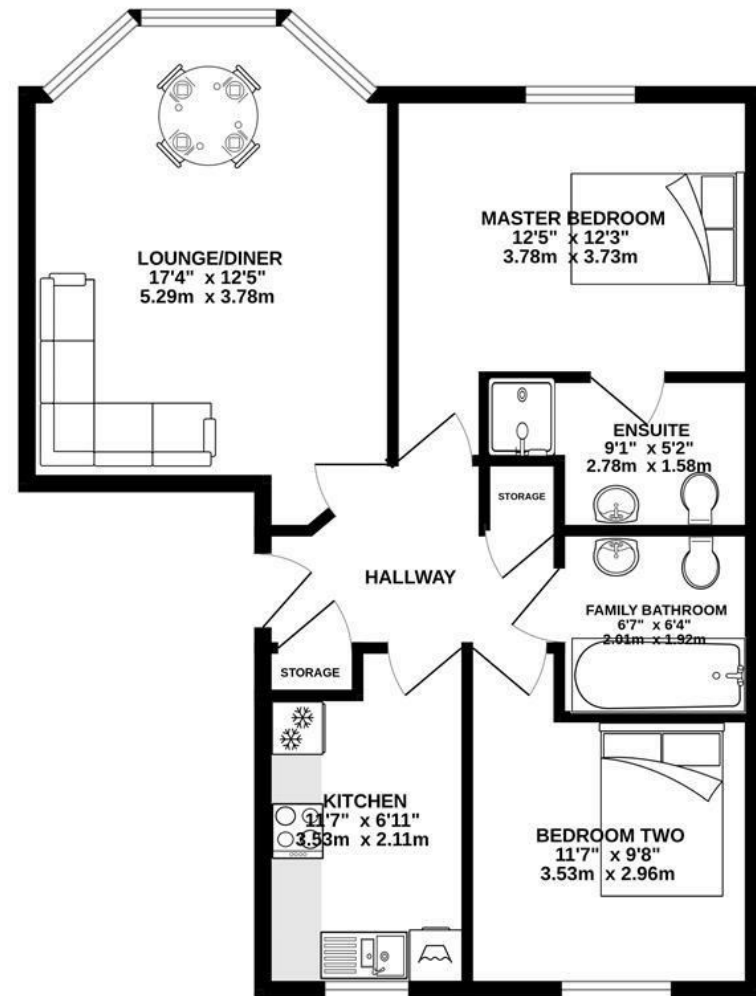
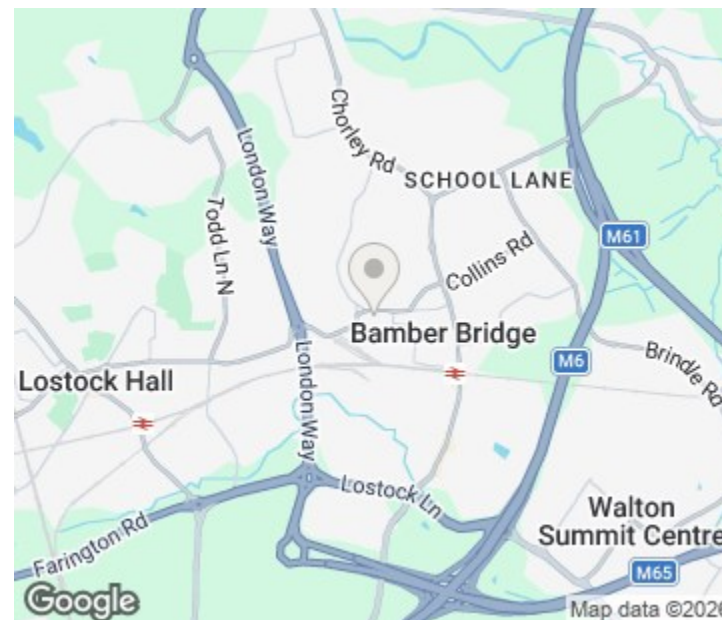


SECOND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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>		
(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	

BEN ROSE



**Baxendale Grove, Bamber Bridge, Preston**

**Offers Over £115,000**

Ben Rose Estate Agents are pleased to present to market this well-presented, two-bedroom, second-floor apartment in the heart of Bamber Bridge. Ideal for first-time buyers, this charming home offers a fantastic blend of modern living and a convenient location. Situated within a sought-after residential development, the property enjoys picturesque views over a nearby pond and benefits from easy access to local amenities. Bamber Bridge provides a wealth of shops, supermarkets, and leisure facilities, while excellent transport links—including a nearby train station, regular bus routes, and easy access to the M6, M61, and M65 motorways—make it perfect for commuters. The neighbouring towns of Leyland and Preston offer further shopping, dining, and entertainment options, adding to the appeal of this fantastic home.

Upon entering the apartment, you are welcomed into a spacious main hallway that provides access to each room. The generously sized lounge/diner is bathed in natural light thanks to a charming bay window, which also offers delightful views of the pond. This bright and airy space provides ample room for both relaxation and dining, making it a perfect area to entertain. The kitchen is conveniently located and comes fitted with integrated appliances, offering a practical and stylish cooking space. Both bedrooms in the apartment are well-proportioned doubles, ensuring comfortable living arrangements. The master bedroom benefits from fitted wardrobes and a private three-piece ensuite shower room, adding an extra touch of convenience and privacy. A three-piece family bathroom, complete with an over-the-bath shower, serves the rest of the apartment. The property also boasts an accessible loft that covers the entire floor plan of the flat, offering incredible storage space.

