



Barleyfield, Bamber Bridge, Preston

Offers Over £109,950

Ben Rose Estate Agents are delighted to present to market this charming one-bedroom, semi-detached, property in the heart of Bamber Bridge. Situated on a quiet cul-de-sac and presented with no onward chain, this home is an ideal opportunity for a first-time buyer or couple looking to get a foot on the property ladder. Perfectly positioned for commuting to all major North West towns and cities via local motorways (M6 & M61), as well as nearby bus and railway stations, this delightful home also benefits from excellent local schools, amenities, and supermarkets. Carr Brook Linear Park is right on the doorstep, offering scenic walks and outdoor leisure opportunities.

Stepping into the property, you will find yourself in the spacious open-plan lounge/diner, which flows seamlessly into the kitchen and features an impressive open staircase leading to the upper level. The kitchen is equipped with an integrated oven, hob, and fridge, with additional space available for freestanding appliances. A convenient breakfast bar with seating for two creates a natural divide between the kitchen and living area.

Upstairs, you will find a well-proportioned double bedroom benefiting from dual-aspect windows and integrated storage. The modern three-piece shower room completes this floor.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles. To the side, there is a good-sized garden space featuring a low-maintenance flagged patio and a sheltered pagoda area - perfect for relaxing or entertaining. A single gate offers access back to the front of the property, while sliding patio doors provide a direct connection from the garden to the lounge/diner.

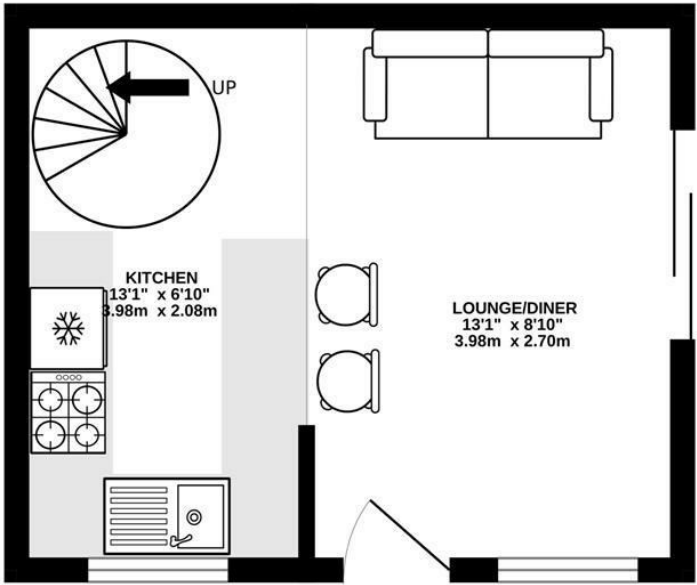
Optional furniture is available for negotiation, offering added convenience to interested buyers. Early viewing is highly recommended to avoid potential disappointment.



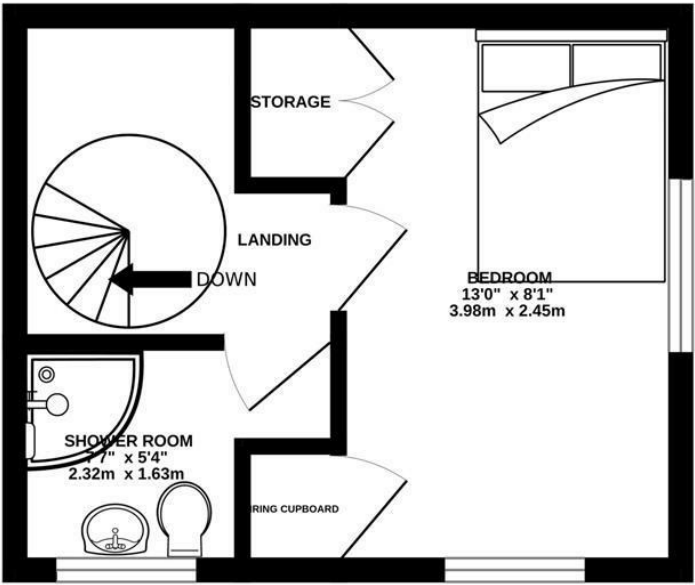


BEN ROSE

GROUND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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		
	30	69
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	

