



**Ellen Street, Bamber Bridge, Preston**

**O.I.R.O £145,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced property, situated in the ever-popular area of Bamber Bridge. Presented with no onward chain, this home would be an ideal purchase for first-time buyers looking to step onto the property ladder. The property is just a short drive from Preston city centre and is surrounded by excellent local schools, shops, and amenities with fantastic travel links available via the nearby train station and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. On the right, you will find the spacious lounge, which features a large front-facing window that fills the room with natural light. Continuing through, you enter the kitchen/diner, offering ample storage with space for freestanding appliances. The dining area provides plenty of room for a family dining table and benefits from a single patio door leading out to the rear garden. Completing the ground floor is a generously sized storage room, accessed from the hallway.

Upstairs, the home boasts three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A two-piece shower room and a separate WC complete this level.

Externally, the front of the property offers plenty of on-street parking, while to the rear lies a generously sized and well-maintained garden, featuring a flagged patio, laid lawn, a greenhouse, and a convenient storage shed.

Early viewing is highly recommended to avoid disappointment.

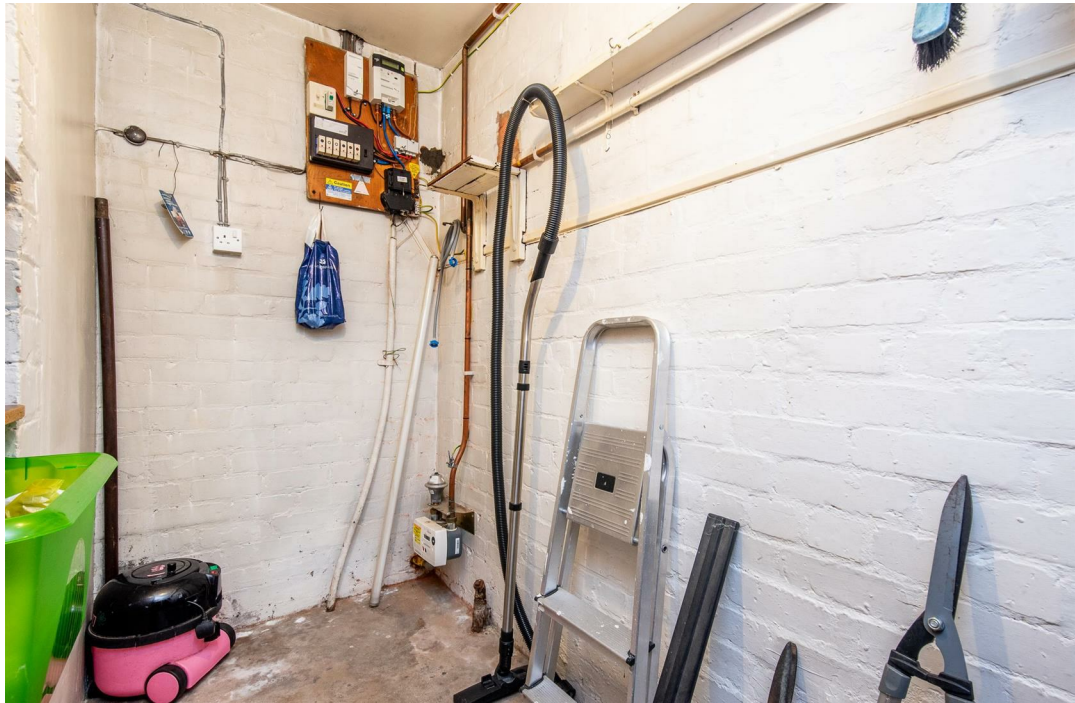




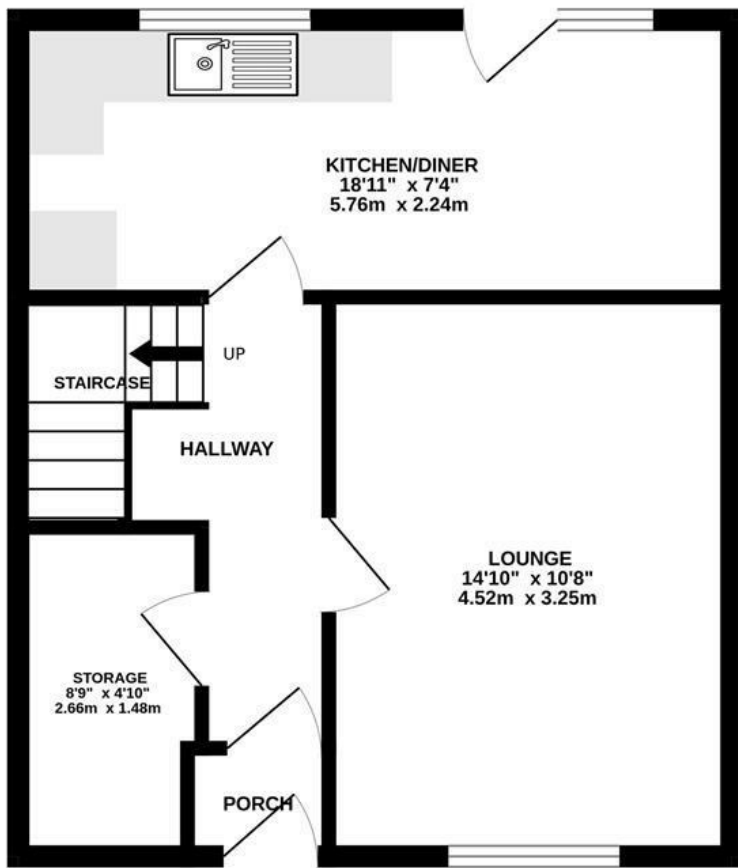




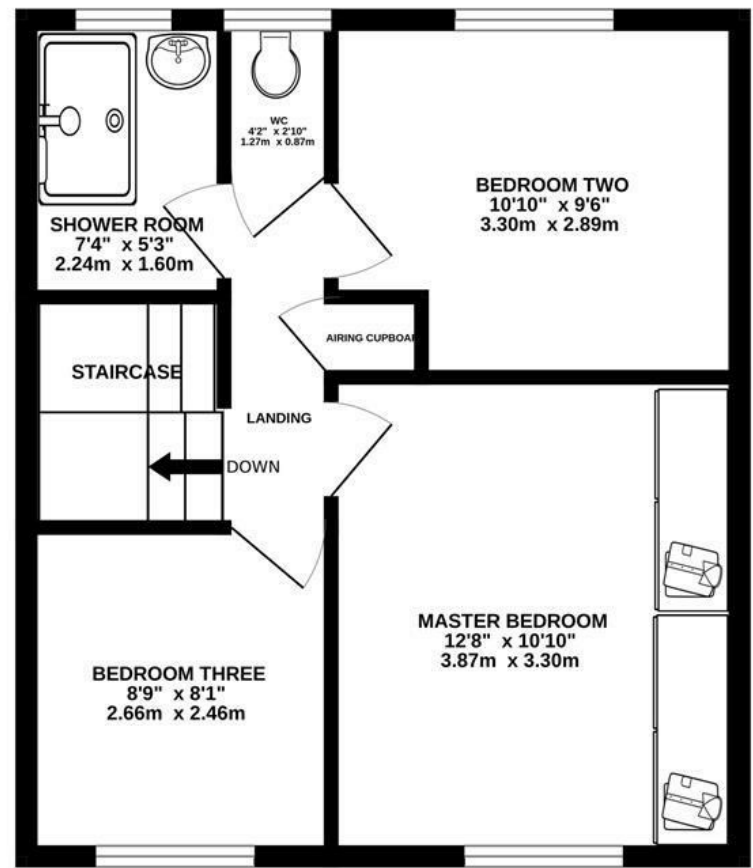




GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.

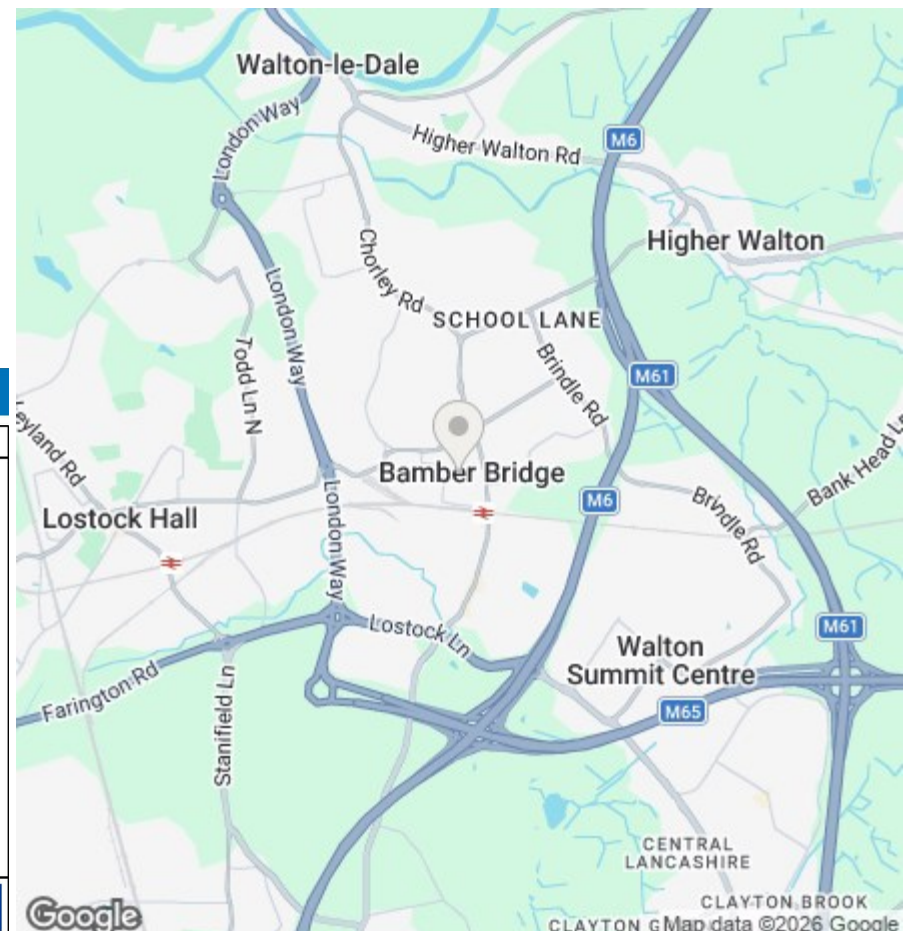


TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	