

31 STATION ROAD

BAMBER BRIDGE, PRESTON, PR5 6QR

£135,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

▪ Spacious & Recently Refurbished Two-Bedroom Mid-Terraced Home ▪ Convenient Location Close to Walton-le-Dale & Bamber Bridge Amenities ▪ Freshly Redecorated Throughout with Brand-New Carpets ▪ Two Generously Proportioned Reception Rooms Offering Versatile Living Space ▪ Modernised Kitchen with Newly Installed Appliances ▪ Practical Utility Area with Potential for Ground-Floor W.C ▪ Two Excellent-Sized Double Bedrooms, Including Spacious Principal Bedroom ▪ Contemporary Composite Front Entrance Door ▪ Attractive Garden Frontage & Generous Low-Maintenance Enclosed Rear Courtyard ▪ Ideal First-Time Buy or Investment Opportunity – No Onward Chain!

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this spacious and recently refurbished two-bedroom mid-terraced property, conveniently positioned within easy reach of the excellent amenities of Walton-le-Dale and Bamber Bridge. Offering generously proportioned accommodation, two versatile reception rooms and a wonderful combination of traditional character and modern improvements, this attractive home is perfectly suited to first-time buyers, young professionals and those looking to downsize.

The property has recently benefited from an extensive schedule of internal refurbishment, including fresh redecoration throughout, brand-new carpets, newly installed kitchen appliances and a contemporary composite front entrance door, creating a beautifully presented home ready for immediate occupation.

The internal accommodation briefly comprises a spacious and welcoming entrance hallway, providing access to both reception rooms and the staircase leading to the first floor. To the front is a bright and comfortable lounge, whilst a second generously proportioned reception room provides an ideal space for formal dining or additional family living.

The kitchen features a range of wall and base units, newly installed appliances and useful understairs storage. Beyond is a practical utility area offering further potential to create a ground-floor WC, subject to any necessary consents.

To the first floor are two excellent-sized double bedrooms, with the impressive principal bedroom spanning the full width of the property, together with a family bathroom.

Externally, the property enjoys an attractive garden frontage with established privacy hedging and a pedestrian access gate. To the rear is a generous, fully enclosed and low-maintenance paved courtyard, ideal for outdoor entertaining and alfresco dining.

Offered with no onward chain delay, early internal viewing is highly recommended!

Entrance Hallway

11'9" x 5'11" (3.58m x 1.81m)
Entrance via a composite front door with feature obscured glazed panels. Doors leading to all ground floor accommodation. Carpeted staircase leading to first floor accommodation. Pendant light fitting. Cupboard housing utilities. Radiator. Carpeted.

Lounge

11'9" x 10'10" (3.58m x 3.30m)
UPVC double glazed window with feature leaded panels to front elevation. Features a modern electric fire within modern surround. Pendant light fitting. Carpeted. Radiator.

Second Reception Room

11'9" x 13'12" (3.58m x 4.26m)
UPVC double glazed window with feature leaded panels to rear elevation. A generously proportioned and versatile reception room, offering ample space for a large family dining table, whilst equally lending itself to a variety of alternative uses, including a playroom, home office or additional sitting room. Features a modern electric fire within modern surround, ceiling light fitting, carpeted and radiator.

Kitchen

8'3" x 7'9" (2.51m x 2.35m)
A composite stable-style door providing convenient access out to the rear garden. UPVC double glazed window to side elevation. The kitchen is fitted with a range of contemporary Shaker-style wall and base units, complementary work surfaces and part tiled elevations. An inset one-and-a-half bowl stainless steel sink and drainer incorporates a mixer tap, while integrated appliances include an electric fan-assisted oven and four-ring electric hob. Space and plumbed for washing machine or dishwasher. Finished with tiled flooring, ceiling light fitting and a radiator.

Utility/Potential Downstairs W.C

2'4" x 4'9" (0.70m x 1.45m)
UPVC double glazed obscured glass window to rear elevation. Formally a downstairs W.C but now providing additional pantry storage with potential to convert back to downstairs W.C. Fully tiled elevations and flooring.

