



## Duke Street, Bamber Bridge, Preston

**Offers Over £119,950**

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom mid-terrace property, offered with **NO ONWARDS CHAIN**, ideally positioned in the heart of Bamber Bridge. This charming home is perfect for first time buyers looking to step onto the property ladder or investors seeking a ready-to-let opportunity in a consistently popular rental location. Situated within walking distance of the town centre, the property benefits from an excellent range of local shops, supermarkets, cafés and everyday amenities. There are superb travel links nearby, including Bamber Bridge train station offering direct routes to Preston and Blackburn, regular bus services, and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley, Blackburn and Manchester straightforward and convenient.

Upon entering the home, you are welcomed by a vestibule that leads directly into the front lounge, a cosy yet bright reception room featuring a front-facing window that allows plenty of natural light to fill the space. Moving through, the inner hall provides access to the staircase and leads into the dining room. This versatile space comfortably accommodates a family dining table and benefits from additional worktop space, making it ideal for both everyday dining and entertaining. There is also access to useful under-stair storage. To the rear of the property is the kitchen, offering ample storage and worktop space, with direct access out to the rear yard.

To the first floor, you will find two well-proportioned bedrooms. The main bedroom is a generous double and benefits from a fitted wardrobe, providing practical storage solutions. The second bedroom would make an ideal guest room, home office or nursery. Completing the first floor is the three-piece family bathroom, fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from on-street parking to the front. To the rear is a private enclosed yard, ideal for low-maintenance outdoor seating, with access to the ginnel located behind the row of houses. This home offers a fantastic opportunity in a central and convenient location, combining practicality, affordability and excellent transport links, making it an ideal purchase for first time buyers and investors alike.







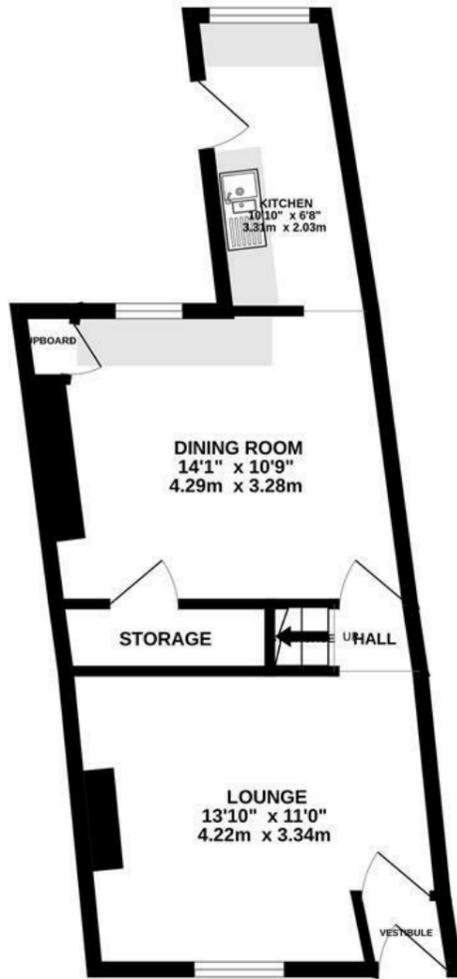




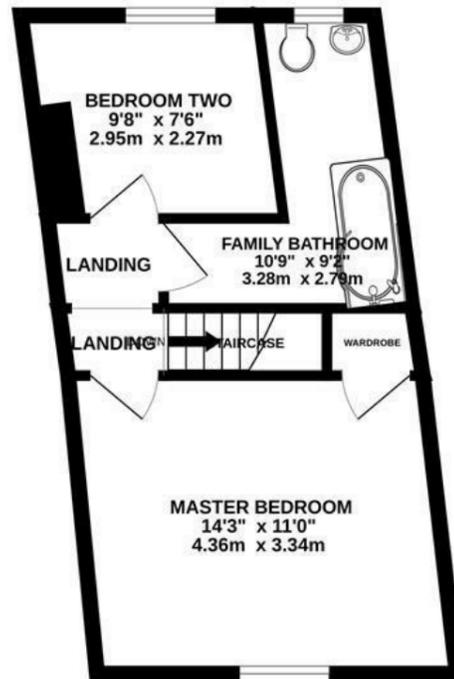


# BEN ROSE

GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

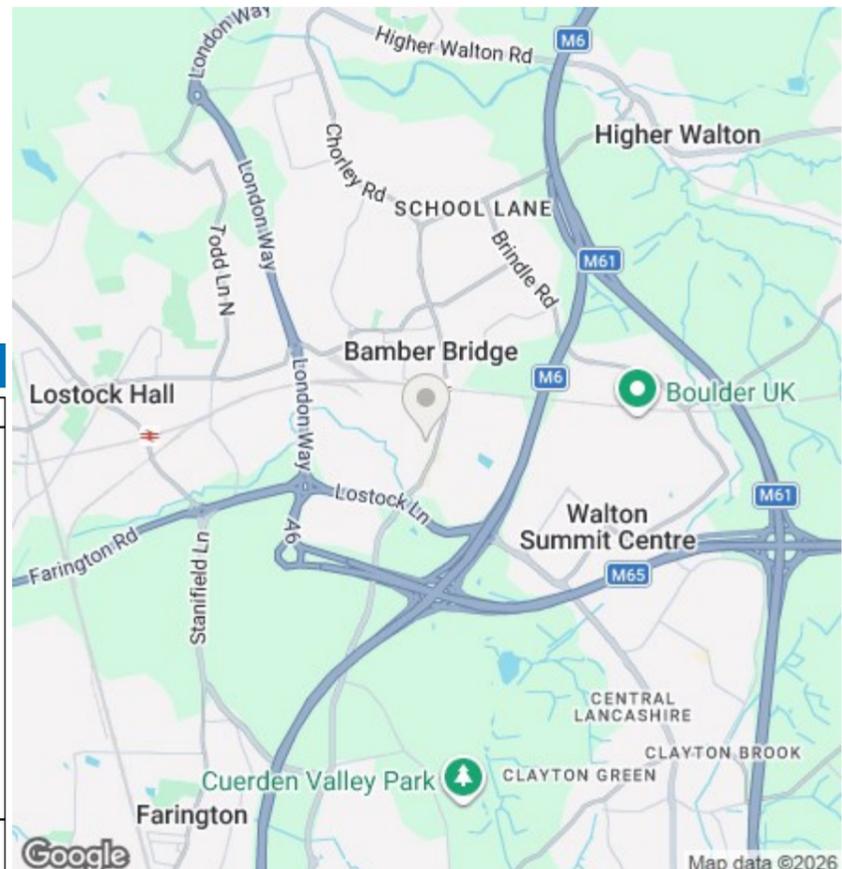


TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

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>	<b>72</b>	<b>81</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	