



Brownedge Lane, Bamber Bridge, Preston

Offers Over £159,950

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious two-bedroom mid-terraced home, ideally suited for first-time buyers and nestled in the ever-popular area of Bamber Bridge. This beautifully finished property offers the perfect blend of modern living and charming character, all while being conveniently located close to an array of local amenities. Within walking distance, residents can enjoy shops, cosy cafes, and well-regarded schools, while excellent transport links ensure easy connectivity. Bamber Bridge train station and regular bus services provide direct routes to Preston and surrounding areas, and for those commuting further afield, the M6, M61, and M65 motorways are just minutes away by car—making this a prime spot for both professionals and families.

As you step into the property, a welcoming porch leads through to the main hallway, which offers access to the staircase as well as most of the ground floor rooms. At the front of the home lies a bright and airy lounge, complete with a large bay window that floods the space with natural light, complimented by a feature fireplace that adds warmth and character.

Continuing through, you'll find a generously proportioned dining room with another charming bay window overlooking the rear yard. This space easily accommodates a large family dining table, making it ideal for entertaining. From here, you enter the modern kitchen, which is both stylish and practical, featuring a combination of integrated and freestanding appliances, plenty of wall and base units for storage, and dual-aspect windows that keep the room light and open. There's also convenient access to under-stair storage and a door leading directly out to the rear yard.

Upstairs, the home continues to impress with two spacious double bedrooms. The Master bedrooms is particularly generous in size and spans the width of the home, whilst the second bedroom benefits from fitted storage, offering practical organisation without sacrificing space. Completing the upper floor is a large, well-appointed four-piece family bathroom, which includes a bath and a separate corner shower, providing both luxury and functionality.

Externally, on-street parking is available on the surrounding side roads. To the rear, the south-east-facing yard is of a good size and has been attractively landscaped with paving and a patio area, ideal for outdoor seating or summer dining. There's a useful storage shed and gated access to the lane behind the property, which allows for convenient loading and unloading. The current owners have also taken care to maintain the home, including the installation of a new boiler that has been regularly serviced each year. Additionally, the loft offers generous storage space and is easily accessible via a pull-down ladder, adding to the practicality of this charming and well-located home.







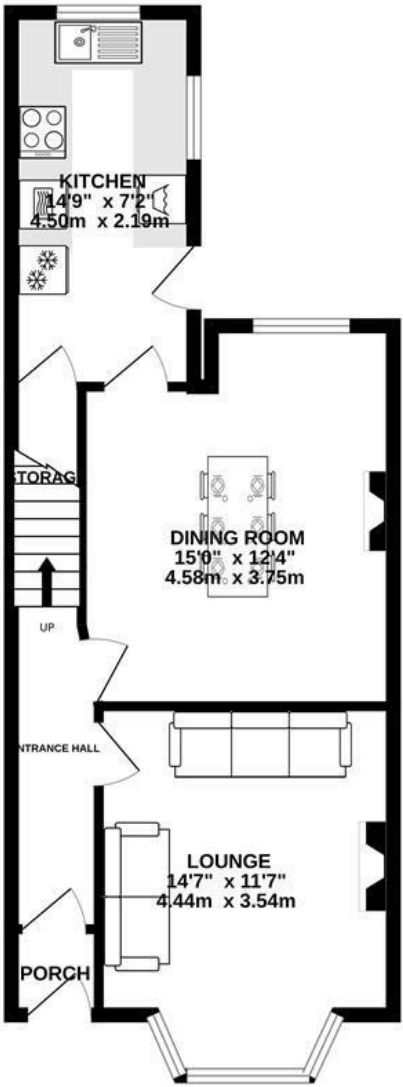






BEN ROSE

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.




1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	86
(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	