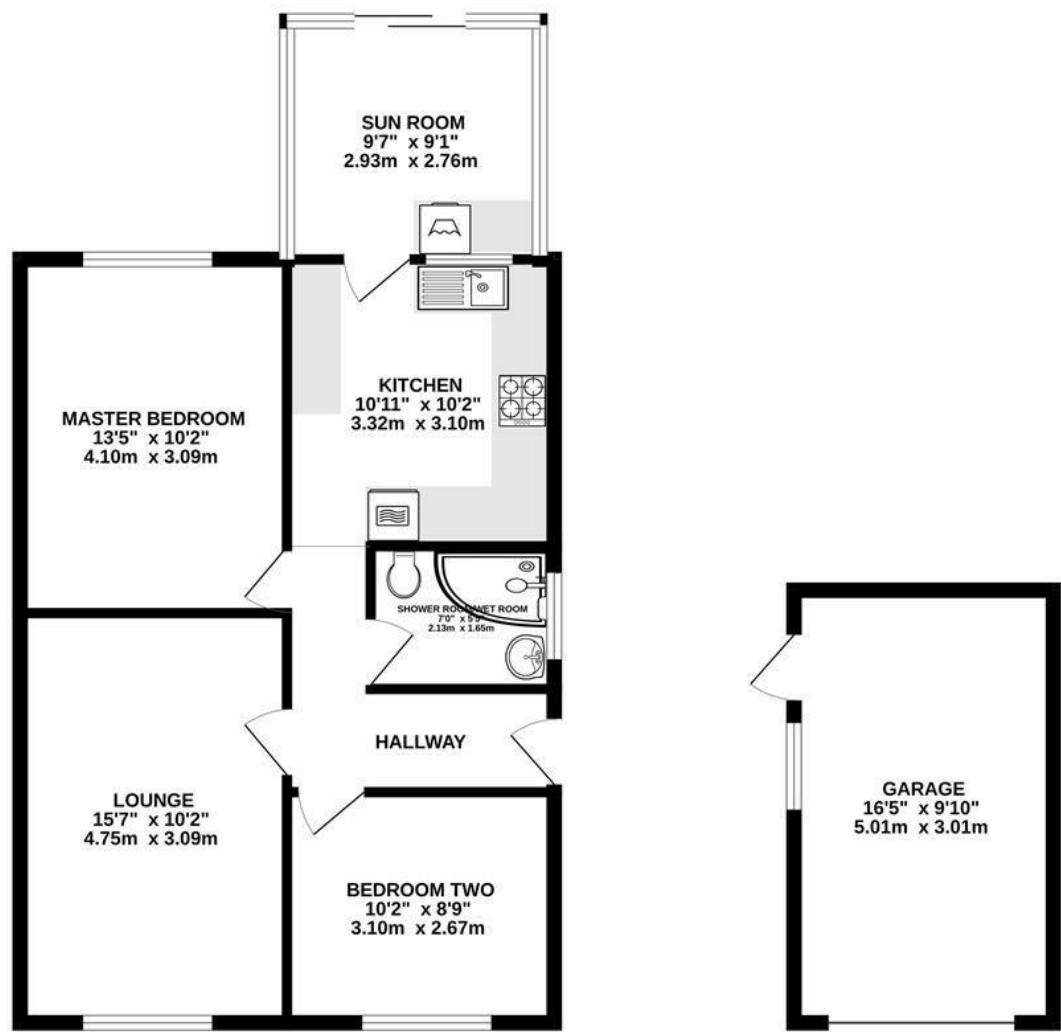


GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



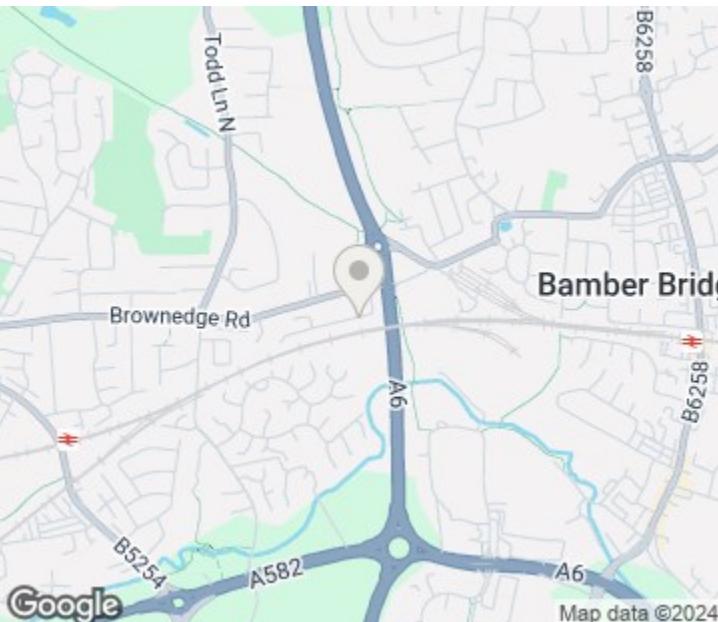
TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



BEN **BR** ROSE



Irongate, Bamber Bridge, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present this charming two-bedroom, semi-detached bungalow located on a quiet cul-de-sac in the heart of Bamber Bridge. Offered with NO CHAIN, this property is ideal for those seeking single-level accommodation with a large garden. It boasts excellent travel links, providing easy access to the M61 and M6 motorways, facilitating effortless commuting to nearby towns and cities. Viewing is highly recommended to avoid potential disappointment.

Stepping into the property, you find yourself in the welcoming entrance hallway, which provides access to most rooms. Across the hallway is the spacious lounge, featuring a large window overlooking the front aspect and a feature fireplace. Continuing through, you will find the modern kitchen. The kitchen has been recently fitted and offers integrated appliances, including a fridge, freezer, oven, hob, and microwave. Additional utility space is available in the sun room located off the kitchen. This bright and airy space offers a versatile area from which to enjoy the garden, accessible via sliding doors. Moving back through the home, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. The three-piece shower/wet room completes the internal offerings.

Externally, to the front, there is a generous driveway offering off-road parking for multiple vehicles and a low-maintenance stone garden. The driveway leads to a single detached garage at the rear. The rear of the property features a good-sized garden with a flagged patio, lined with tall fencing for added privacy. This space also benefits from not being directly overlooked.

