



**Lychfield Drive, Bamber Bridge, Preston**

**Offers Over £135,000**

Ben Rose Estate Agents are delighted to bring to market this two-bedroom mid-terrace home, ideally positioned on a quiet cul-de-sac in the heart of Bamber Bridge. Perfectly suited for first-time buyers or those seeking a project home, this property enjoys a prime location with excellent access to local motorways including the M6 and M61, making it ideal for commuting to major towns and cities across the Northwest. Despite its convenient transport links, the home also benefits from proximity to the beautiful Lancashire countryside, offering the best of both worlds. Nearby, you'll find a selection of highly regarded schools, supermarkets, and other everyday amenities, making this a superb choice for comfortable and practical living. Early viewing is strongly recommended to avoid disappointment.

Inside, the property opens into a welcoming entrance porch, leading directly into a spacious and light-filled lounge. This main living area features an open-plan staircase, ample room for a large sofa set and furnishings and access to a generously sized under-stairs storage cupboard. From here, the room flows into the kitchen/diner located at the rear of the home. The kitchen offers ample wall and base units along with space for freestanding appliances, while the adjacent area provides enough room for a family dining table or a breakfast bar.

Upstairs, the open staircase leads to two well-proportioned double bedrooms, both offering plenty of natural light. The master bedroom benefits from built-in wardrobes and storage, while the second bedroom is also spacious and versatile. The family bathroom is complete with a three-piece suite, including an over-the-bath shower.

Outside, the front of the property features a low-maintenance lawn and a pathway that leads to the front door, with residential parking conveniently located just adjacent. To the rear, you'll find a generously sized, mainly lawned, south-facing garden—an ideal spot to enjoy outdoor relaxation or entertaining in the warmer months.









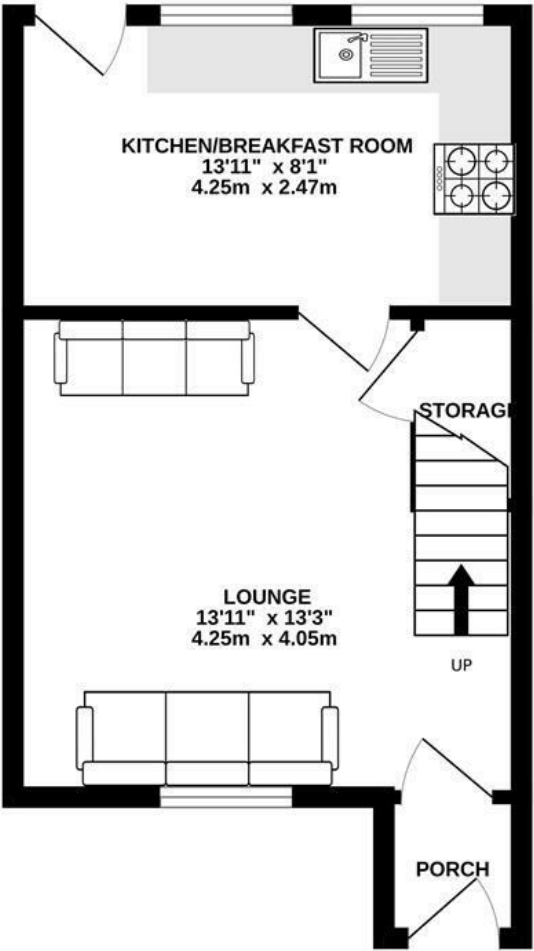




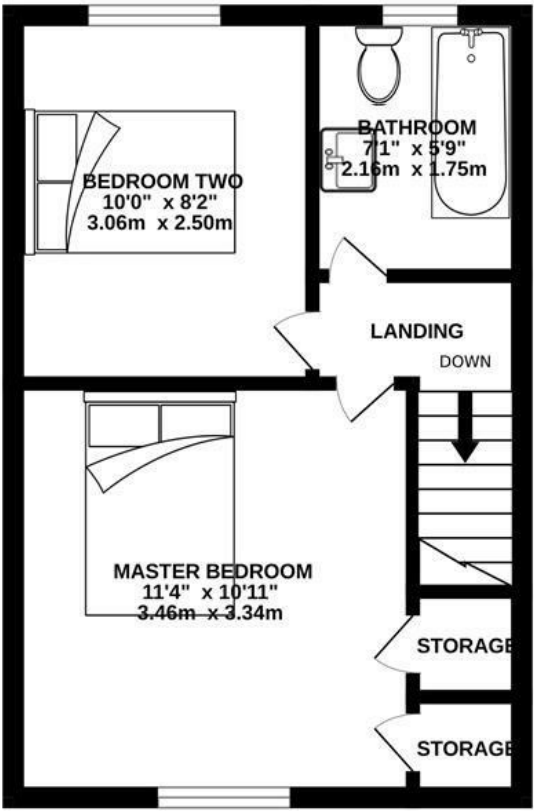


# BEN ROSE

GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <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

