



Lychfield Drive, Bamber Bridge, Preston

Offers Over £154,950

Ben Rose Estate Agents are pleased to present to the market this two bedroom, end of terrace home located in a much sought after area of Bamber Bridge. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country side. There is also superb local schools, supermarkets and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally the property has a welcoming porch that goes through into the spacious lounge with feature fireplace and under stair storage. The kitchen/diner can be found at the rear of the property and comes fitted with both freestanding and integral appliances, a lovely diner and access to the rear garden.

Moving up the open plan stair case you will find the family bathroom with over the bath shower and two good sized double bedrooms. The master bedroom has the added benefit of built in wardrobes/storage.

Externally, the property is garden fronted with a driveway for several cars that leads to the single, detached garage. Moving to the rear of the property is the laid, lawned garden with patio area for outside dining. The garden is edged with wooden fencing for additional privacy.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice



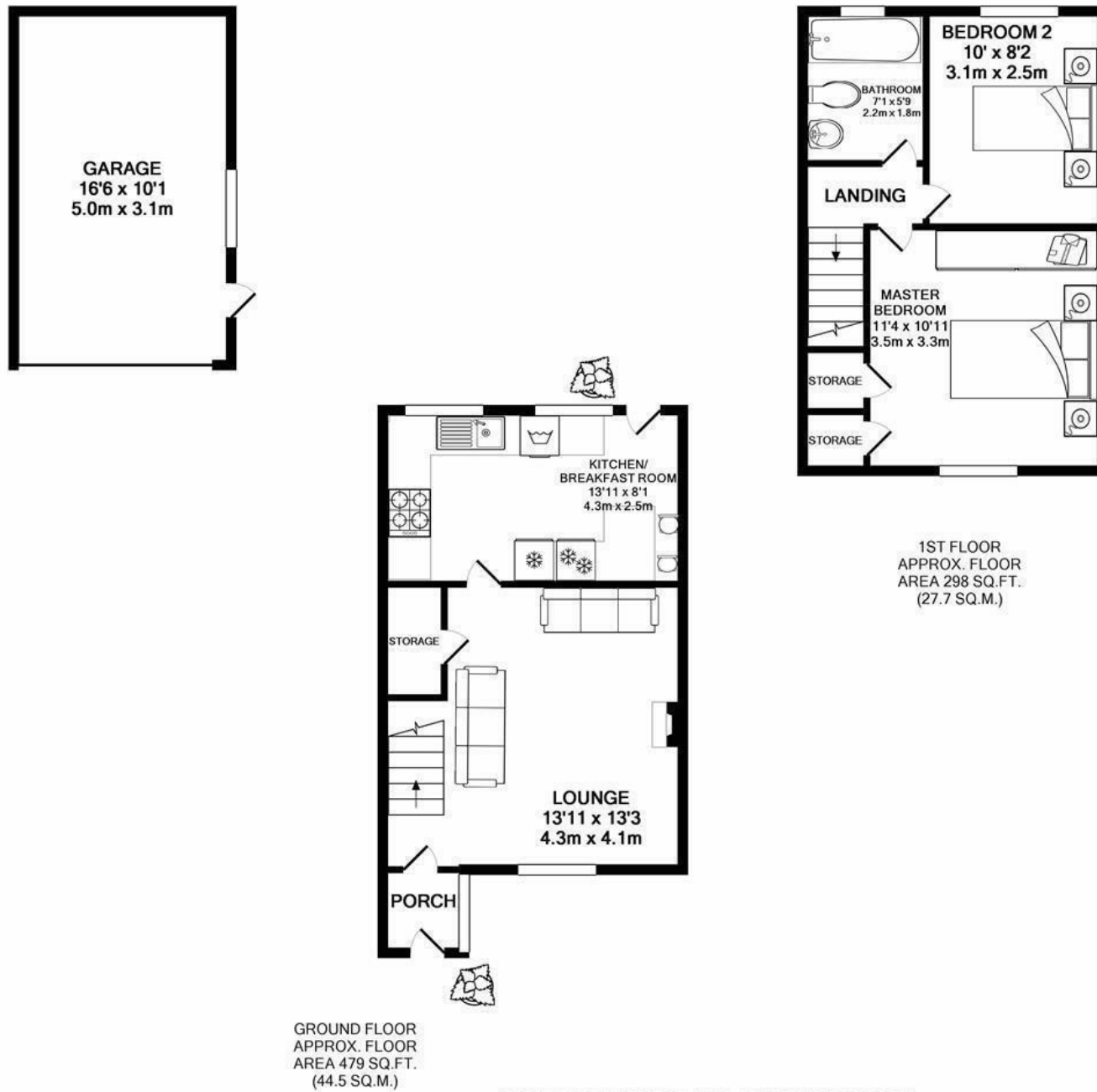












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
37	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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