



**Ellen Street, Bamber Bridge, Preston**

**Guide Price £140,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home, located in the heart of Bamber Bridge, Lancashire. Perfectly suited for families or first-time buyers, this property offers a fantastic blend of comfort and convenience. Positioned in a sought-after residential area, the home enjoys easy access to local amenities, including shops, supermarkets, and reputable schools. For commuters, Bamber Bridge train station is just a short distance away, while excellent bus routes and nearby connections to the M6 and M61 motorways provide quick access to Preston, Manchester, and beyond.

As you step into the property, you are greeted by a welcoming entrance hall that sets the tone for the interior. The ground floor opens up into a bright and airy lounge, an ideal space for relaxing or entertaining. Flowing seamlessly from the lounge is the dining room, featuring sliding doors that lead directly to the rear garden, allowing plenty of natural light to flood the space and creating a perfect indoor-outdoor living experience. An open kitchen leads out to the garden and has lots of counter top space for entertaining and family life.

Moving upstairs to the first floor, you will find three bedrooms, each benefitting from large windows that enhance the sense of light and space. The family shower room is also located on this floor, featuring a suite with a shower, providing everything you need for day-to-day living.

Externally, the property boasts a private driveway that stretches down the side of the home, offering ample parking for vehicles, alongside a detached garage for additional storage or parking. To the rear, you'll discover a secluded garden, perfect for outdoor dining or relaxing in the warmer months. This wonderful home combines modern living with a peaceful outdoor space, ideal for growing families or those looking for a quiet retreat.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







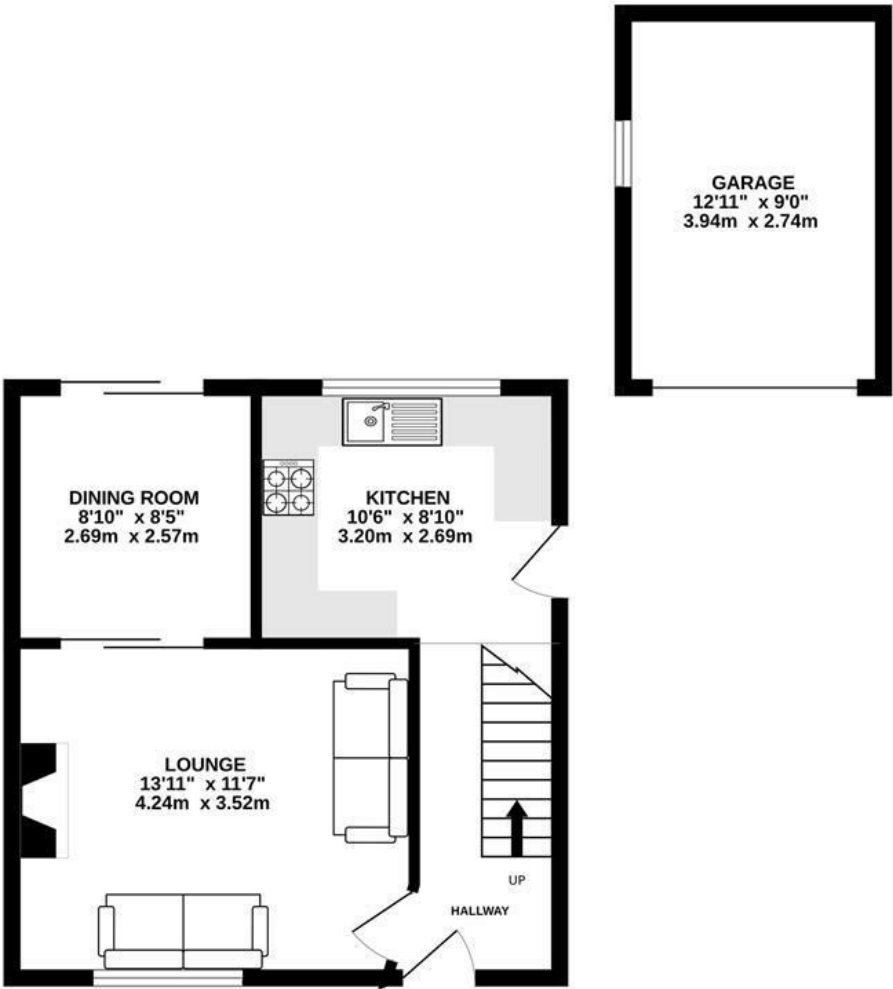




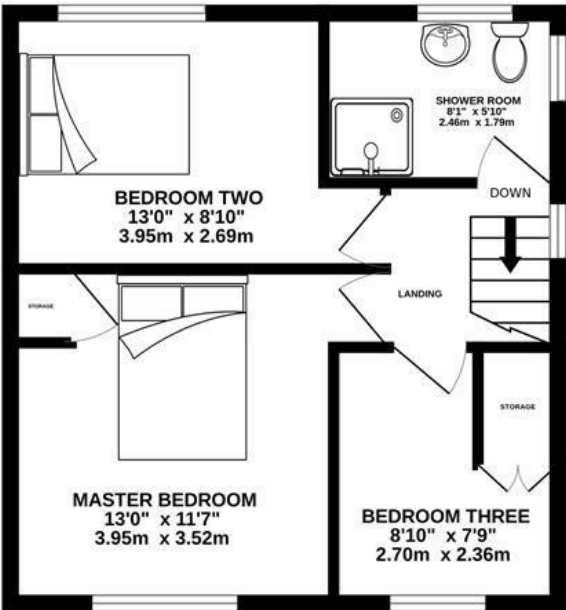


# BEN ROSE

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.




TOTAL FLOOR AREA : 882 sq.ft. (81.9 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	72	87
(81-91) B		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 