



Dean Street, Bamber Bridge, Preston

Offers Over £119,950

Ben Rose Estate Agents are pleased to present to market this well-maintained two-bedroom mid-terrace home, ideally suited to couples or small families seeking a comfortable and conveniently located property. Situated in the popular area of Bamber Bridge, the home enjoys easy access to a wide range of local amenities including shops, supermarkets, schools and healthcare facilities. Excellent transport links are close by, with Bamber Bridge Train Station offering regular services to Preston, Chorley and Manchester, while frequent bus routes serve the surrounding areas. The property is also ideally positioned for commuters, with the M6, M61 and M65 motorways all within easy reach, and Preston city centre just a short drive away.

Entering the property through the vestibule, you are welcomed into a cosy and inviting living room, providing a comfortable space for relaxing or entertaining. French doors lead through to the kitchen/diner, creating a natural flow between the main living areas and allowing light to travel through the home. The kitchen/diner offers ample space for everyday cooking and dining and also provides access to the staircase leading to the first floor, making it a practical and functional layout for modern living.

Ascending to the first floor, the landing leads to two well-proportioned double bedrooms, both offering comfortable accommodation. The master bedroom benefits from built-in wardrobe space, providing useful storage while maintaining a clean and uncluttered feel. Completing the first floor is the family bathroom, conveniently located and well positioned to serve both bedrooms.

Externally, to the rear, there is a good-sized yard offering excellent potential to be transformed into a pleasant outdoor space, whether for seating, entertaining or personal touches. Overall, this is a well-located and appealing home that offers comfortable living with scope for buyers to make it their own, all within a popular and well-connected area of Bamber Bridge.

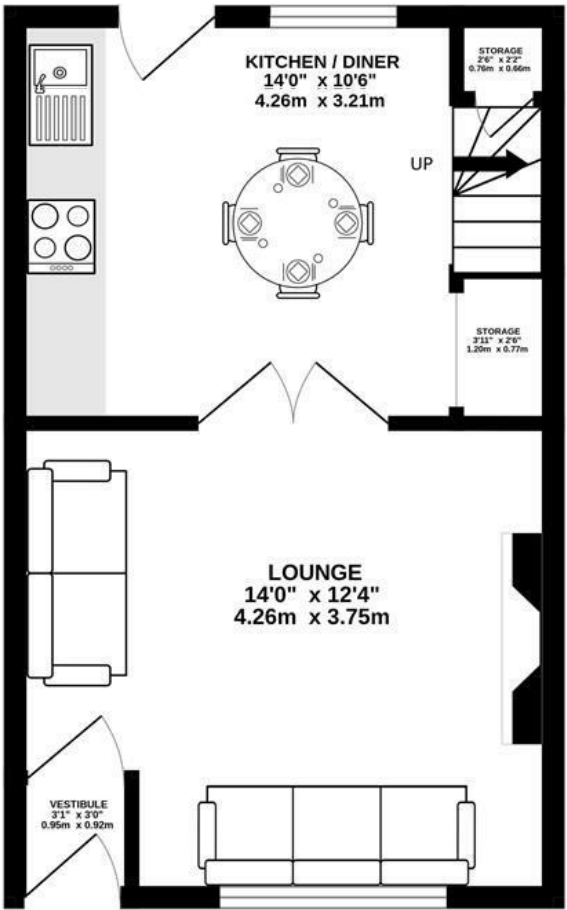




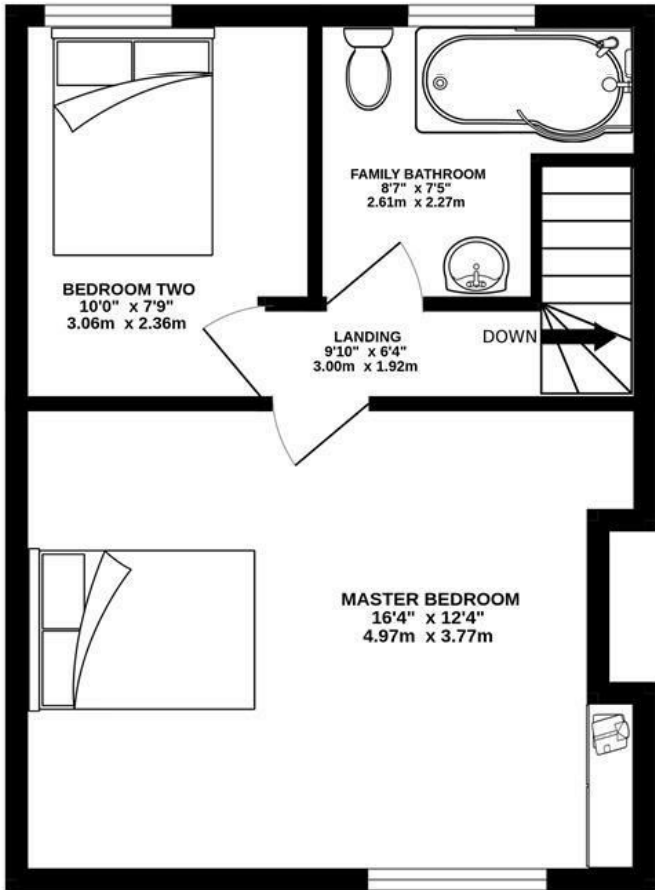


BEN ROSE

GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.




TOTAL FLOOR AREA : 673 sq.ft. (62.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 