



## Grove Street, Bamber Bridge, Preston

**Offers Over £139,950**

Ben Rose Estate Agents are pleased to present to the market this three-bedroom terraced property, offered with NO ONWARD CHAIN. The property is in need of renovation but presents an excellent opportunity for those looking to add value and modernise to their own taste, making it an ideal choice for investors, developers, or buyers seeking a refurbishment project. Located in the heart of Bamber Bridge, the home is within walking distance of a variety of local amenities, including shops, cafés, and supermarkets. The property also benefits from excellent transport links, with Bamber Bridge railway station nearby, as well as convenient access to the M6 motorway and M61 motorway, making it ideal for commuters.

Stepping into the property through the entrance porch, you are welcomed into the main hallway, where a staircase leads to the upper level. To the left, you will find the generously sized kitchen, which offers ample storage along with space for freestanding appliances. A large window overlooks the front aspect, allowing plenty of natural light into the room. Continuing through, you will enter the spacious lounge, which is set within a semi-open-plan layout with the dining room. The lounge features a central fireplace while the dining room provides ample space for a large family dining table and benefits from a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned double bedrooms, along with a three-piece family bathroom featuring an over-the-bath shower.

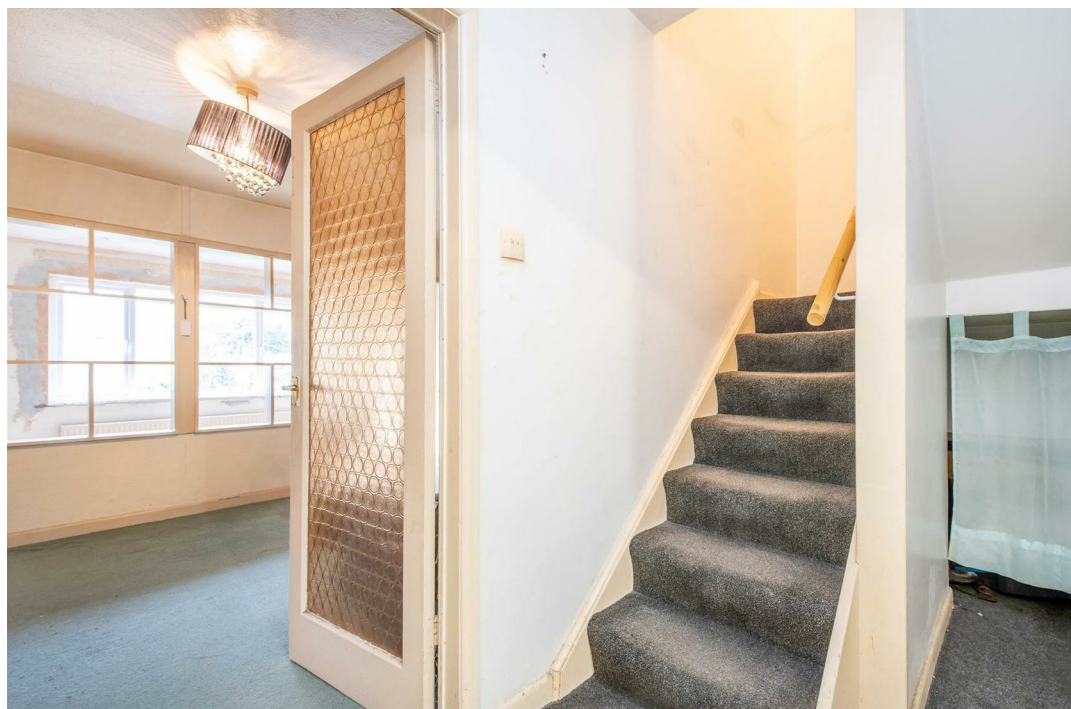
Externally, the front of the home boasts a private driveway providing off-road parking for two vehicles and leading to the attached single garage. The garage benefits from internal access via the porch, as well as an up-and-over door from the front, and is equipped with power and lighting.

To the rear is a low-maintenance garden with a loose stone patio, providing the perfect space to add outdoor furniture and enjoy relaxing or entertaining outdoors.

Early viewing is highly recommended to avoid potential disappointment.





