



School Lane, Bamber Bridge, Preston

Offers Over £99,950

Ben Rose Estate Agents are pleased to present to market this NO CHAIN three-bedroom mid-terrace property on a popular street in Bamber Bridge. Ideal for first-time buyers, the property is perfectly positioned in the heart of Bamber Bridge, surrounded by superb local schools, supermarkets, and a variety of amenities. The home benefits from fantastic travel links, with the nearby train station and the M6 and M61 motorways providing easy access to surrounding areas.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to the stairs and the spacious lounge. The lounge is well-proportioned, featuring a large front-facing window that floods the room with natural light and a traditional fireplace that adds a touch of character. From the lounge, you have access to the kitchen/diner, which offers generous space with ample wall and base units, room for freestanding appliances, and enough space to accommodate a dining table. Additionally, there is a large under-stair storage area and access to the rear hall. The ground floor is completed by a family bathroom, which is of a good size and includes a standalone shower and convenient storage cupboards.

Moving up to the first floor, you will find three good-sized bedrooms. The master bedroom boasts a large storage cupboard, perfect for keeping your belongings organised. The second bedroom is equally spacious and benefits from a two-piece ensuite, adding a touch of convenience and privacy. The third bedroom is also well-sized, offering plenty of space for various uses.

Externally, the property features a good-sized yard lined with tall fencing, providing a sense of privacy and security. There is a single detached garage to the rear, offering additional storage or parking space.

This charming home, in need of some modernisation, presents a fantastic opportunity for first-time buyers to create their ideal living space in a highly sought-after location.





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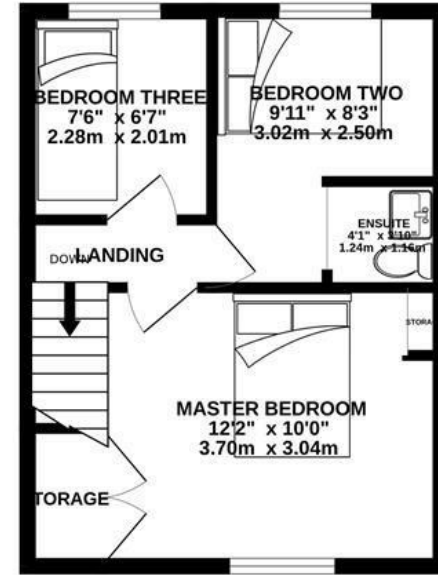
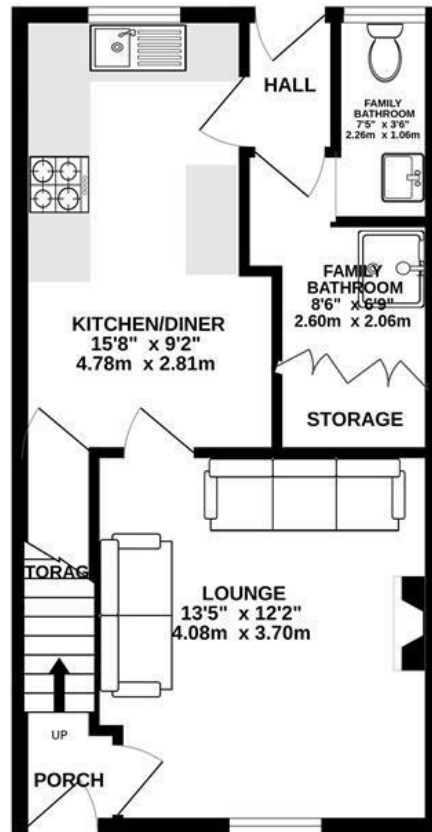




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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.

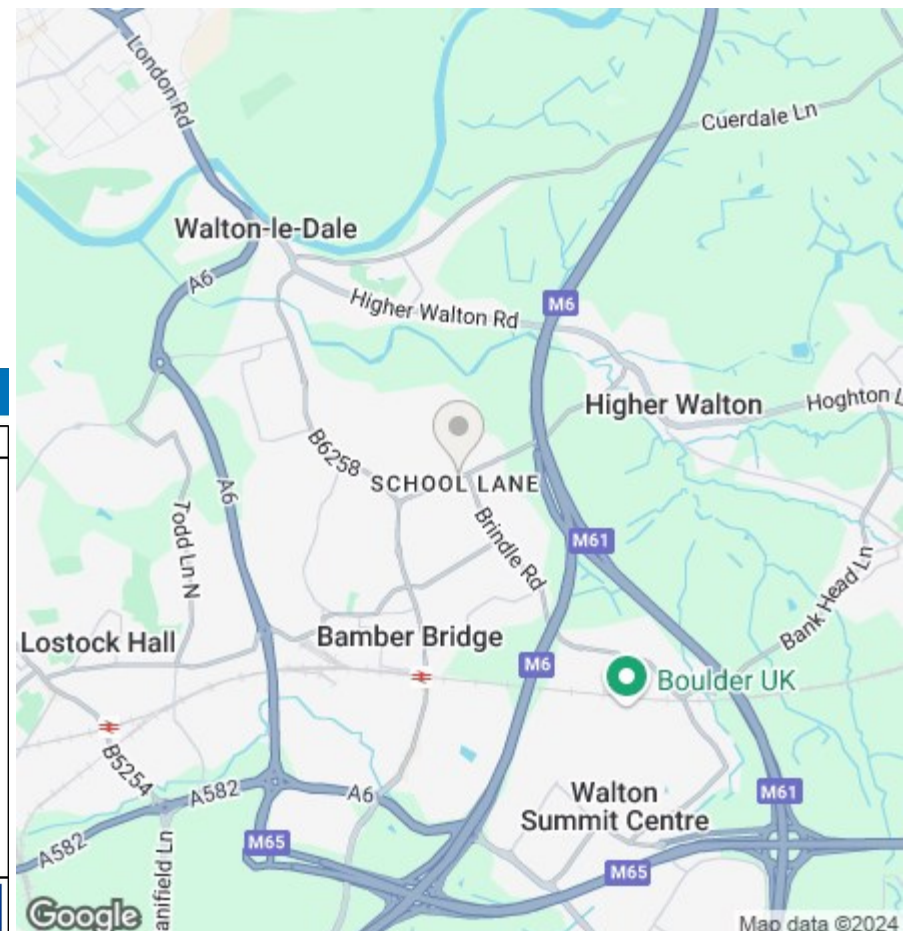


TOTAL FLOOR AREA: 886 sq.ft. (82.4 sq.m.) approx.

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		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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	