



Outram Way, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, situated in the heart of Bamber Bridge, Lancashire. Presented with no onward chain, the home offers well-proportioned accommodation throughout and provides an excellent opportunity for buyers to create a home to their own taste and style, with scope for modernisation to further enhance the property.

Bamber Bridge provides a wealth of local amenities, including shops, reputable schools, and parks, making it ideal for day-to-day living. For commuters, the area boasts excellent transport links, with easy access to the M6, M61, and M65 motorways, as well as nearby train stations and regular bus services connecting to Preston and surrounding towns.

Stepping into the property, you will find yourself in a bright reception room featuring dual-aspect windows and offering versatile living space. From here, you will move through to the central hallway, which provides access to the remaining ground floor rooms and the staircase leading to the upper level. On the left, you will find the spacious lounge, which features a central fireplace and large window overlooking the front aspect. On the opposite side of the hallway is the bright and airy kitchen/diner. The fitted kitchen offers ample storage and space for freestanding appliances, while the dining area provides ample room for a dining table, with sliding patio doors opening onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from fitted storage. The master bedroom also boasts access to convenient eaves storage and a walk-in dressing room.

Externally, to the front is a private driveway providing off-road parking, which extends to the side of the property and leads to the single detached garage at the rear. The garage benefits from an up-and-over door to the front, along with a single access door to the side.

To the rear is a generously sized garden featuring a well-maintained flagged patio and lawned area, providing a pleasant outdoor space for relaxing or entertaining.

Early viewing is highly recommended to appreciate the accommodation and potential this property has to offer.







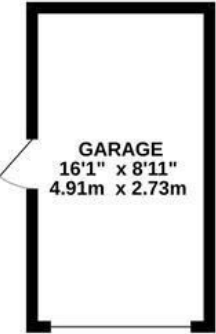




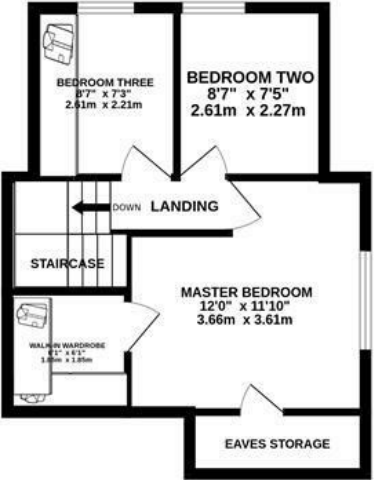


BEN ROSE

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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	61	84
(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 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

