



Ambledene, Bamber Bridge, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, offered with no onward chain and situated on a popular residential estate on the border of Clayton and Whittle-le-Woods, at the end of a pleasant cul de sac. This well-proportioned home is ideally placed for access to local amenities, nurseries, and schools, while also being within easy reach of both Chorley and Leyland town centres. Excellent motorway links via the M6 and M61 provide straightforward routes for commuters, and Preston city centre can be reached in under 20 minutes by car. For leisure, the property is surrounded by scenic local walks, including the much-loved Cuerden Valley Park, just a short stroll away.

On entering the property, you are welcomed into a bright hallway, ideal for coats and shoes, which leads directly into the spacious lounge. This inviting room enjoys an open staircase feature, adding to the sense of space and character. To the rear of the home lies the fitted kitchen, complete with an integrated oven and space for freestanding appliances. There is also room here for a small dining area, while sliding doors open out onto the garden, creating a lovely flow from inside to outside.

To the first floor, the property offers two well-sized bedrooms. The master bedroom benefits from integral storage, while both rooms include provision for television connections. Completing this floor is the family bathroom, fitted with a three-piece suite and an over-bath shower.

Externally, the home boasts a driveway to the front with space for up to two vehicles. To the rear, a generously sized garden has been designed with low maintenance in mind, laid with slate gravel and including a patio area ideal for outdoor seating. The garden also enjoys a high degree of privacy, with no overlooking properties to the rear. Overall, this is a spacious home in a convenient location, well suited to first-time buyers or those looking to downsize.

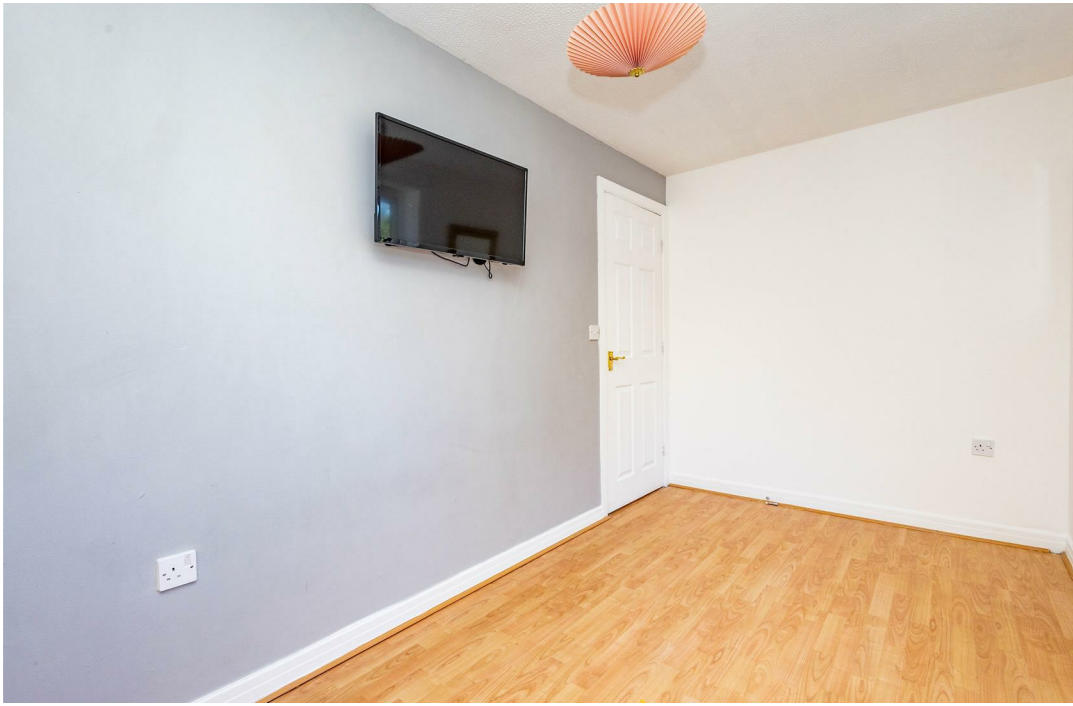






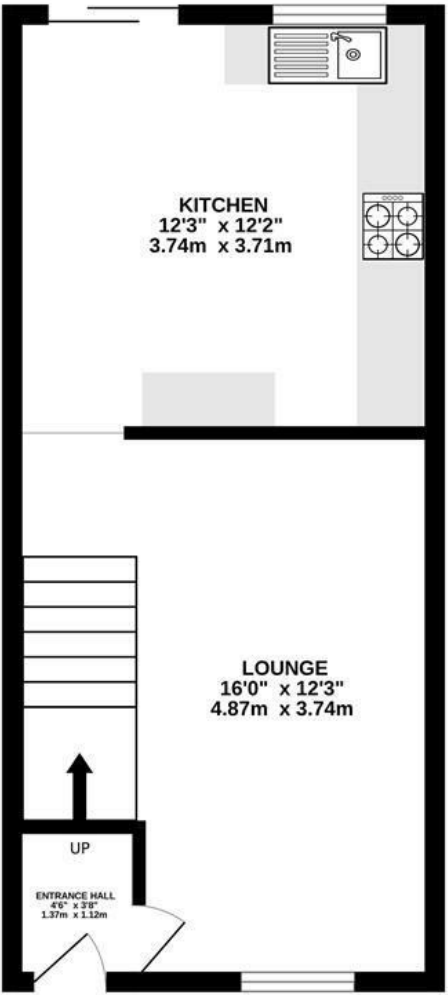




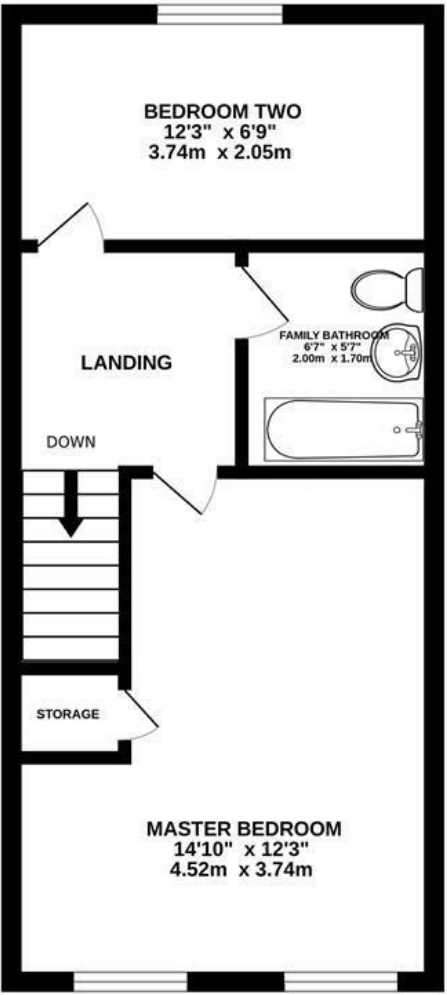


BEN ROSE

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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	70	89
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

