



## Station Road, Bamber Bridge, Preston

**Offers Over £145,000**

Ben Rose Estate Agents are pleased to present to market this lovely, three-bedroom, terrace property situated in the centre of Bamber Bridge. This charming home is ideal for first-time buyers in the area looking to get onto the property ladder. Situated within walking distance of a wide range of amenities such as schools, supermarkets, salons, restaurants, and bars, it offers convenient living. Excellent travel links are available via nearby train stations, bus services, and the M6, M61, and M65 motorways.

Upon entering, you are greeted by an entrance hall leading into the main reception hall, setting the tone for the home's ambiance. The spacious front lounge offers a cozy place to relax and has enough space for a large settee suite and furnishings. Continuing through to the open plan dining room, you'll find ample space for a large family dining table as well as access to the under stair storage and to the rear yard. The dining area seamlessly transitions into the kitchen at the rear of the home, featuring plenty of storage solutions as well as an integrated oven and ample space for other appliances.

Ascending to the first floor, the landing leads to three bedrooms, two of which are doubles, providing comfortable accommodation for family or guests. Bedroom three offers versatility, presenting the potential to be used as an office, catering to various lifestyle needs. Completing this level is a three-piece family bathroom with an over the bath shower, ensuring convenience and functionality.

Externally, the property offers on-road parking to the front for the row of terraces. To the rear, a convenient yard space awaits, offering outdoor relaxation or potential for further customization to suit individual preferences.





















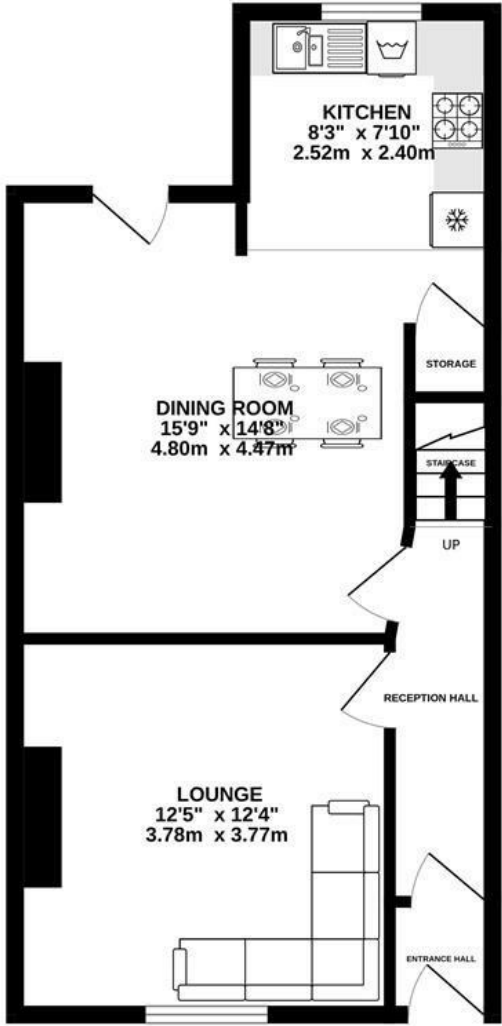




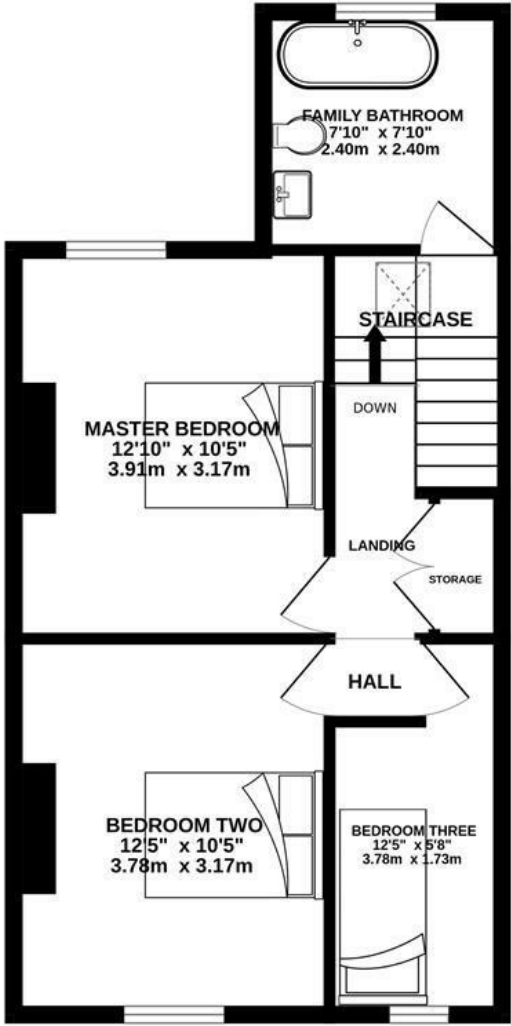


# BEN ROSE

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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		
	72	83
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	

