



Fell Close, Bamber Bridge, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this spacious two-bedroom semi-detached bungalow, ideally positioned on a quiet cul-de-sac in the heart of Bamber Bridge. Offered to the market with no chain it would make the ideal home for first-time buyers, couples, or those looking for the convenience of single-storey living. This well-maintained home enjoys a fantastic location with easy access to Leyland town centre and Preston city centre, excellent transport links via Bamber Bridge train station and the M6 and M61 motorways, with a wealth of well-regarded schools, shops, and everyday amenities nearby. Early viewing is highly recommended to avoid disappointment.

Stepping inside, you are welcomed by an inviting entrance hall which provides access to the spacious lounge and the fitted kitchen. The kitchen is a good size and benefits from an integrated oven, space for additional freestanding appliances, and a door providing access to the side of the property. The generous lounge is filled with natural light from the large front-facing window and features fireplace, creating a warm and comfortable living space. From here, access leads through to the rear of the bungalow where you will find two well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage. Completing the internal accommodation is a modern shower room.

The property also benefits from a generous loft space which is partially boarded and fitted with a pull-down ladder and lighting, offering excellent storage and potential for further development or extension, subject to the necessary planning permissions.

Externally, the property enjoys a shared driveway with parking for one vehicle to the front. To the rear is a beautifully maintained garden, featuring a combination of lawn and patio areas, providing an ideal space for relaxing or entertaining while enjoying sunshine throughout the day. The garden also offers access to the driveway, and the property further benefits from solar panels fitted to the rear roof, adding to its overall appeal. This is a fantastic opportunity to purchase a well-located bungalow with plenty of potential in a highly sought-after residential area.













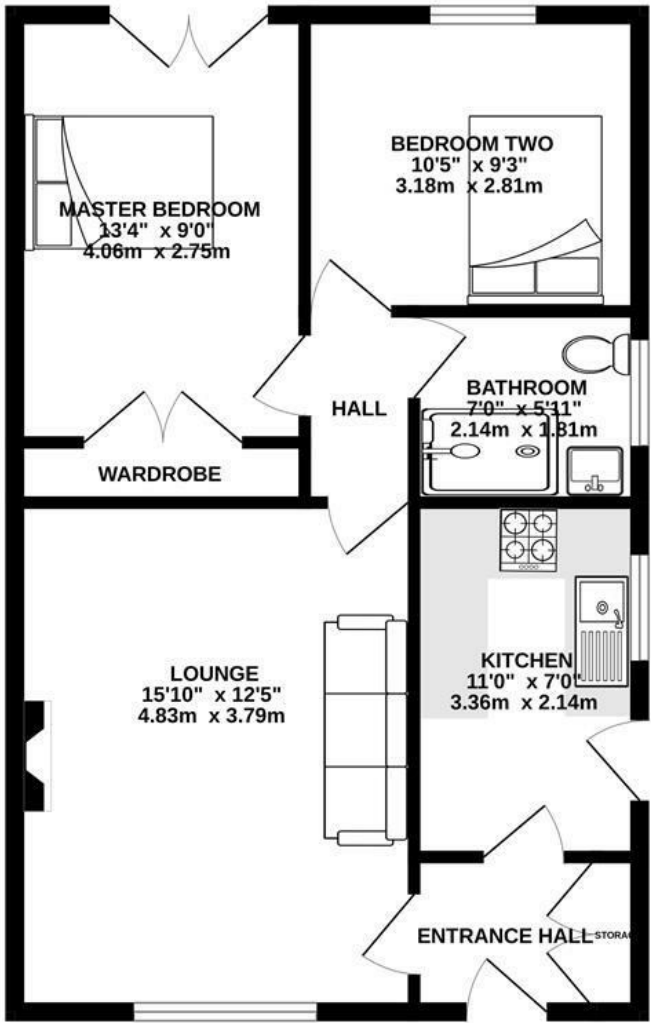






BEN ROSE

GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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		
	78	84
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	