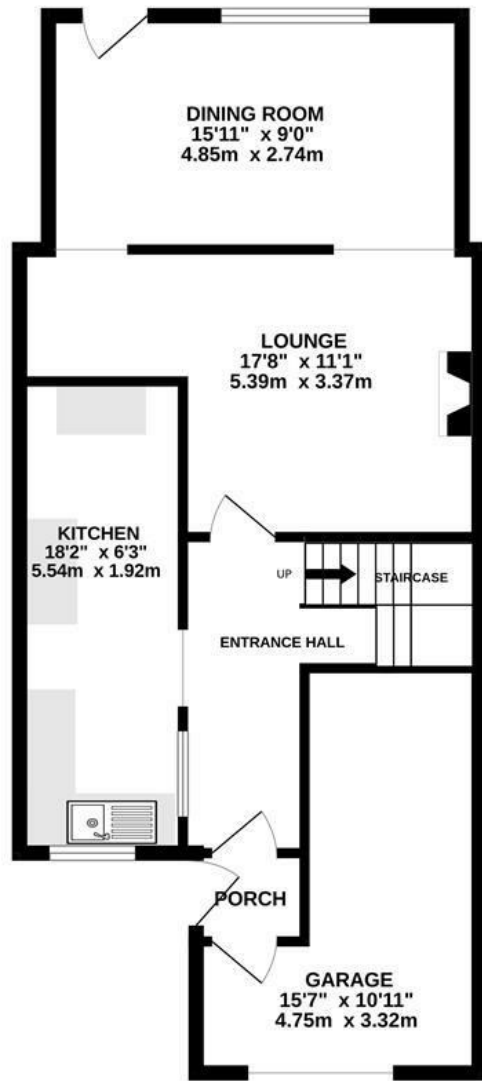




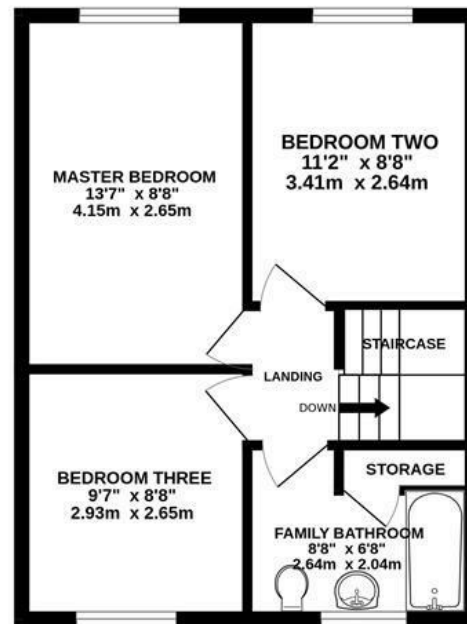




GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

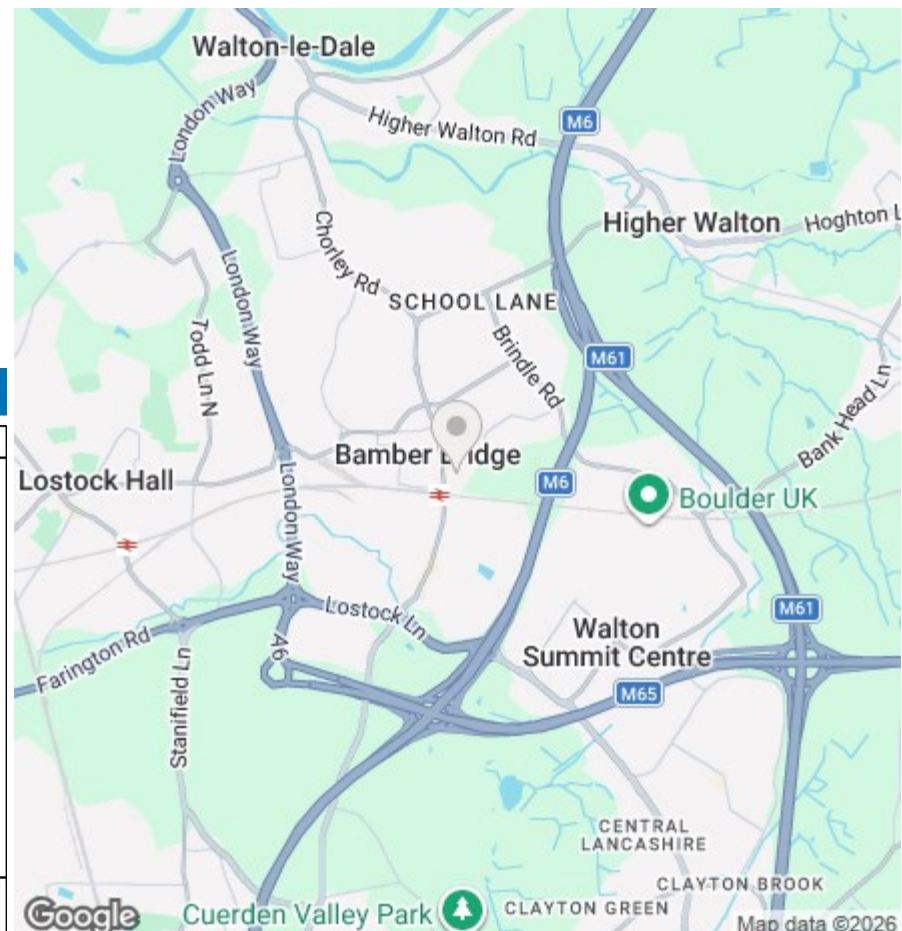


TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	