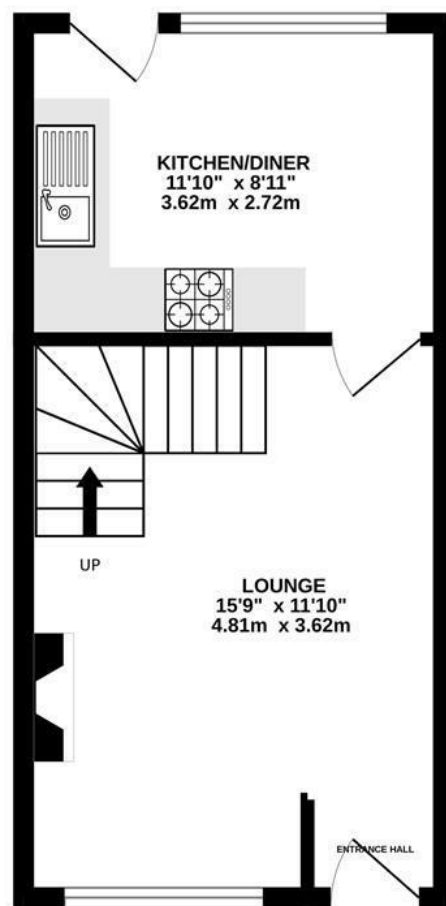
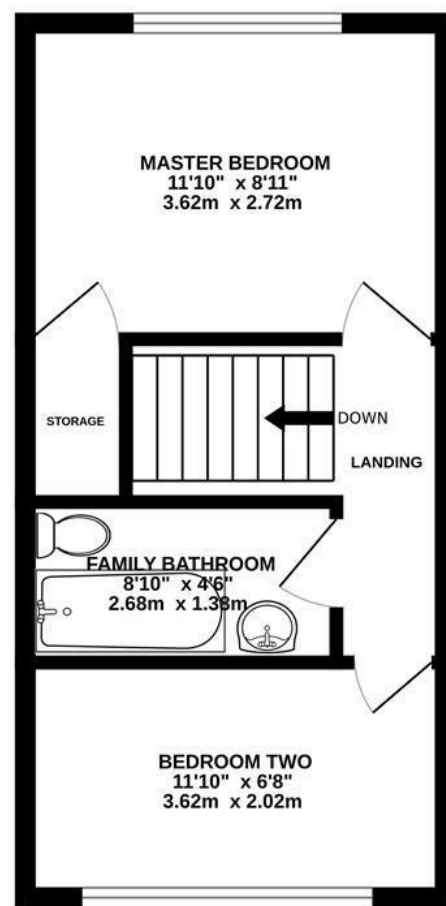


GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.

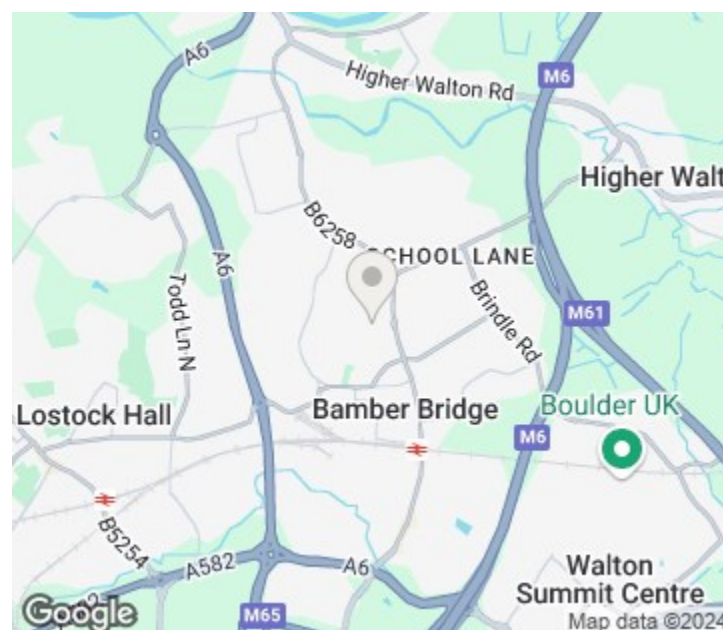


1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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BEN  ROSE



**Longbrook Avenue, Bamber Bridge, Preston**

**Offers Over £139,950**

Ben Rose Estate Agents are pleased to market this beautifully presented, two-bedroom semi-detached house in the heart of Bamber Bridge. The home boasts a clean and versatile layout and is ideally located for convenient living. Situated in a sought-after area, it benefits from excellent travel links including nearby motorway access, and is within easy reach of local amenities such as shops and schools, as well as only being a ten minute drive from Preston city centre.

Walking into the ground floor, you enter into a welcoming and bright lounge with a large window and modern fireplace, complemented by under-stairs storage for added convenience, finishing the first floor is the kitchen/diner located to the rear, from which you can access the rear garden. The kitchen as well as the rest of the house, benefits from being freshly painted, as well as new modern wallpaper. The kitchen/diner benefits from having a tiled floor area, with newly fitted carpets having been fitted throughout the rest of property.

Ascending to the first floor, you will find a large master bedroom featuring storage, ideal for keeping the space tidy and organised. There is also a second bedroom to the front of the house with more than enough room for a double bed. Also situated on this floor is the family bathroom complete with toilet, sink, and bath with an overhead shower.

Outside, the property continues with a low maintenance garden featuring a stone patio in the centre, perfect for outdoor entertaining or relaxing. The driveway provides parking for multiple cars and access to the rear garden via gates.

In summary, this semi-detached house offers a wonderful opportunity for comfortable and modern living in the Bamber Bridge area. With its beautifully presented interior, generous outdoor space, and convenient amenities nearby, it is an ideal choice for first time buyers or couples looking to settle in a 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

BEN  ROSE

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