



## **Brampton Drive, Bamber Bridge, Preston**

**Offers Over £109,950**

Ben Rose Estate Agents are pleased to present to market this well-maintained and generously sized two-bedroom ground floor apartment, located in the ever-popular area of Bamber Bridge. Ideally suited to first-time buyers or couples, this inviting home offers comfortable, modern living within close proximity to Bamber Bridge town centre, where a range of local shops, bars, restaurants, pubs and schools can be found. The area is exceptionally well connected, with convenient rail services to Preston and Blackburn, excellent bus links, and easy access to the M6, M61 and M65 motorways—making it a fantastic base for commuters travelling across the region.

Stepping into the property, you are welcomed by a bright entrance hall giving access to all rooms. The spacious lounge is a standout feature, benefitting from a charming bay window that floods the space with natural light, along with a feature electric fireplace that creates a warm and comfortable atmosphere. The fitted kitchen is positioned just off the hall, offering ample worktop and storage space for everyday cooking needs. Completing the ground floor layout is the family shower room, fitted with a modern suite.

The apartment boasts two well-proportioned double bedrooms. The master bedroom offers excellent space and convenience, further enhanced by its own private ensuite shower room. The second double bedroom is equally versatile and suitable for guests, home working or additional storage.

Externally, the property enjoys access to a dedicated parking space along with well-maintained communal grounds, providing pleasant outdoor surroundings.

Overall, this superb ground floor apartment delivers comfortable living, excellent connections and close proximity to local amenities—making it an ideal opportunity for those seeking a well-positioned home in Bamber Bridge.







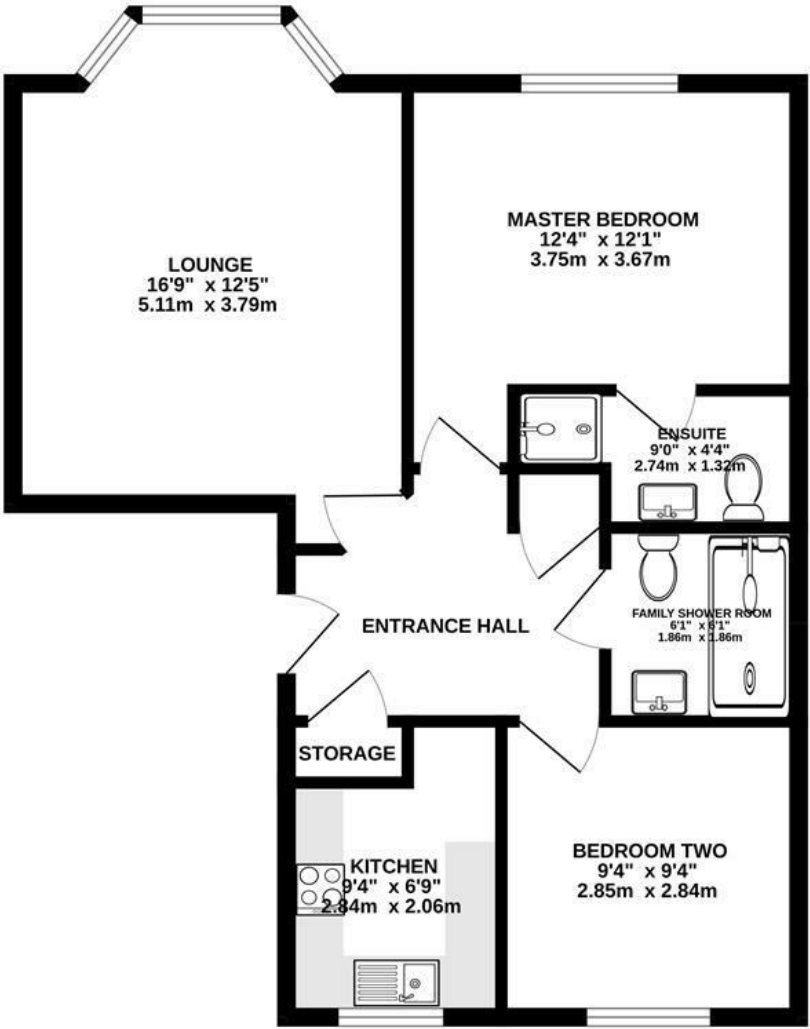









GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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		79
(55-68) D	64	
(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	