



**St. Marys Road, Bamber Bridge, Preston**

**Offers Over £129,950**

Ben Rose Estate Agents are pleased to present to market this spacious end-terrace property located within a popular and sought-after area of Bamber Bridge. Offering excellent potential throughout, this home is ideal for first time buyers, couples or investors seeking a property they can modernise and make their own. Conveniently positioned close to Bamber Bridge town centre, the property enjoys easy access to a variety of local shops, supermarkets, pubs, bars, restaurants and schools. Excellent transport links are nearby, including rail services to Preston and Blackburn, regular bus routes and straightforward access to the M6, M61 and M65 motorways, making commuting to Preston, Blackburn and Chorley both quick and convenient.

Internally, the home welcomes you through a vestibule into the entrance hall. To the front of the property is a spacious lounge offering a bright and comfortable living space with plenty of room for furnishings. Moving through, you'll find an open plan dining room which provides an ideal setting for family meals or entertaining guests. To the rear is the fitted kitchen, offering good storage and worktop space, with a door providing access out to the rear yard.

Ascending to the first floor, the property benefits from a generously sized master bedroom with ample space for freestanding furniture. A second double bedroom provides further well-proportioned accommodation, ideal for guests, family or a home office setup. Completing the first floor is a three-piece shower room suite.

Externally, the property benefits from convenient street parking to the front. To the rear is a low-maintenance paved yard, providing a private outdoor space with potential for seating or container planting. With spacious accommodation, excellent potential and a highly convenient location, this property presents a fantastic opportunity for a range of buyers.







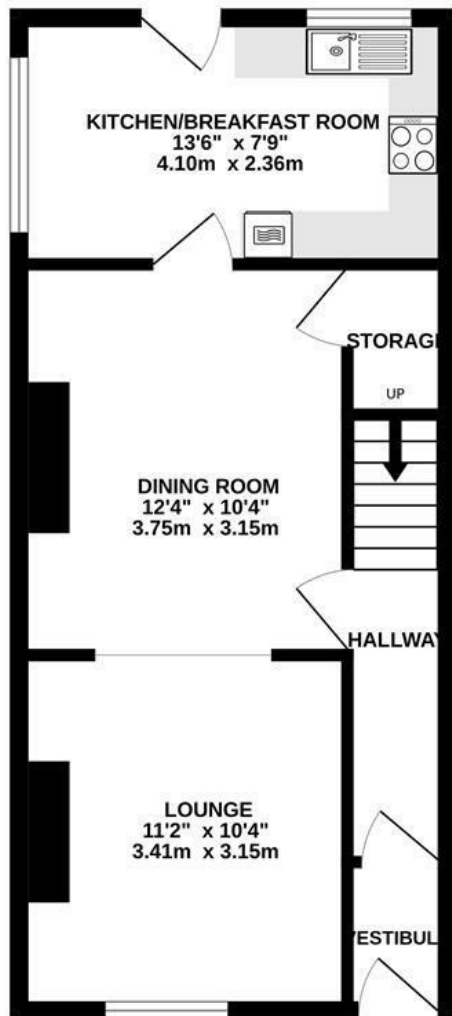




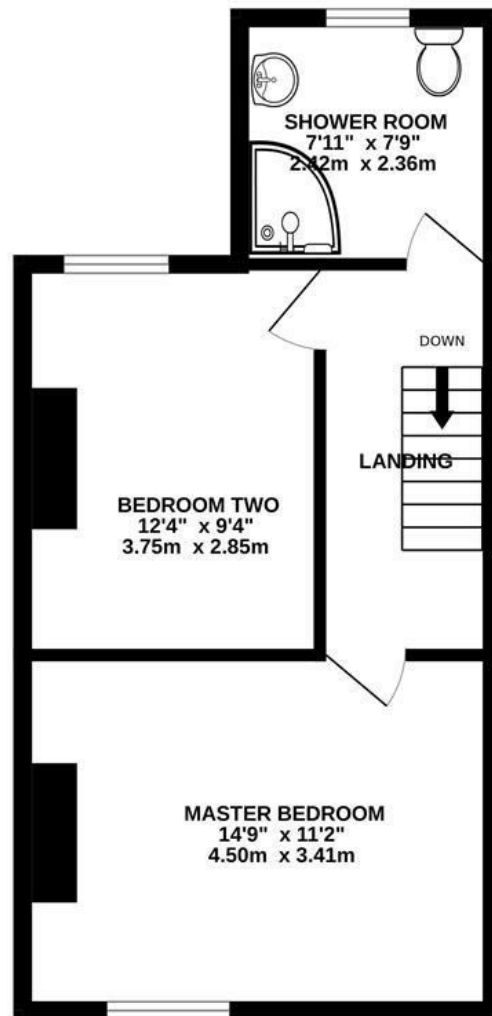


# BEN ROSE

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

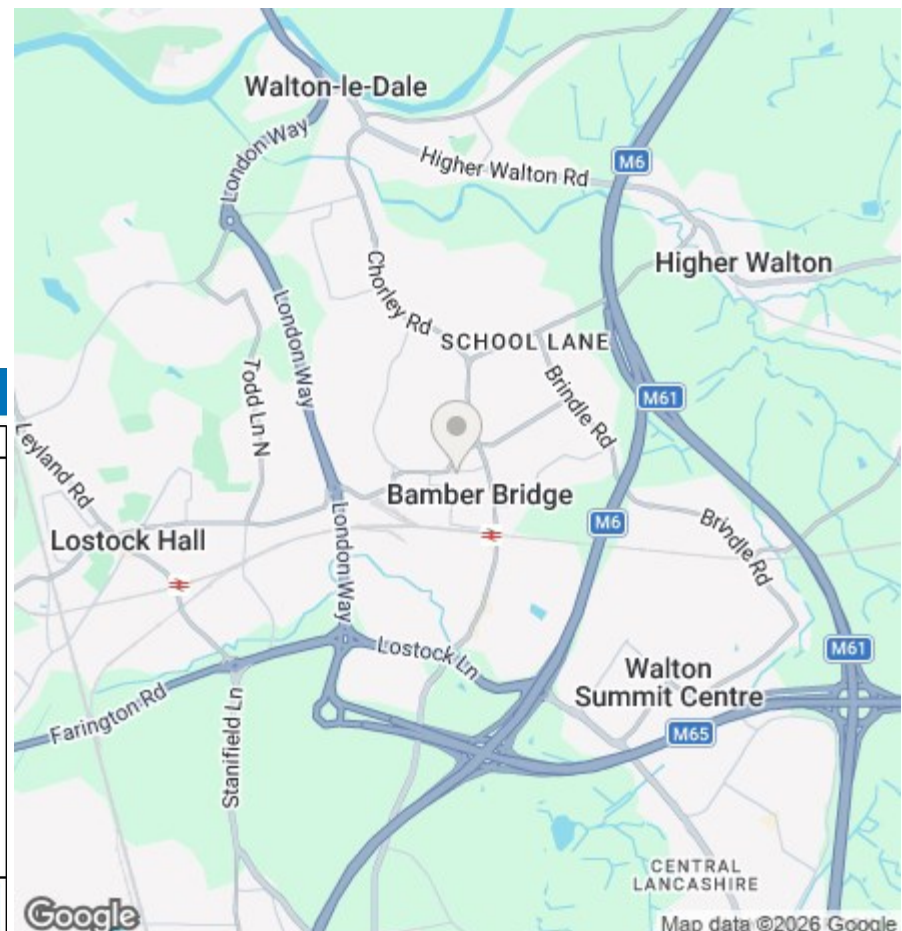


TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	