



Masonfield, Bamber Bridge, Preston

Offers Over £115,000

Ben Rose Estate Agents are pleased to present to market this two-bedroom, semi-detached home, located in the highly sought-after area of Clayton Brook, Lancashire. Nestled in a quiet and friendly neighborhood, this property offers the perfect blend of suburban tranquility with easy access to modern conveniences. Local amenities, including shops, schools, and parks, are all within close proximity, making it ideal for families or first-time buyers. The home is also well-connected for commuters, with excellent travel links, including nearby bus routes and convenient access to the M65 and M61 motorways, offering easy connections to Preston, Chorley, and further afield.

As you step inside the home, you are greeted by an entrance hall that leads into the lounge, benefitting from large window. This versatile space is ideal for relaxation or entertaining guests. The kitchen features ample worktop and storage space.

Heading upstairs, the first floor hosts two well-proportioned bedrooms, each offering plenty of space for storage. The family bathroom is also located on this floor, featuring a three-piece suite with an over-the-bath shower.

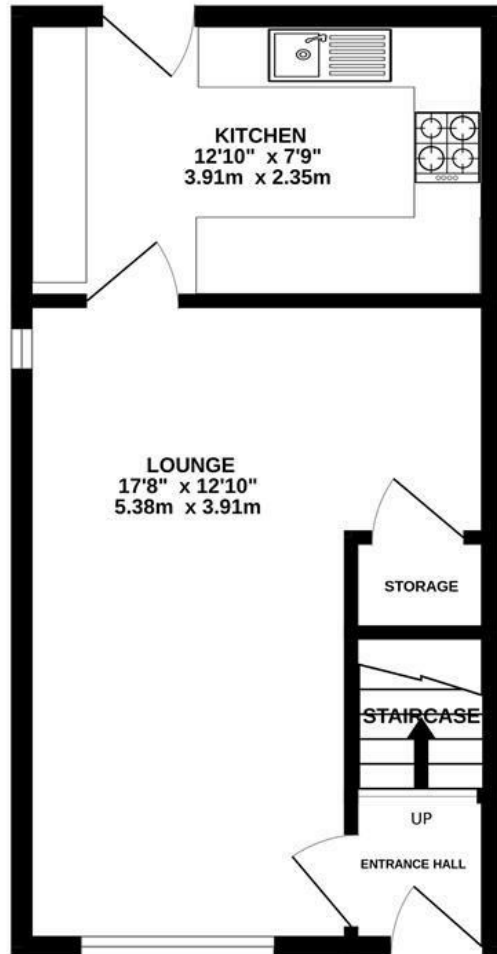
Externally, the property boasts a driveway with room for up to two cars, running alongside the house and offering convenient off-road parking. Additionally, there is a front garden area that adds to the curb appeal of the home. To the rear, you'll discover a private, secluded garden, perfect for outdoor dining, gardening, or simply to relax throughout the year.



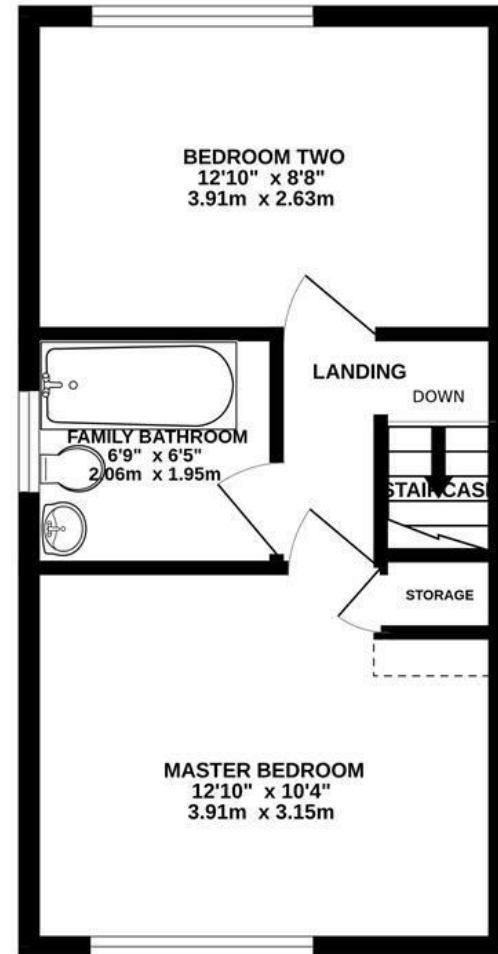




GROUND FLOOR
326 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.

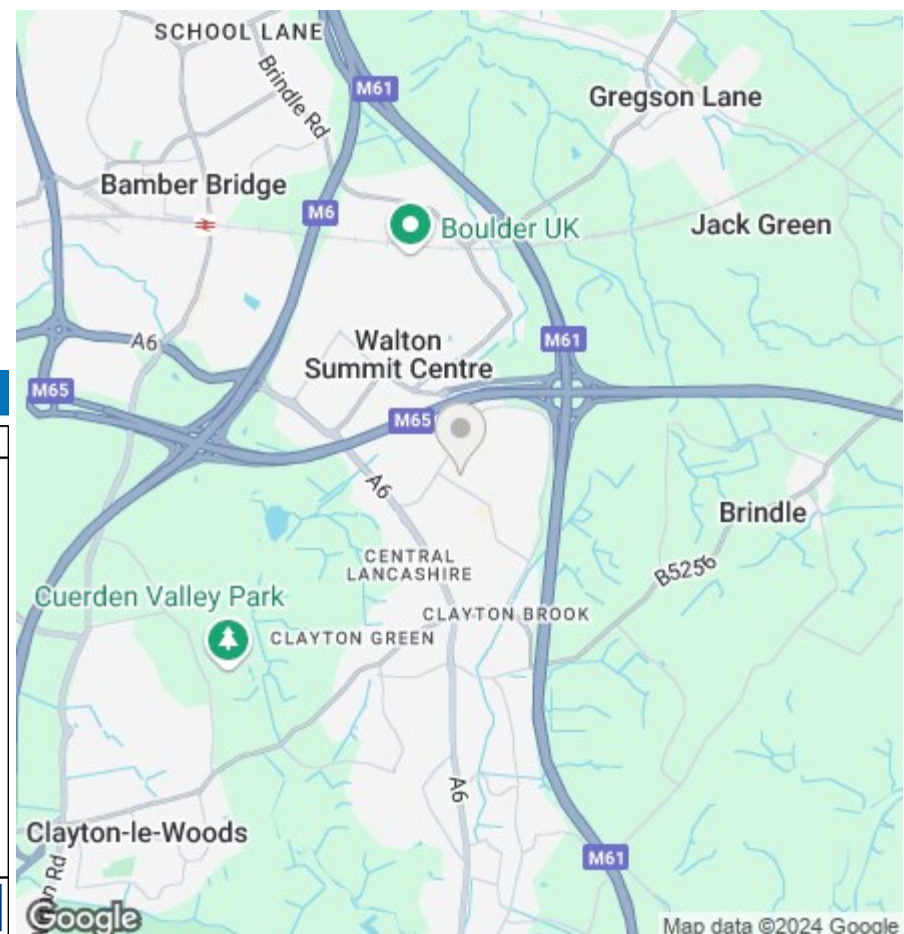


TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

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.
Made with Metropix ©2024



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		
	60	86
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	