



## Masonfield, Bamber Bridge, Preston

**Offers Over £155,000**

Ben Rose Estate Agents are pleased to present to market this one bedroom semi-detached bungalow, positioned on a quiet cul-de-sac in the ever-popular area of Clayton Brook. Offering generous living space and superb potential, this property is ideal for couples looking to downsize or investors seeking a project. Whilst the home requires some modernisation, it already benefits from a practical layout, solar panels to the roof, and a sought-after location close to both Leyland and Chorley. Excellent travel links are also on hand, with easy access to the M6, M61 and M65 motorways, alongside regular bus routes connecting to Preston, Leyland and Chorley. Local shops, pubs and schools are within walking distance, while scenic walks and countryside paths are just a short distance away, making this a well-situated home with plenty of potential.

Stepping inside, you are welcomed via the entrance hall which provides access to all principal rooms. To the front, the spacious lounge offers a bright and versatile living space, while a fitted kitchen is also located at the front of the home, providing an excellent foundation for updating into a modern culinary hub. Towards the rear, a dining room offers further reception space and flows into the conservatory, which overlooks the garden and provides direct access outdoors. Completing the internal layout is a comfortable master bedroom and a three-piece family bathroom. While the décor and fittings would benefit from some upgrading, the property offers a fantastic blank canvas for a new owner to make their mark.

Externally, the bungalow is set back from the road with a driveway providing off-road parking for up to two cars, alongside a useful car port for additional sheltered parking. The front garden enhances the kerb appeal, while the rear garden, though in need of some TLC, offers excellent scope for landscaping and could be transformed into a private retreat for relaxing or entertaining.

In summary, this semi-detached bungalow represents an exciting opportunity for buyers looking to create a home tailored to their own style and needs. With its excellent location, well-proportioned layout and added benefit of solar panels, early viewing is encouraged to appreciate the potential on offer.

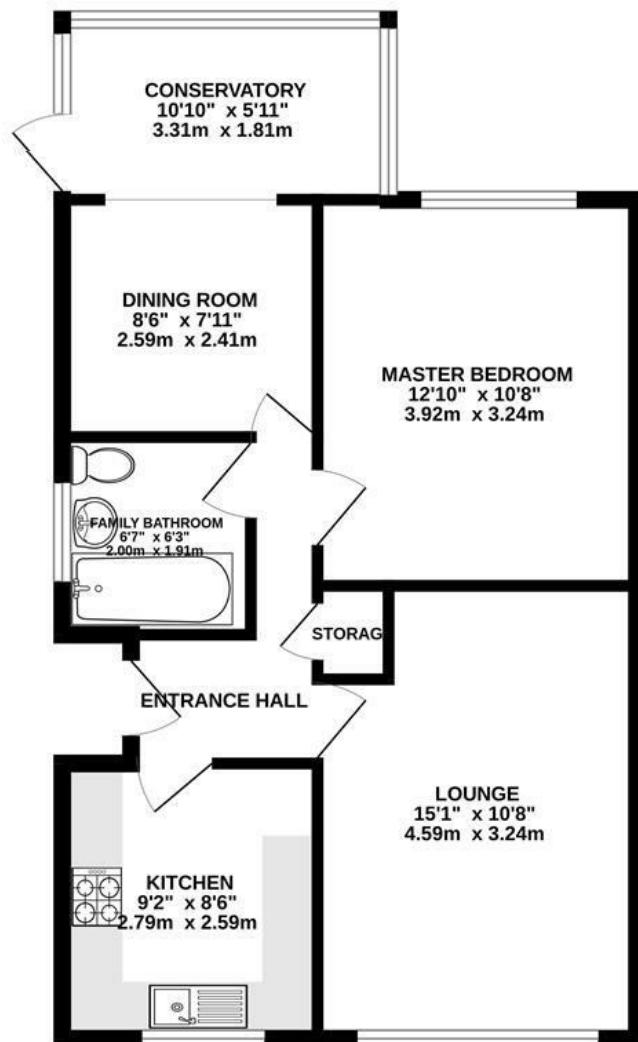






# BEN ROSE

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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		
(81-91)	B	89	91
(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		

