



Dean Court, Preston

Offers Over £125,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom ground-floor apartment, ideally located in the heart of Bamber Bridge. Situated in a sought-after area with excellent transport links, the property offers easy access to Preston city centre and a wide range of local amenities, including supermarkets, parks, and highly regarded schools. Bamber Bridge train station is just a short distance away, and the M6, M61, and M65 motorways are all within easy reach.

The apartment is accessed on the ground floor through a well-maintained communal hallway that leads to the front door. Upon entering, you're welcomed into a bright and inviting entrance hallway. To the left, you'll find the spacious lounge/diner—a light and airy room featuring dual-aspect windows and ample space for both a comfortable sofa suite and a separate dining area.

This space flows seamlessly into the modern kitchen, which is fitted with integrated appliances including a fridge, freezer, oven, hob, and dishwasher, along with space for a freestanding washing machine.

Continuing through the hallway, you'll find two generously sized double bedrooms. The master bedroom benefits from built-in storage and a private en-suite shower room. A three-piece family bathroom with an over-the-bath shower completes the internal accommodation.

Externally, the property enjoys access to a pleasant communal garden, along with one allocated parking space and additional visitor parking available.







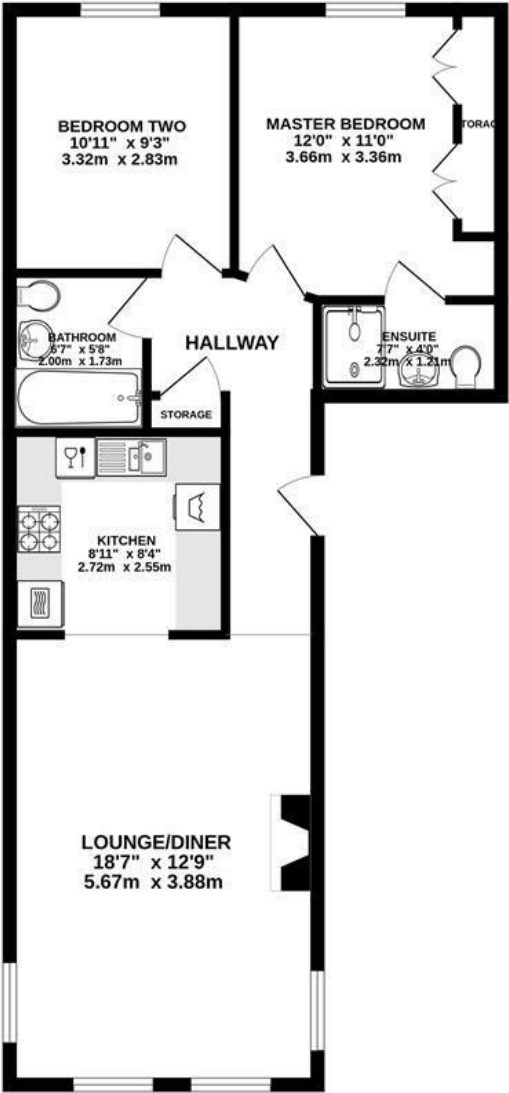






BEN ROSE

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 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		
(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 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	

