



Co-Operative Street, Bamber Bridge

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to the market this immaculately presented two-bedroom mid-terrace property, located in a sought-after part of Bamber Bridge. Presented with no chain, this would be an ideal home for a first-time buyer looking to take their first step onto the property ladder. The property is situated in the ever-popular town of Bamber Bridge and is only a short drive from the city of Preston. It is surrounded by superb local schools, shops, and amenities, and benefits from excellent travel links via the nearby train station and the M6 and M61 motorways.

The home has been recently refurbished throughout, featuring neutral décor that makes it perfectly move-in ready.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which offers a charming feature fireplace and a large window overlooking the front aspect. Double doors lead through to the dining room, where an open staircase provides access to the upper level. The generously sized dining room offers ample space for a family dining table and flows through to the kitchen. The contemporary fitted kitchen provides ample storage and includes an integrated oven and hob. From here, a central hallway offers additional storage and access to the rear yard via a single door. Completing the ground floor is a convenient utility room, providing extra space for freestanding appliances or practical storage.

Moving upstairs, you'll find two well-proportioned double bedrooms, both benefiting from fitted storage. The three-piece family bathroom is also located on this floor and includes an over-the-bath shower.

Externally, there is space for on-road parking at the front of the property. To the rear is a low-maintenance yard with gated access to the communal ginnel.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

