



Skipton Close, Bamber Bridge, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom semi-detached property, located on a quiet cul-de-sac in the ever-popular town of Bamber Bridge. The property is just a short drive from the city of Preston and is surrounded by excellent local schools, shops, and amenities. It also offers fantastic travel connections, with a nearby train station and easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you'll find yourself in the spacious lounge. The lounge features a large window overlooking the front aspect, housing the staircase to the upper level and providing access to understairs storage. From here, you'll enter the modern kitchen/diner at the rear. The kitchen is fitted with an integrated oven and hob, along with space for freestanding appliances. The dining area offers ample room for a dining table, with double patio doors opening onto the rear garden.

Moving upstairs, you'll find two well-proportioned bedrooms and a three-piece family bathroom.

Externally, there is ample off-road parking to the side of the property. The rear garden is generously sized, featuring a laid lawn, a flagged patio, and a convenient storage shed.

Early viewing is highly recommended to avoid potential disappointment.







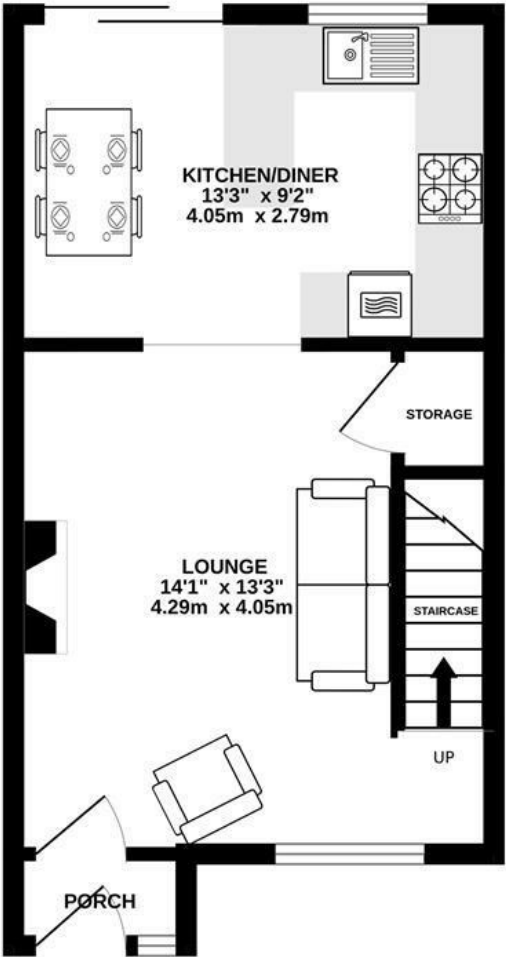




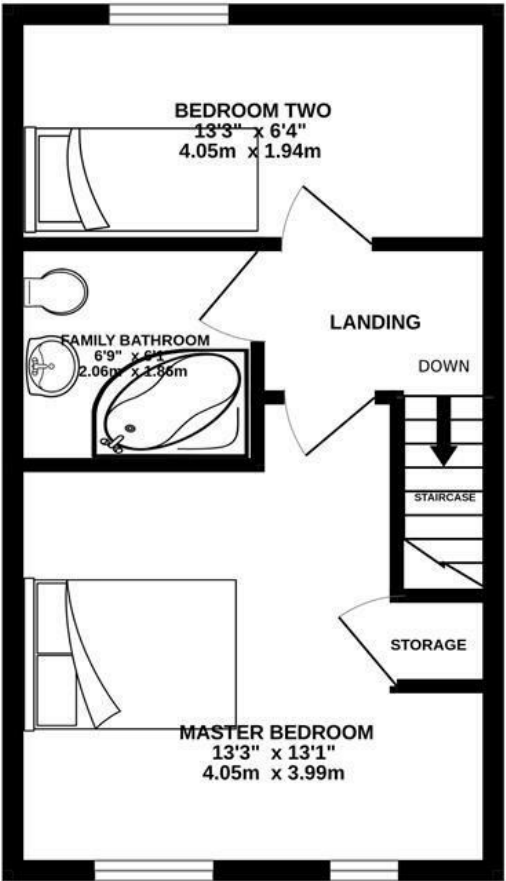


BEN ROSE

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.




TOTAL FLOOR AREA : 631 sq.ft. (58.6 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	<div>69</div>	<div>86</div>
(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
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		