



Firbank, Bamber Bridge, Preston

£875 PCM

Ben Rose Estate Agents are pleased to present to the rental market this charming two-bedroom second-floor flat in Bamber Bridge. This well-presented home boasts two double bedrooms, one with an ensuite. Located in a desirable area, residents enjoy easy access to local amenities and excellent transport links, making it ideal for commuters.

Upon entering, the hallway leads you into a spacious lounge/diner, perfect for relaxing or entertaining guests. The adjoining kitchen is well-appointed with modern fixtures and fittings, catering to culinary enthusiasts. The master bedroom boasts fitted wardrobes and an ensuite, with shower, toilet, and sink. The second double bedroom provides ample space for guests or family members. A family bathroom with a bath and shower over, storage facilities, and an airing cupboard complete the practical layout of this home.

Moving to the exterior, the property benefits from communal gardens and allocated parking, ensuring convenience for residents with vehicles.

In summary, this delightful two-bedroom flat offers comfortable living in a sought-after location, with modern amenities and transport links nearby. We recommend an early viewing to fully appreciate all this property has to offer.







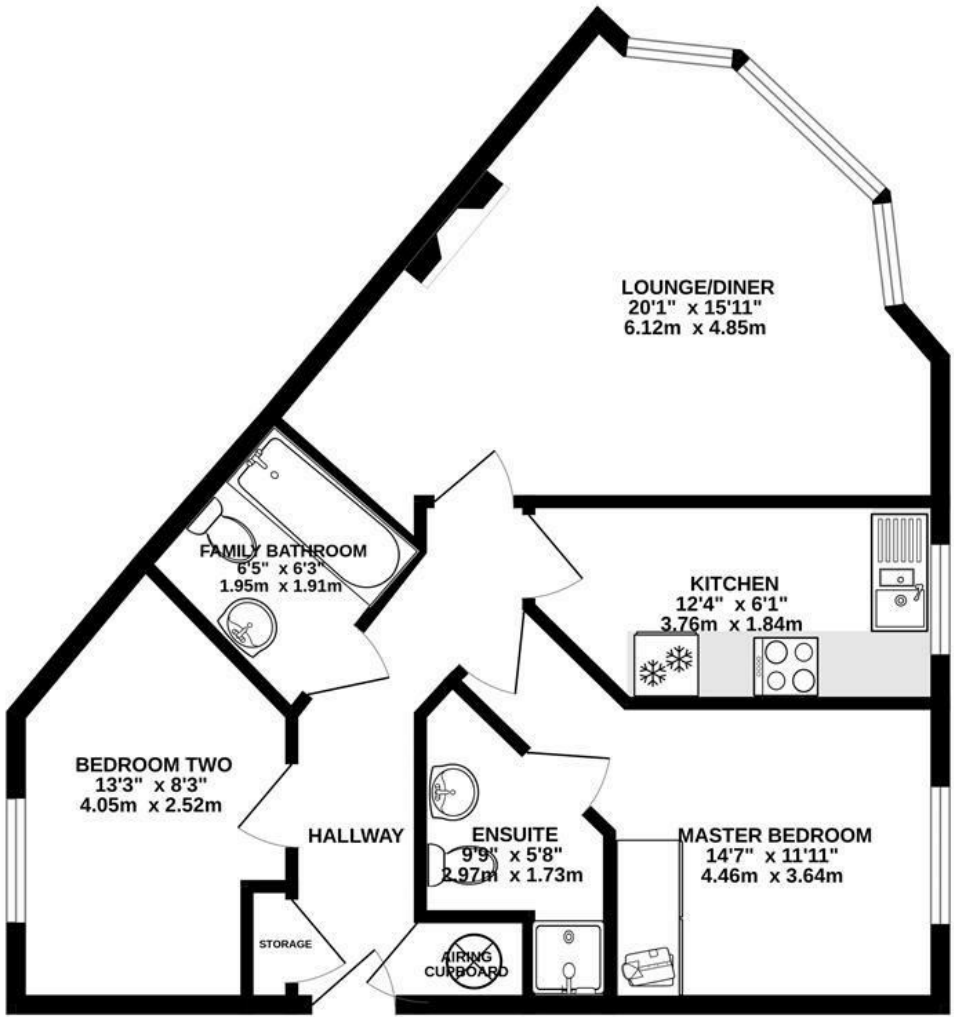






BEN ROSE

SECOND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	80
(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		

