



Masonfield, Bamber Bridge, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom semi-detached home, situated on a quiet cul-de-sac on the outskirts of Bamber Bridge. The property is conveniently located just a short drive from both Chorley and Leyland and is surrounded by excellent local schools, shops, and amenities. Fantastic travel links are also available, with easy access to the nearby M6 and M61 motorways.

Stepping into the property through the entrance porch, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge/diner, which features a central fireplace and dual-aspect windows allowing plenty of natural light into the room.

From here, you will enter the bright kitchen/breakfast room. The kitchen is equipped with an integrated oven and hob, along with additional space for freestanding appliances. A convenient breakfast bar provides seating for two, while a single door leads out to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. A contemporary three-piece shower room completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. To the rear is a beautifully maintained and comfortably sized garden, featuring a flagged patio and lawn surrounded by established planting. The garden also benefits from a charming summer house and convenient storage shed, equipped with power, creating a peaceful outdoor space perfect for relaxing, gardening, or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







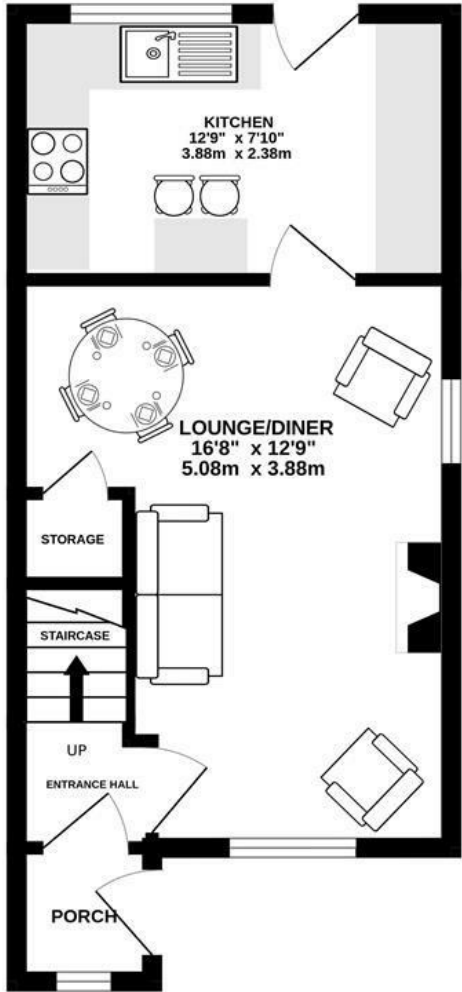




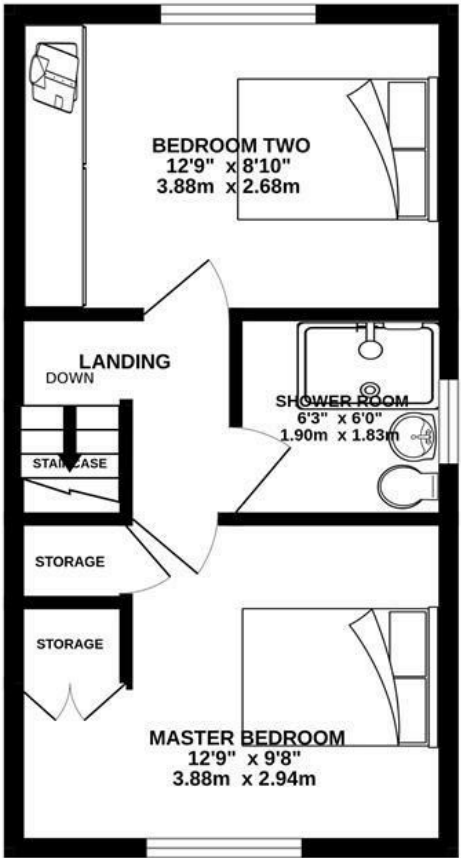


BEN ROSE

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	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	