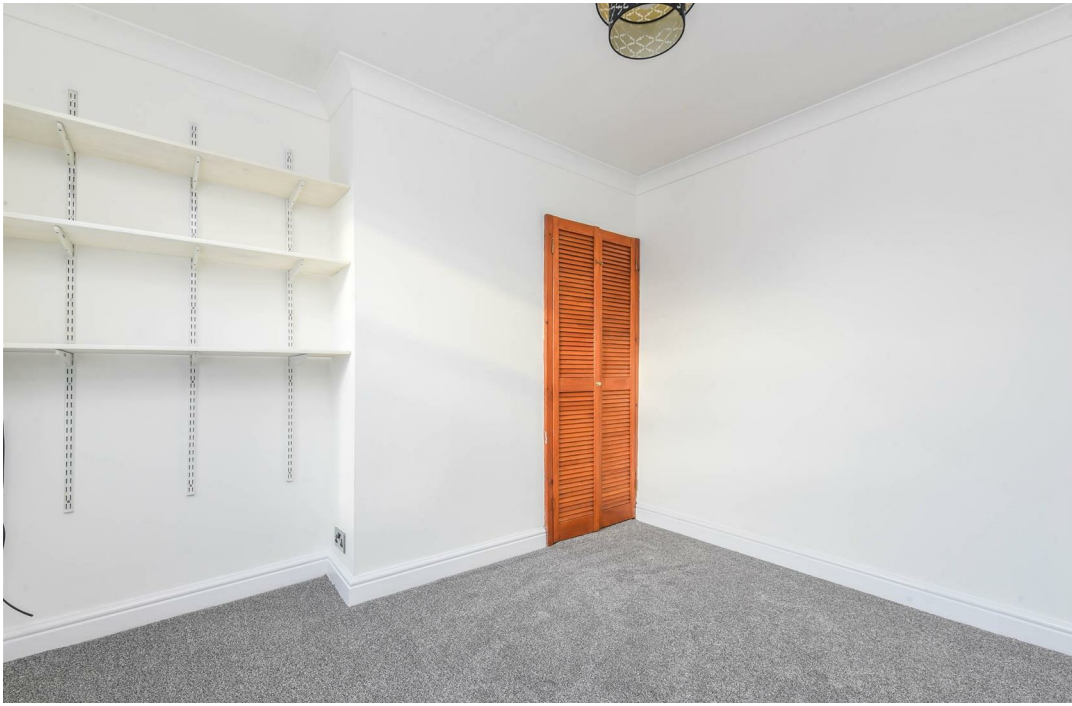




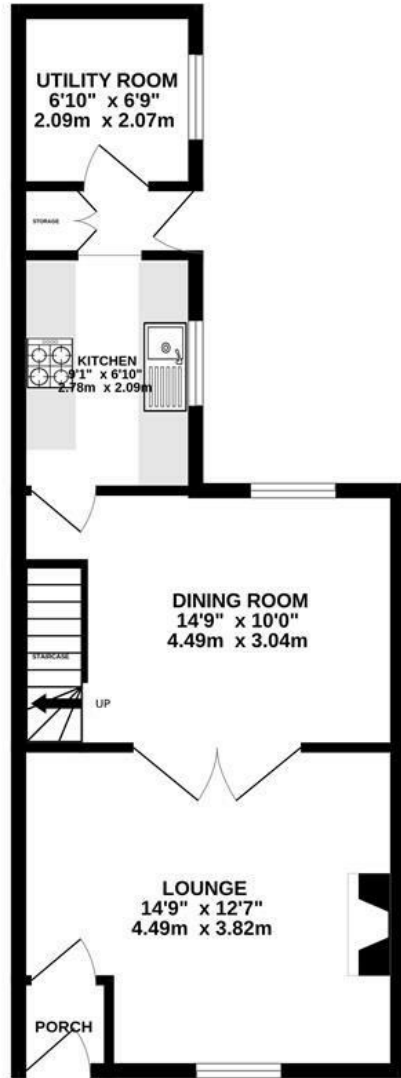








GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

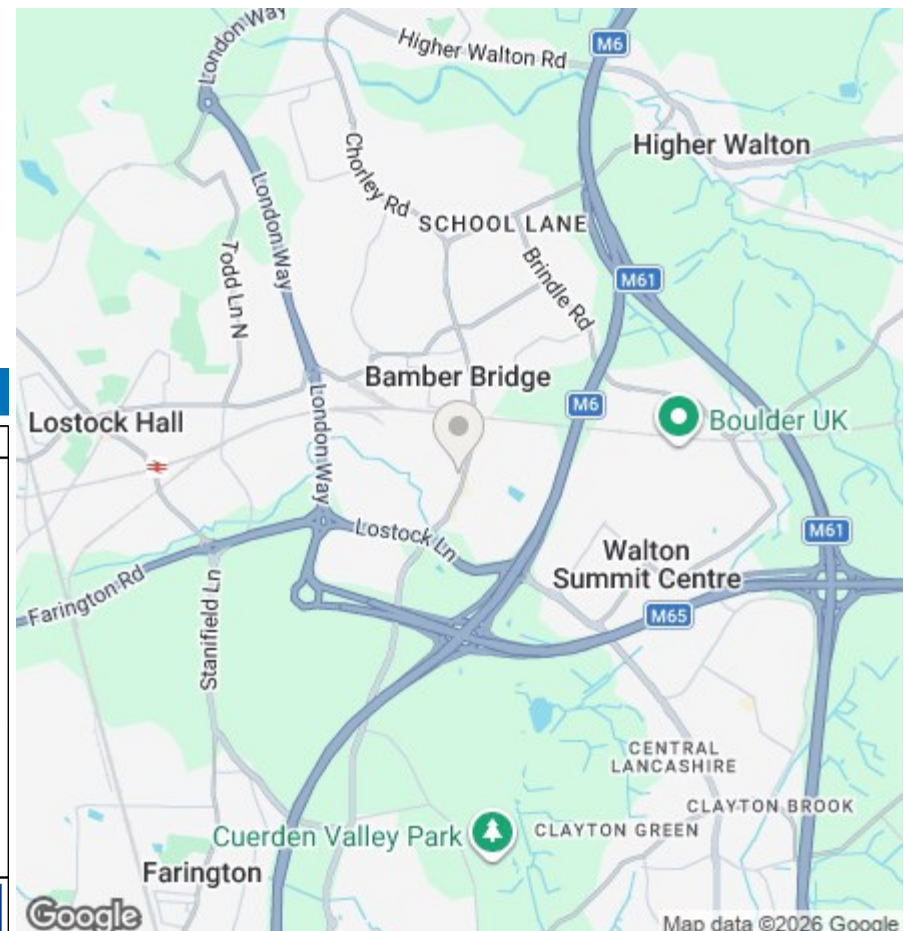


TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

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		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	