First Floor Landing

5'11" x 5'12" (1.81m x 1.82m)
Doors leading to all first floor accommodation. Decorative coving to ceiling. Ceiling light fitting. Access to loft. Carpeted.

Bedroom One

11'10" x 17'3" (3.61m x 5.25m)
UPVC double glazed window with feature leaded panels to front elevation. Features inset coal effect gas fire. Pendant light fitting. Radiator. Carpeted.

Bedroom Two

11'11" x 9'6" (3.62m x 2.90m)
UPVC double glazed window with feature leaded panels to rear elevation. Fitted robe storage. Pendant light fitting. Radiator. Carpeted.

Family Bathroom

5'7" x 5'11" (1.69m x 1.81m)
UPVC double glazed obscured window to rear elevation. Features a three piece suite in white comprising of low flush W.C, wash hand basin with mixer tap set within a vanity unit with cupboard storage and panelled bath with electric shower over with handheld fitment and glass shower screen. Part tiled elevations, vinyl flooring and ceiling light fitting.

Front External

The property boasts an attractive and characterful red-brick façade, complemented by a traditional slate-tiled roof, contrasting window surrounds and a welcoming entrance door. Set back from the pavement behind a low-level brick boundary wall, the













property enjoys a neatly maintained front garden featuring established hedging, providing an attractive green outlook and a pleasant degree of privacy from the roadside. A timber pedestrian gate opens onto a pathway leading directly to the front entrance, whilst the traditional architectural detailing enhances the property's charming kerb appeal. The combination of period character, mature greenery and an appealing frontage creates a welcoming first impression.

Rear Garden

To the rear of the property is a generously proportioned, fully enclosed courtyard garden, thoughtfully designed with low maintenance in mind. Predominantly paved with attractive stone-effect flagstones, this spacious outdoor area provides an ideal setting for alfresco dining, outdoor entertaining and relaxing during the warmer months, without the upkeep associated with a traditional lawned garden.

The courtyard is enclosed by a combination of brick boundary walls and concrete panel fencing, offering a good degree of privacy and security. A timber gate provides access to the rear, whilst the generous paved area offers ample space for outdoor furniture, planters and decorative features, allowing purchasers to personalise the space to their own taste.

A practical and versatile outdoor area, perfectly suited to those seeking an easily maintained garden with plenty of space for everyday enjoyment.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.











Additional Information

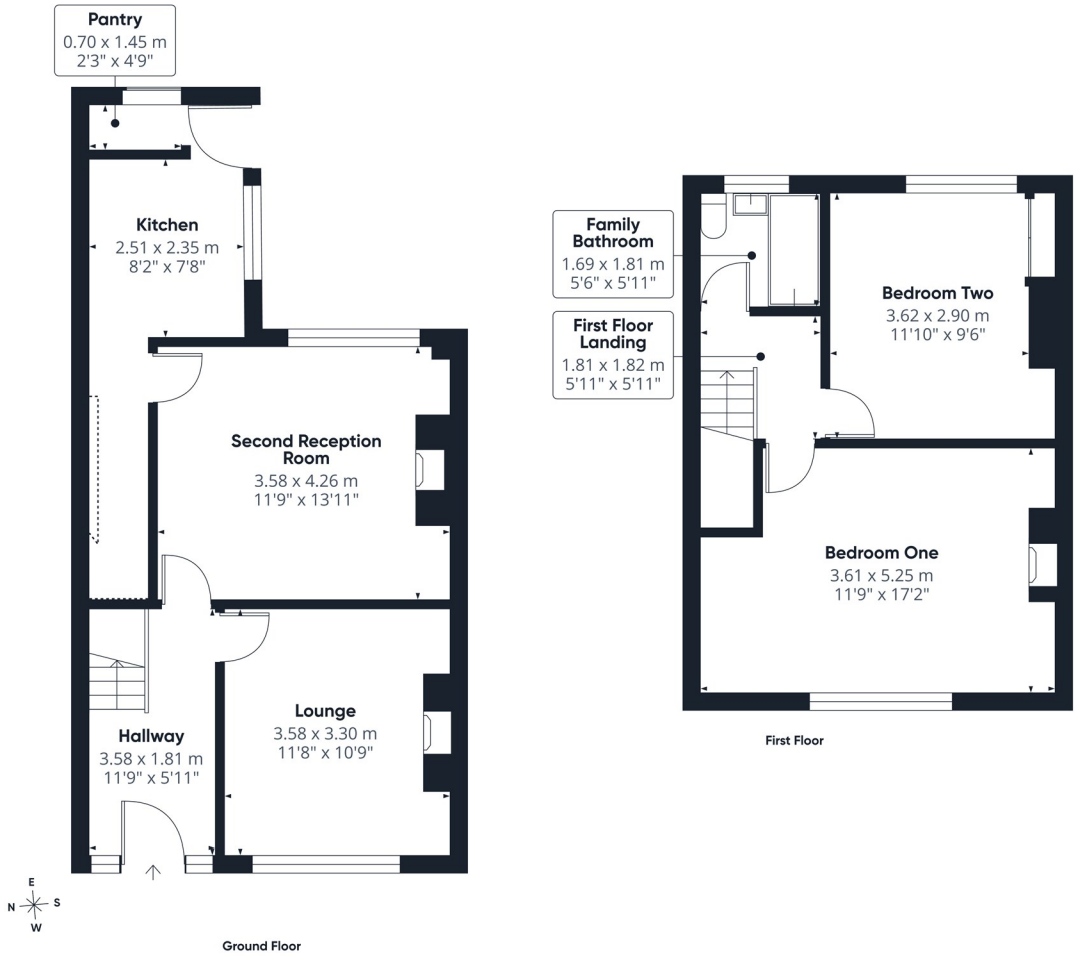
Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

