BEN ROSE



Station Road, Bamber Bridge, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this lovely two bedroom terraced property, ideally situated in the heart of Bamber Bridge. This charming and well-maintained home would make an ideal purchase for first-time buyers looking to take their first step onto the property ladder, while its central location provides excellent convenience for everyday living. The property is within walking distance of a wide range of local amenities, including schools, supermarkets, salons, restaurants and bars, while excellent travel links are also close by via nearby train stations, regular bus services and the M6, M61 and M65 motorways.

Entering the property, the entrance hall provides access to the stairs and provides access to the majority of ground floor rooms. The lounge is positioned to the front of the home and benefits from a front-facing window which allows plenty of natural light into the room, while a traditional fireplace adds a lovely touch of character. Moving through the property, you will find a generous second reception room, with an additional fireplace offering excellent versatility. This delightful space could be used as a dining room, sitting room or family room depending on the needs of the new owners. This space leads through to useful under-stair storage and into the thoughtfully extended kitchen and breakfast room.

The kitchen provides ample worktop space, an integrated hob and oven, as well as plenty of room for additional freestanding appliances. The open-plan layout with the adjoining breakfast area creates a versatile space which could comfortably accommodate a breakfast bar or small dining table. From here, there is access into the lean-to, which is in excellent condition and benefits from a recently replaced roof. This provides a particularly useful additional area for storing outdoor equipment, shoes, coats and other everyday items, while also providing access to the rear yard.

To the first floor are two generous double bedrooms, with the layout also offering potential for the new owners to consider converting the property into a three bedroom home, subject to any necessary permissions and regulations. The master bedroom spans the full width of the property and benefits from two front-facing windows, creating a bright and spacious master bedroom. Completing the first floor is a generous three-piece family bathroom, fitted with a bath and an over-bath shower.

Externally, the property benefits from a well-paved rear yard which is not directly overlooked, providing a good degree of privacy. Gated access to the rear adds further convenience and makes the outdoor space practical for everyday use. Overall, this is a well-maintained home offering generous accommodation, useful potential and an excellent central Bamber Bridge location, making an early viewing highly recommended.















