



**Elmfield Drive, Bamber Bridge, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, situated within a desirable area of Bamber Bridge. Ideal for couples or first-time buyers, this attractive home is presented with no onward chain and offers a fantastic opportunity to step onto the property ladder. Tucked away within a quiet cul-de-sac, the property enjoys convenient access to local schools, shops, and amenities, along with excellent transport links nearby.

Stepping into the property, you are welcomed into an inviting entrance hallway, where the modern kitchen is located to the right. The kitchen offers ample storage and space for freestanding appliances, complemented by a large window overlooking the front aspect. Moving through, you enter the spacious lounge/diner, which features an open staircase leading to the upper level and benefits from double patio doors opening directly onto the rear garden, creating a bright and sociable living space.

To the first floor, the property offers two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, serves this level.

Externally, the front of the property benefits from a private driveway providing off-road parking. To the rear, there is a generously sized garden featuring a lawn and a flagged patio area, offering an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.

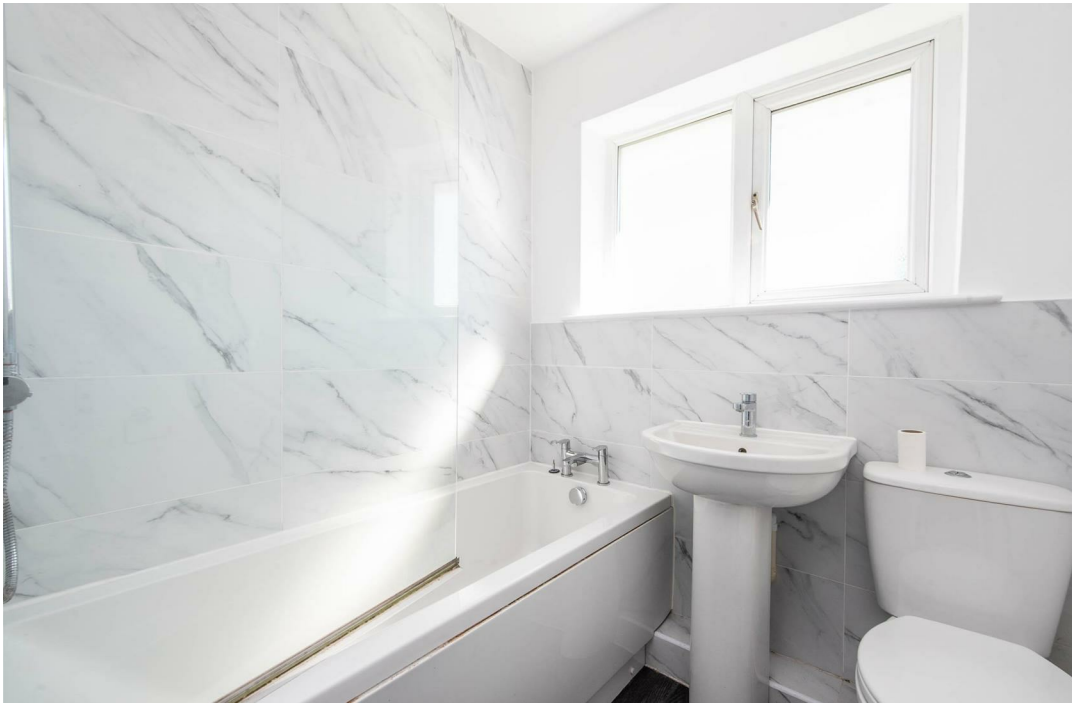




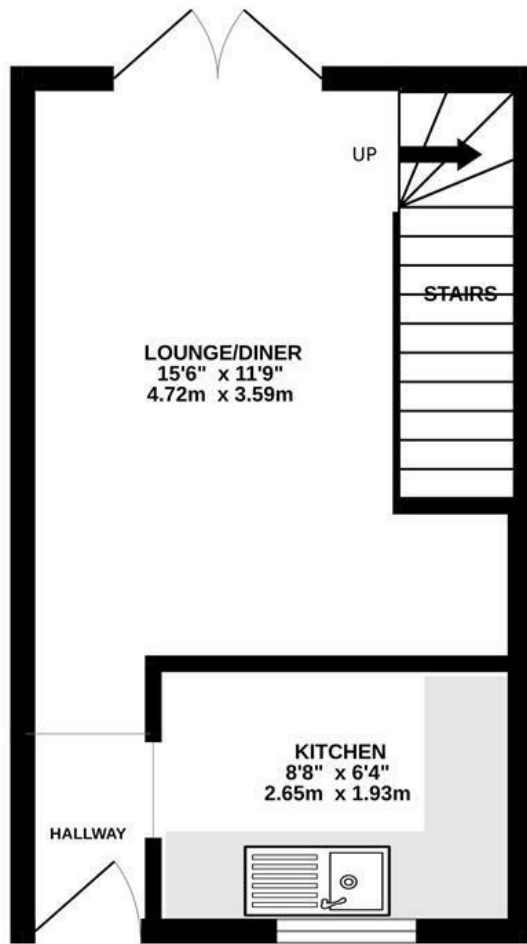




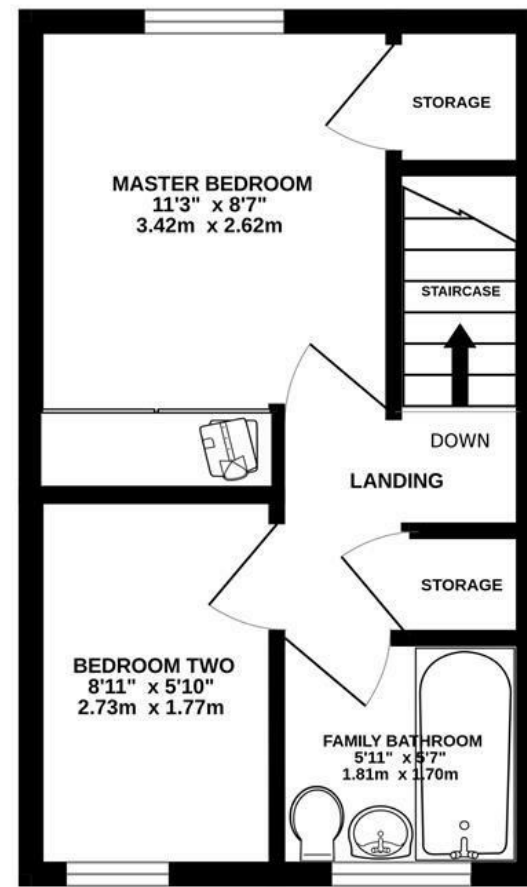




GROUND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.

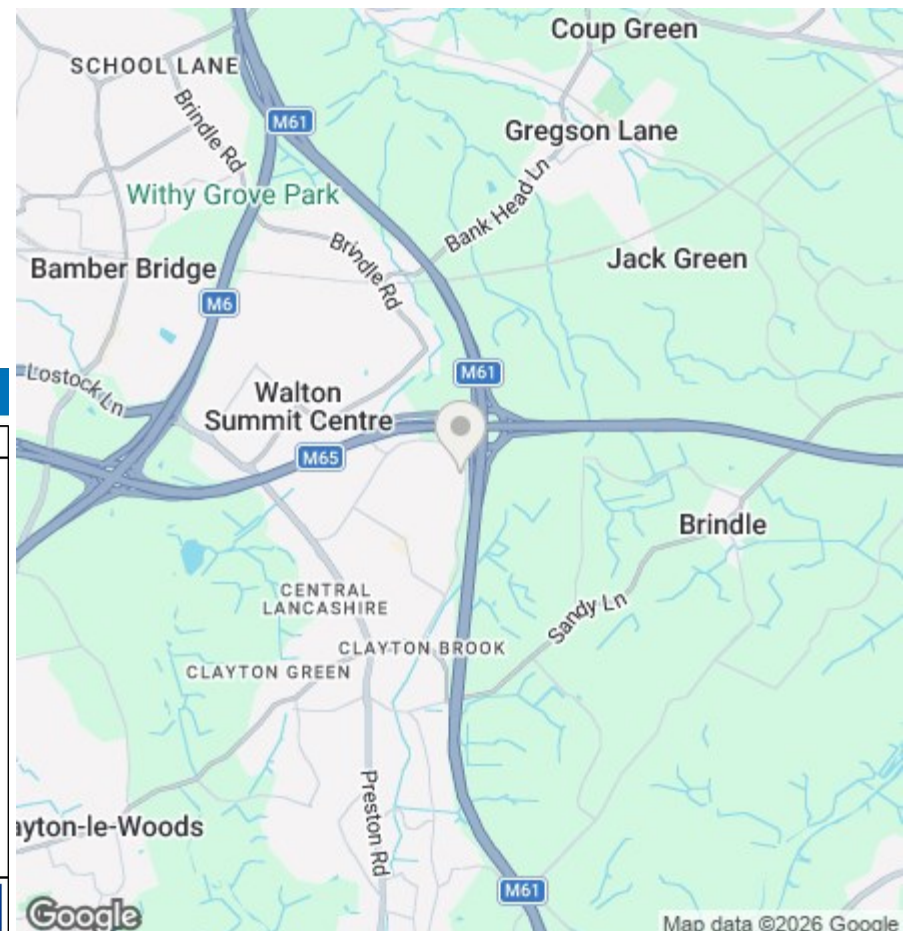


TOTAL FLOOR AREA: 474 sq.ft. (44.1 sq.m.) approx.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>89</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |