



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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## School Field, Bamber Bridge, Preston Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this four/five-bedroom home situated towards the end of a quiet cul-de-sac in the sought-after area of Bamber Bridge. This extended property offers a fantastic opportunity for those looking for a project home, with plenty of potential for modernisation to truly make it your own. The home is being offered with NO ONWARDS CHAIN, for added peace of mind. The location is highly convenient, with local shops, schools, and cafes just a short walk away. Additionally, the picturesque Cuerden Valley Park is within easy reach, offering beautiful outdoor spaces for leisure and relaxation. For commuters, the property benefits from excellent travel links, including local bus routes and nearby motorways such as the M6, M61, and M65.

As you enter the home, you are welcomed into an entrance hall that sets the tone for the rest of the property. The front lounge is generously sized and filled with natural light, providing a comfortable space for relaxing. This room seamlessly opens into the dining area, perfect for family meals and entertaining guests. From the dining room, you have access to the rest of the ground floor. The family room, which could easily serve as a fifth bedroom, adds versatility to the layout. Additionally, there is a fourth bedroom on this floor, which could also be repurposed as a study or home office. The heart of the home is the sizeable kitchen/diner, offering ample space for both cooking and dining, making it an ideal spot for family gatherings.

Moving to the first floor, you will find three well-proportioned bedrooms, each offering ample space and potential for personalisation. The three-piece family bathroom is conveniently located on this floor, featuring all the necessary amenities for modern living. The layout ensures that all members of the household have comfortable and private spaces to retreat to.

Externally, the property boasts a driveway with space for two cars. To the rear, the home offers a good-sized garden, perfect for outdoor activities and enjoying the warmer months. The garden features a patio area for outdoor dining and an astro-turfed lawn for low-maintenance upkeep.

In summary, this property provides a fantastic opportunity for buyers looking to create their dream home in a highly desirable location.



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Current: <b>60</b> Potential: <b>79</b>		Current: <b>C</b> Potential: <b>A</b>	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	



