BEN ROSE



Moon Street, Bamber Bridge, Preston

Offers Over £105,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terraced home, ideally situated in the popular residential area of Bamber Bridge. Retaining a number of attractive original character features, including traditional coving, picture rails and solid oak flooring, the property offers a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking a property with excellent potential. Although in need of modernisation, the home offers generously proportioned accommodation throughout, including a spacious lounge and an impressive kitchen diner, providing an excellent foundation for someone looking to put their own stamp on a property. Bamber Bridge offers a convenient setting with a good selection of local shops, supermarkets, eateries and everyday amenities close by, alongside leisure facilities and green spaces such as Withy Grove Park and Bamber Bridge Leisure Centre. For commuters, Bamber Bridge railway station provides services towards Preston and Blackburn, while regular bus services offer connections to surrounding towns and villages. The nearby M6, M61 and M65 motorway networks also provide convenient access across Lancashire and the wider North West, with Preston, Leyland and Chorley all within easy reach.

Moving inside, the property welcomes you through a vestibule which provides direct access into the front lounge. This spacious reception room benefits from a front-facing window, allowing plenty of natural light to filter through, while a number of original features add to the home's character, including an attractive coved ceiling, picture rail and original solid oak flooring. A modern electric fire sits within a wooden surround with a polished stone hearth, creating an attractive focal point to the room. Towards the far right corner, a wooden glazed door leads through into the generously sized kitchen diner. Offering plenty of space for both cooking and family dining, this room is fitted with a range of kitchen units and integrated appliances, including a chimney-style extractor hood. Further features include practical tiled flooring, two rear-facing windows providing additional natural light and an external door giving direct access out to the rear yard. The staircase is also conveniently positioned off this room, leading to the first floor.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is a spacious double room positioned to the front of the property, featuring a front-facing window and an integrated storage cupboard, offering useful additional storage. Bedroom two is also a double, room overlooking the rear of the property and benefiting from a further integrated cupboard, which houses the combination boiler. Completing the accommodation is a three-piece family bathroom, fitted with an overhead shower and finished with laminate plank flooring.

Externally, residential parking is readily available to the front of the property. To the rear, the home benefits from a private, south-facing walled yard, offering a pleasant outdoor space with flagged paving and a small brick outbuilding providing useful additional storage. A wooden gate at the rear gives access to the service road. Overall, this is an excellent opportunity to acquire a characterful home with spacious accommodation and plenty of scope for improvement. With its appealing original features, generous room proportions and convenient Bamber Bridge location, the property would make an ideal first purchase or investment, offering buyers the chance to modernise and create a home tailored to their own tastes and requirements.































