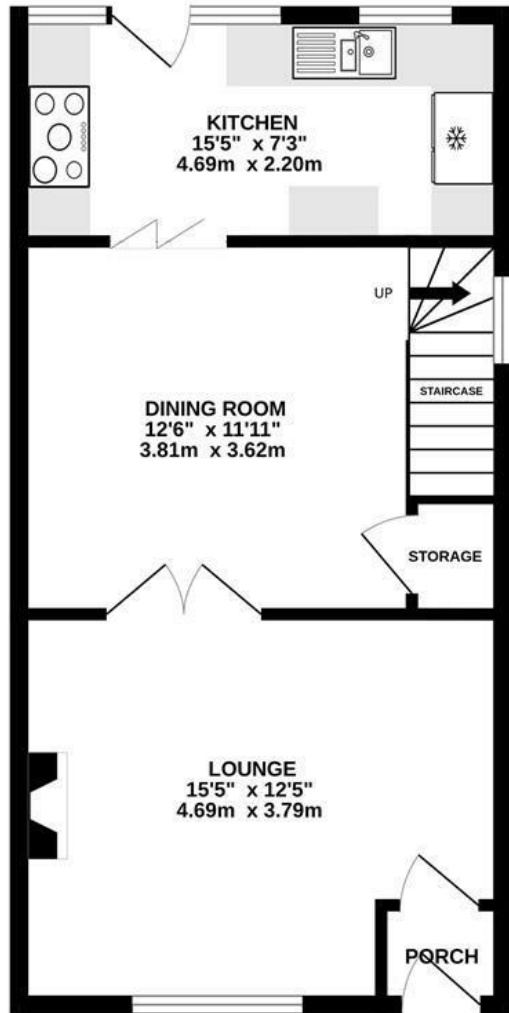
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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.

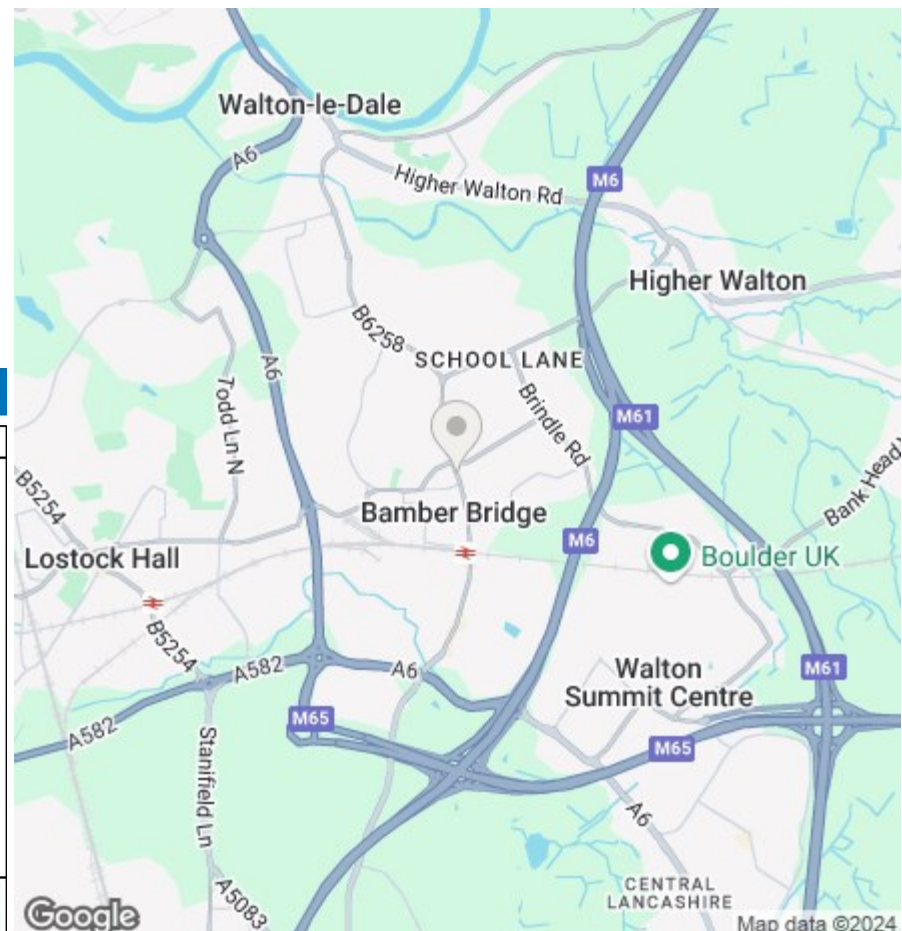


TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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		
(69-80) C		
(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	

Current: **35** (E)
Potential: **76** (C)

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		
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