



Church Road, Bamber Bridge, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom end terrace home, located in the heart of Bamber Bridge. Having undergone a complete renovation throughout, this charming stone-fronted property offers modern living whilst retaining its character features. Ideally suited for first-time buyers, the home is within walking distance of local shops, eateries, and schools, while also benefiting from excellent travel links. Bamber Bridge Train Station is just a short walk away, bus routes serve the area regularly, and the M6, M61, and M65 motorways can all be accessed within a few minutes, making it perfectly placed for commuting into Preston, Chorley, or further afield to Manchester.

On entering the property, you are welcomed into the vestibule which leads directly into a bright and spacious lounge. This inviting room is beautifully presented, complete with a feature fireplace and handy under-stair storage. From here, you step into the dining room which offers another feature fireplace and generous space for a large family table, or alternatively could be used as a second sitting room. The dining room flows seamlessly into the modern kitchen, fitted with integrated appliances including an oven and microwave, as well as a stylish breakfast bar for two. From here, there is access out to the rear yard.

Moving upstairs, the property boasts two well-proportioned double bedrooms, both presented in a modern and neutral style. Completing the first floor is a contemporary three-piece family bathroom, finished with an over-the-bath shower and sleek fittings, making it the perfect blend of practicality and style.

Externally, the home is fronted by gated access with space available for on-road parking. A cut-through down the side of the property leads to the private rear yard which has been thoughtfully landscaped. This outdoor space offers a raised decking area that provides the ideal spot for seating or entertaining, while remaining low maintenance.

In summary, this is a beautifully presented home that has been fully renovated to a high standard, offering the perfect opportunity for first-time buyers to step onto the property ladder in a convenient and well-connected location.

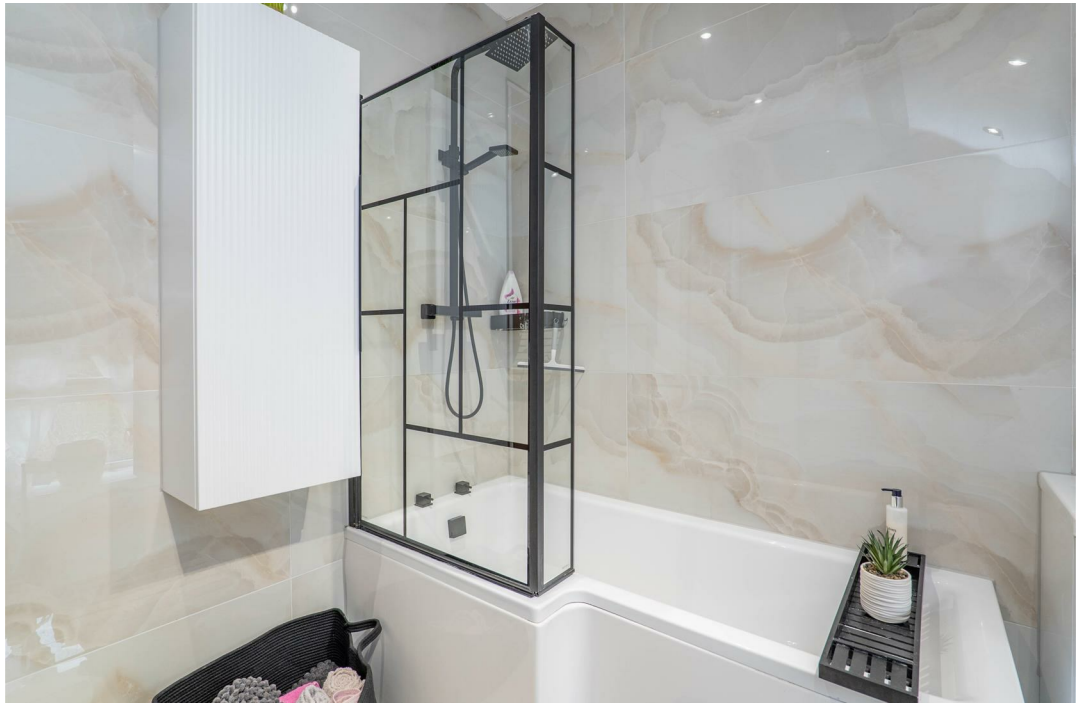






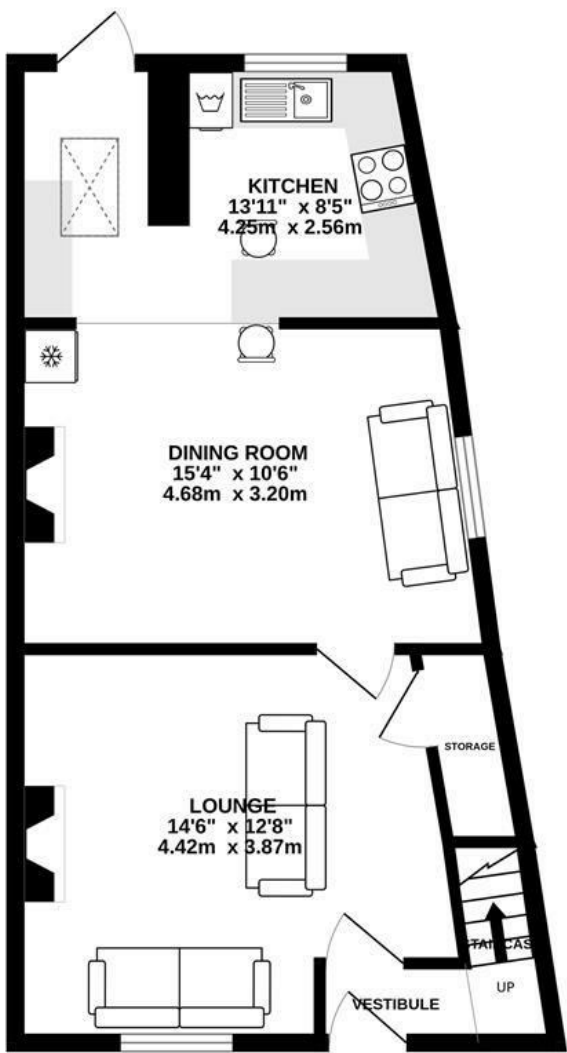






BEN ROSE

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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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	