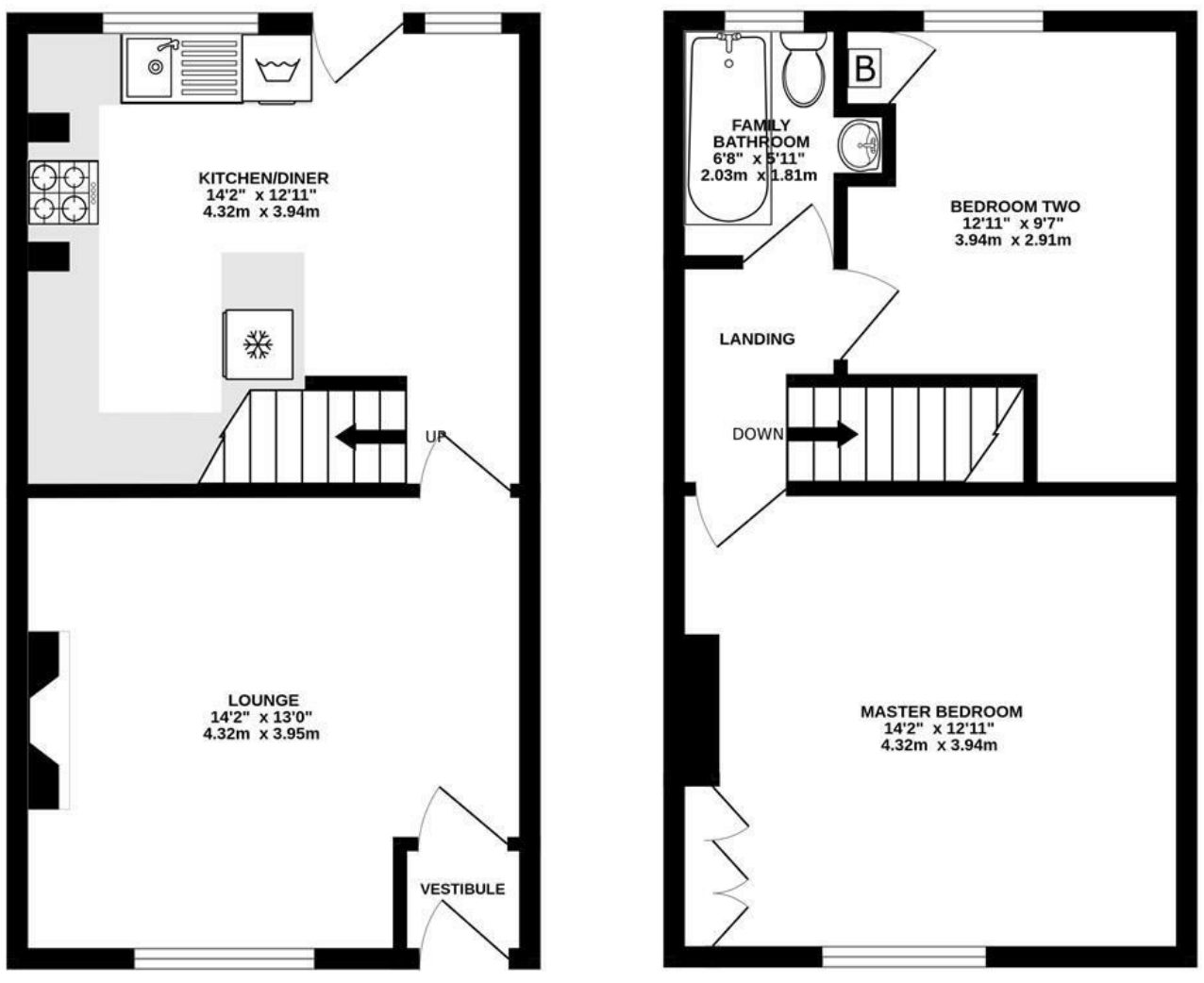




BEN ROSE

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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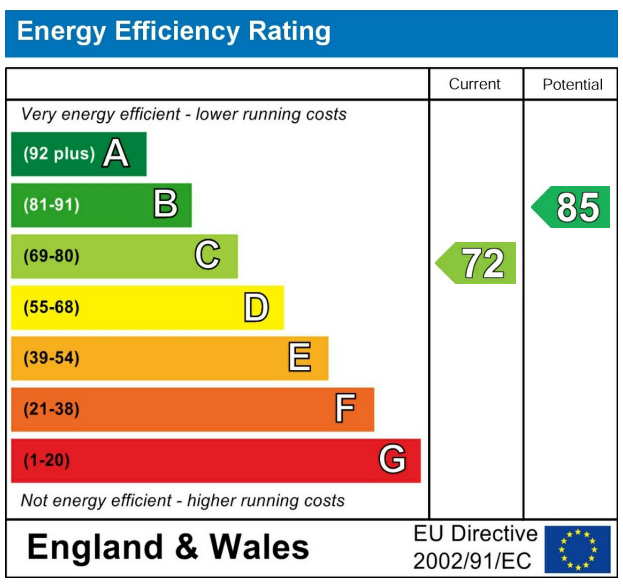

