



## White Admiral Place, Bamber Bridge, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this well-presented end-terrace property, ideally located in the heart of Bamber Bridge. Situated in a pleasant residential area, this home presents an excellent opportunity for a couple or family looking to get a foot on the property ladder. Bamber Bridge offers a wealth of local amenities, including shops, reputable schools, and parks, making it ideal for day-to-day living. For commuters, the area benefits from excellent transport links, with easy access to the M6, M61, and M65 motorways, as well as nearby train stations and regular bus services providing convenient connections to Preston and surrounding towns.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located. From here, you will enter the open-plan lounge/kitchen/diner. This spacious room features a contemporary fitted kitchen offering ample storage with quartz worktops, an integrated oven and hob, and a breakfast bar seating area. The lounge area houses an open staircase leading to the upper level, with double patio doors opening onto the rear garden.

Upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front, the home includes two off-road parking spaces along with an electric vehicle charging point. To the rear is a generously sized garden, predominantly laid to lawn, with side access leading back to the front of the property. The home also benefits from solar panels, offering improved energy efficiency and reduced running costs.

Early viewing is highly recommended to avoid disappointment.







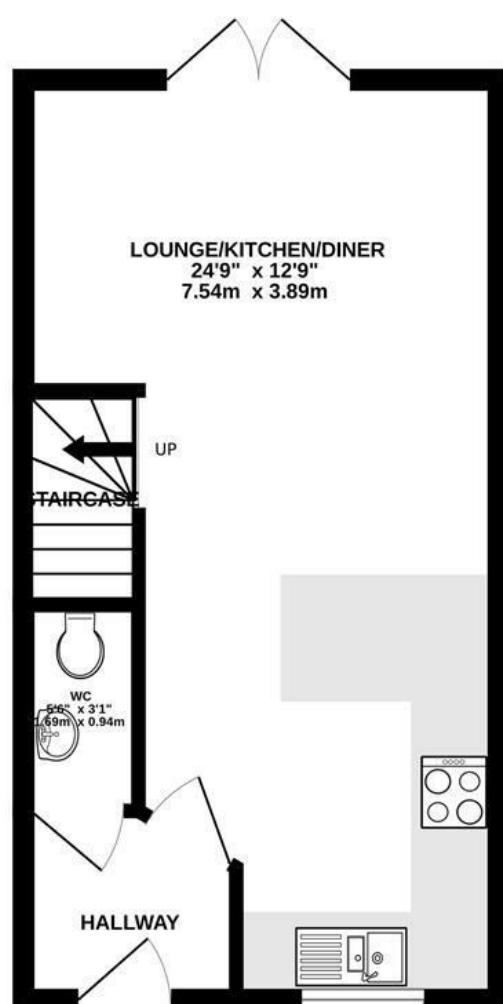




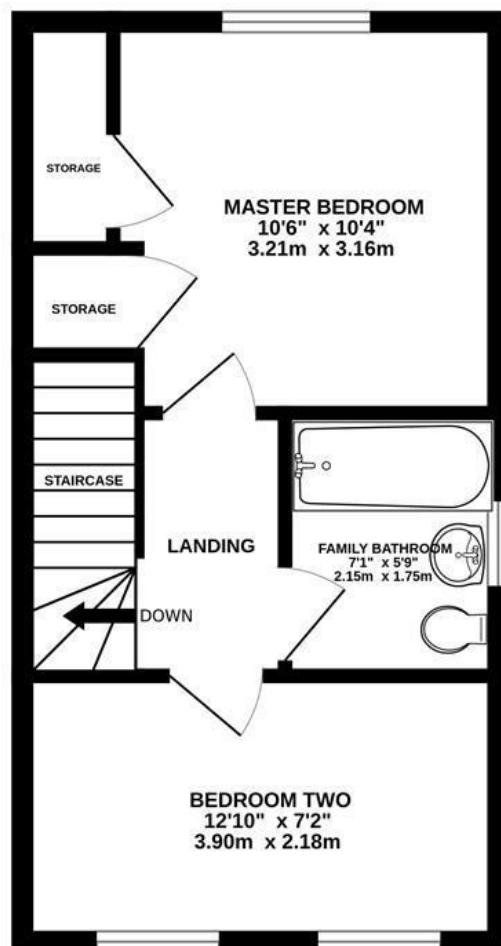


# BEN ROSE

GROUND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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	96
(81-91)	B	98
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