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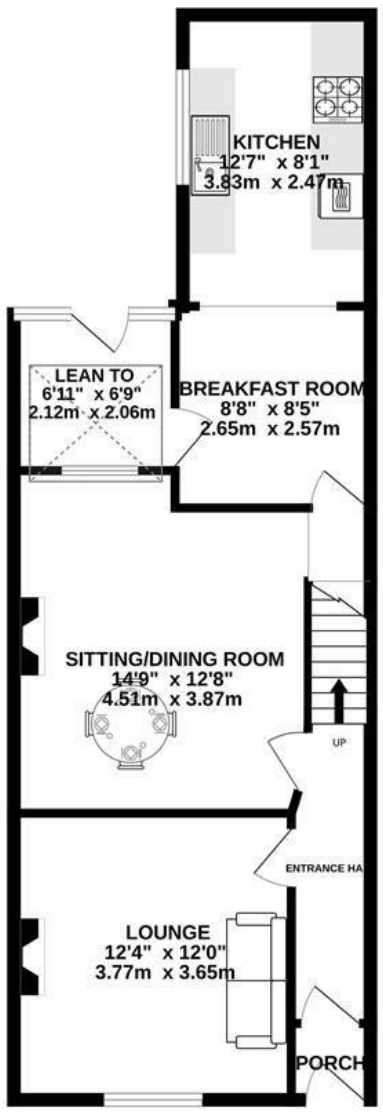
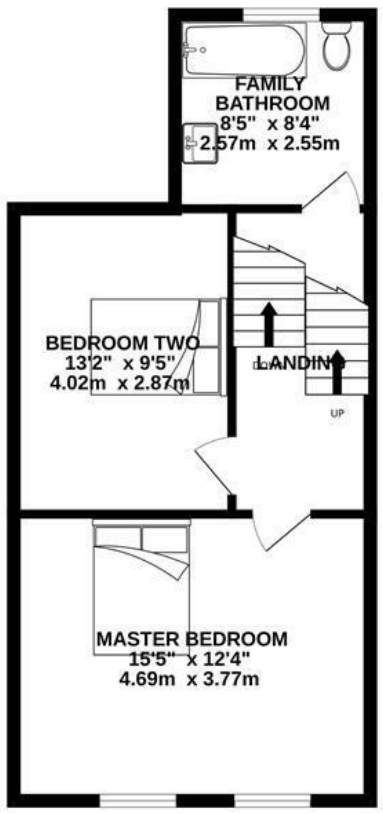
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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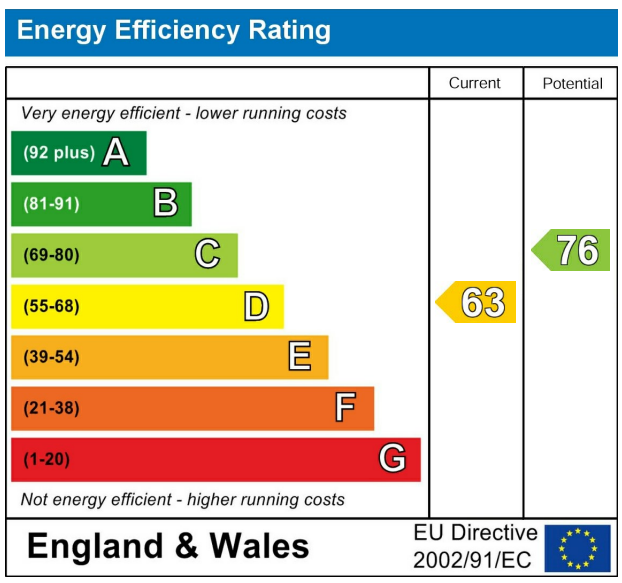
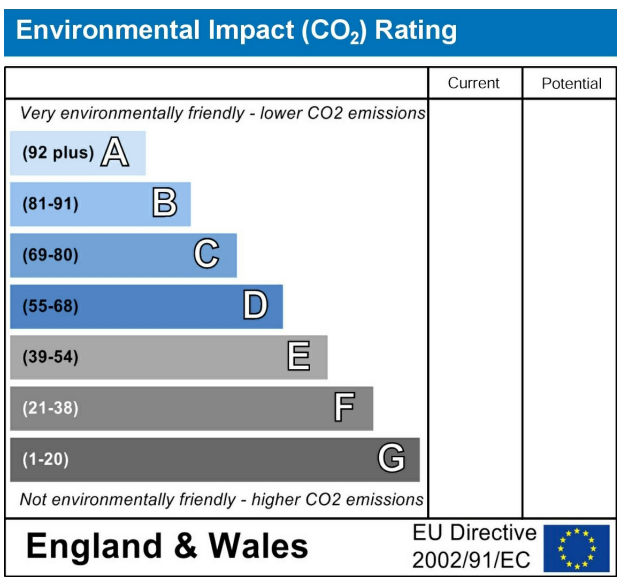
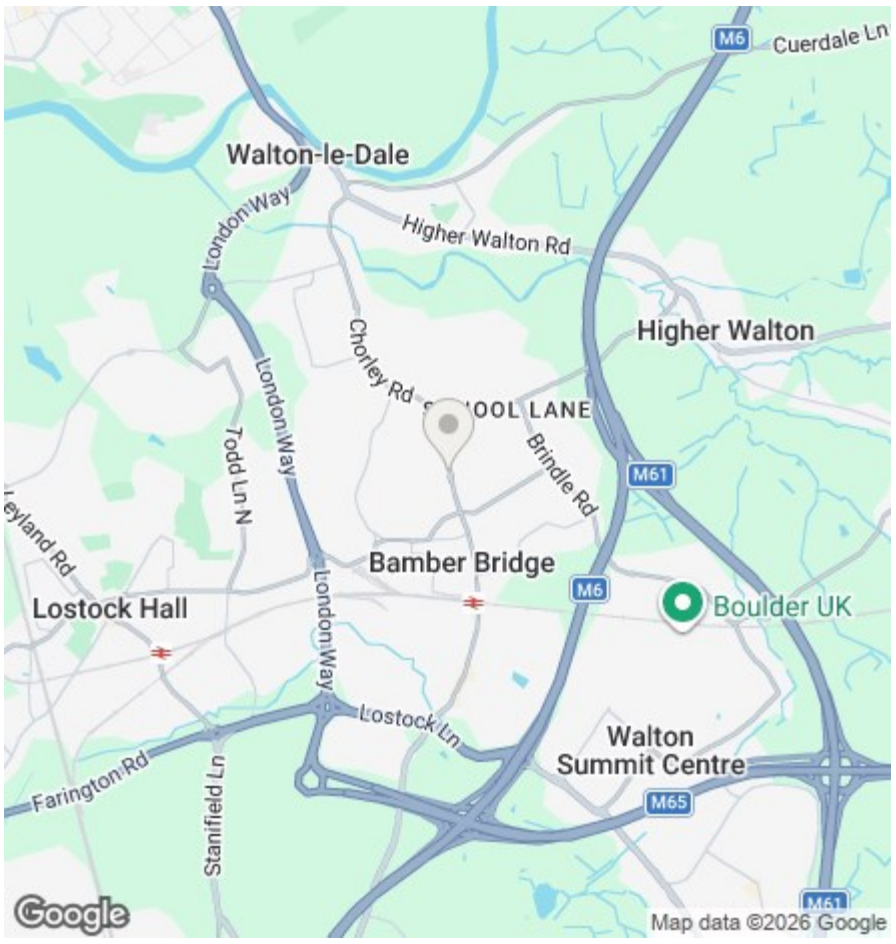
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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