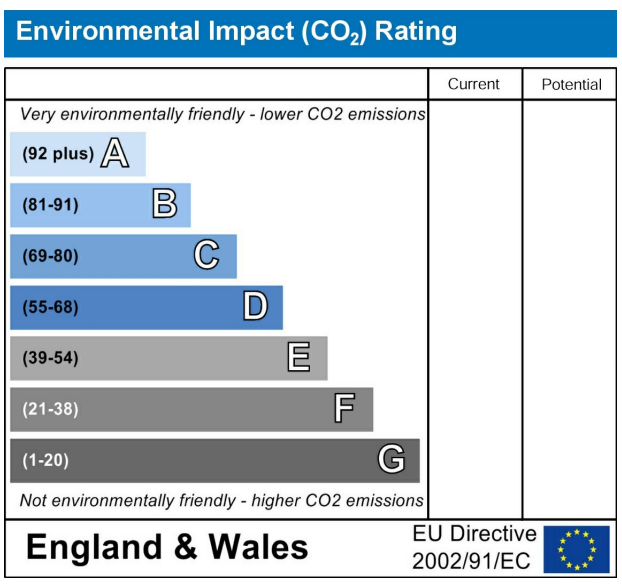

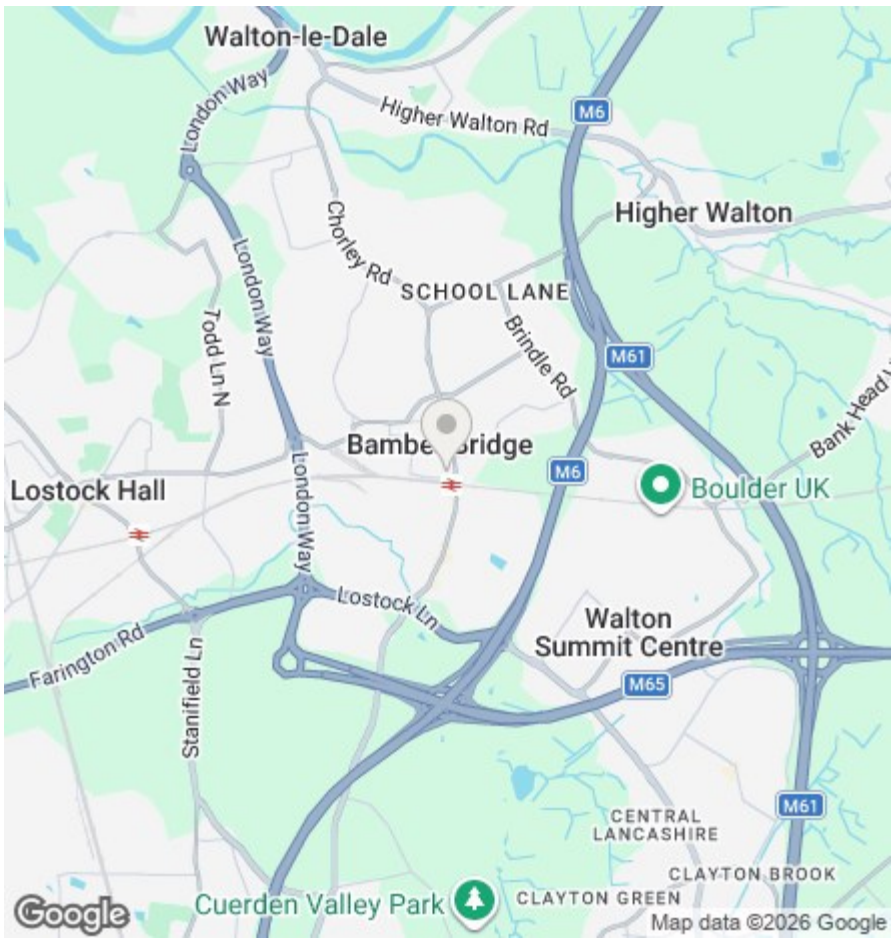

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