



## Maypark, Bamber Bridge, Preston

**Offers Over £159,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached property, ideally positioned within a quiet cul-de-sac location in the highly sought-after area of Bamber Bridge. Surrounded by mature trees and offering a peaceful setting, this lovely home is perfectly suited towards first time buyers, downsizers or couples looking for a well-maintained property with excellent local convenience. The property enjoys easy access to a range of nearby amenities including supermarkets, cafés, schools and leisure facilities, whilst also benefiting from fantastic travel links via nearby bus routes, Bamber Bridge railway station and the M6, M61 and M65 motorways, making commuting towards Preston, Blackburn and surrounding Lancashire towns incredibly convenient.

Upon entering the home, you are welcomed into a useful porch which opens into the spacious front lounge. The lounge offers an inviting and comfortable setting, enhanced by attractive grey vinyl plank flooring and a large front-facing window overlooking the garden, allowing plenty of natural light to flow through the space. An open staircase is positioned neatly off the lounge, creating an airy feel to the room. Moving through to the rear of the property, the kitchen/breakfast room benefits from a range of integrated appliances along with ample worktop and storage space, making it both practical and functional for everyday living. A door from the kitchen leads through to the bright conservatory, which enjoys panoramic views over the south-facing rear garden and provides an excellent additional reception space to relax or entertain throughout the year.

To the first floor, the property offers two well-proportioned bedrooms and the family bathroom. The generous master bedroom overlooks the front garden and benefits from integrated wardrobes, providing excellent built-in storage. Bedroom two is positioned to the rear of the property and enjoys pleasant views over the garden, making it ideal as a guest room, nursery or home office. Completing the first floor is the family bathroom, fitted with a bath and overhead shower arrangement.

Externally, the property continues to impress with a lawned front garden and a driveway. The driveway leads to the highly useful utility/summer room, which can be accessed from both the front and rear of the property. This versatile space features fitted cabinets along both sides, offering substantial storage alongside a sink and tumble dryer area. To the rear, the good-sized south-facing garden provides an excellent outdoor retreat, featuring a flagged seating area leading up to the lawned section, with an additional seating area positioned at the far end of the garden. A handy garden shed also offers further storage solutions. Combining a peaceful setting, practical living space and excellent connectivity, this delightful home presents a fantastic opportunity for a wide range of buyers.







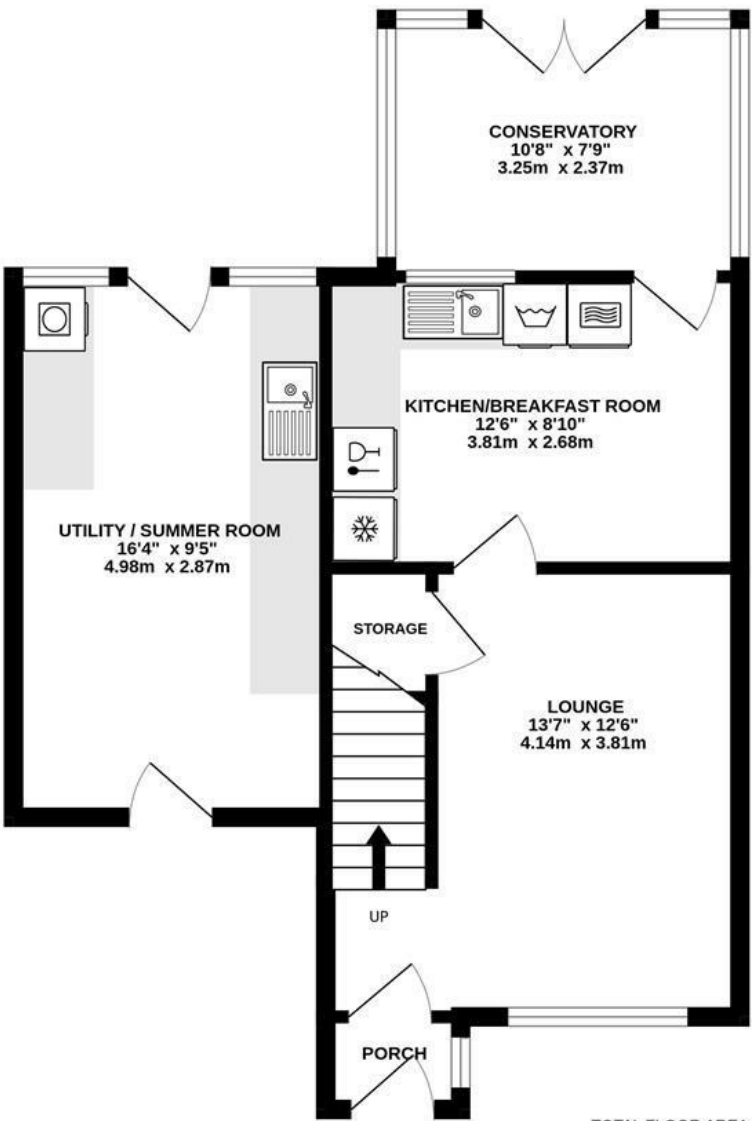






# BEN ROSE

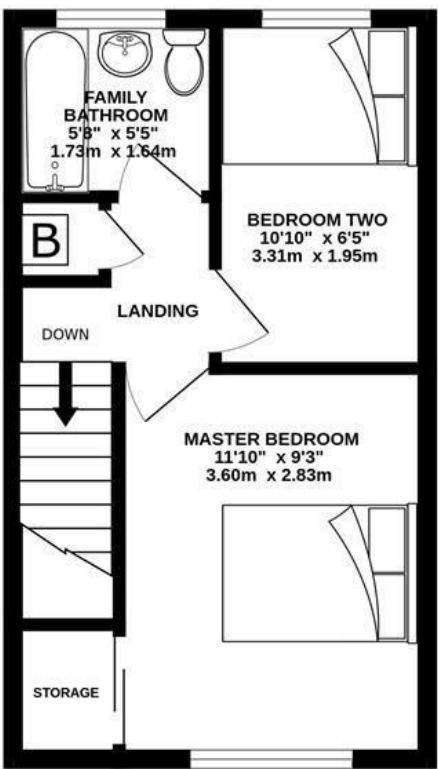
GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



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                                 |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 68      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |           |

England & Wales

EU Directive 2002/91/EC



