



Cambridge Road, Bamber Bridge, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, situated in the popular and well-connected area of Bamber Bridge, Preston. Brimming with character, the property showcases a range of original features including high ceilings and period detailing, creating a warm and inviting atmosphere throughout. Ideal for first time buyers or couples, this home offers a comfortable and practical layout with exciting potential for future development. The location provides excellent access to a variety of local amenities including shops, supermarkets, cafés, and well-regarded schools. For commuters, Bamber Bridge train station is nearby, alongside regular bus routes and convenient access to the M6 and M65 motorways, making travel to Preston, Blackburn, and beyond both quick and easy.

Entering the home through a welcoming vestibule, you are led into the entrance hall which sets the tone for the rest of the property. From here, you step into the character-filled lounge, boasting a beautiful bay window that floods the room with natural light, alongside a feature fireplace that creates a cosy focal point. To the rear of the home is the spacious kitchen, offering ample room for dining and perfect for both everyday living and entertaining. The kitchen flows seamlessly into a useful utility room, providing additional storage and practicality.

Moving upstairs, the landing gives access to two generously sized double bedrooms, both offering plenty of space for furnishings and maintaining the home's airy feel thanks to the high ceilings. Completing this floor is the family bathroom, fitted to serve the needs of the household. The property also benefits from a fully boarded loft, presenting an excellent opportunity to be converted into an additional bedroom or living space, subject to the necessary permissions.

Externally, to the rear of the property is an enclosed yard, offering a private space for outdoor seating and low-maintenance enjoyment. To the front, the home benefits from a unique additional garden area located across the road, complete with a charming picket fence, established flower beds, and a shed for storage. This delightful home combines character, potential, and a convenient location, making it a fantastic opportunity for those looking to step onto the property ladder.







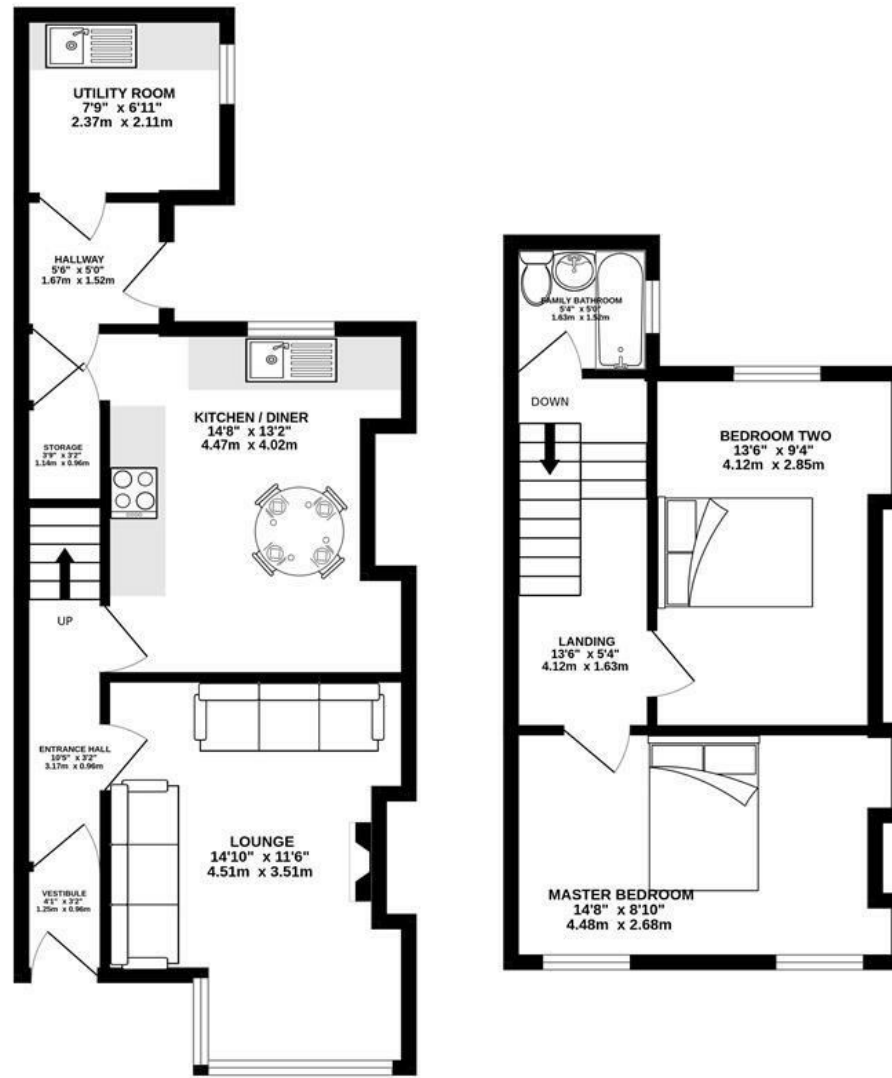






GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(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 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		