78.8 m²

847 ft²

Reduced headroom

0.3 m²

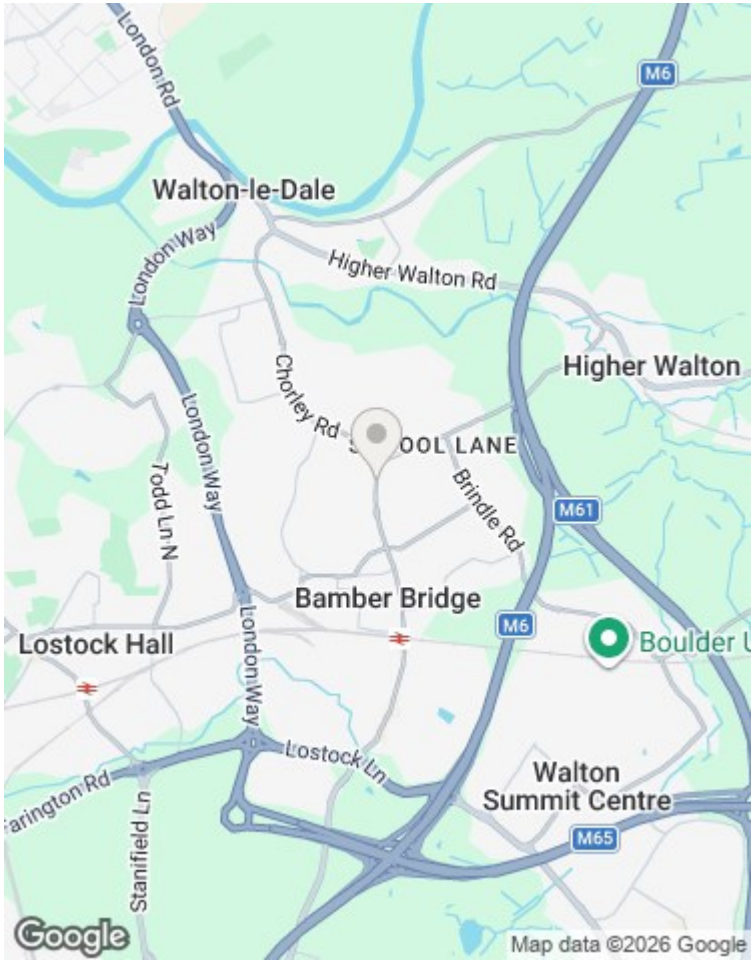
4 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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