



**Irongate, Bamber Bridge, Preston**

**Offers Over £129,950**

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom, semi detached home located on a quiet cut de sac in the heart of Bamber Bridge. Ideal for first time buyers or someone looking for a project home, the property boasts excellent travel links, with easy access to the M61 and M6 motorways, allowing for effortless commuting to nearby towns and cities. Viewing is highly recommended to avoid any potential disappointment.

Internally upon entering you'll find the entrance hall with access to the stairs and lounge/diner. This space is of a generous size and compromises of dual aspect windows, a gas fireplace and an abundance of space for a large sofa set and six person family dining table. It is also here that you can find a large under stair storage and access to the kitchen/sitting room via a set of French doors. Moving through the kitchen/sitting room is versatile in use and offers additional space for a sofa and an abundance of worktops. There is plenty of room for freestanding appliances with external access to the side of the home found here.

Moving upstairs you'll find three bedrooms, two are spacious doubles with the third bedroom making the ideal home office/study or nursery. Also on this floor is a three piece family bathroom with bath.

To the front is a generous driveway for 3 cars off road and an easy to maintain lawn. To the rear, a good sized garden flagged throughout and lined with tall fencing for added privacy. This space also benefits from not being directly overlooked.





















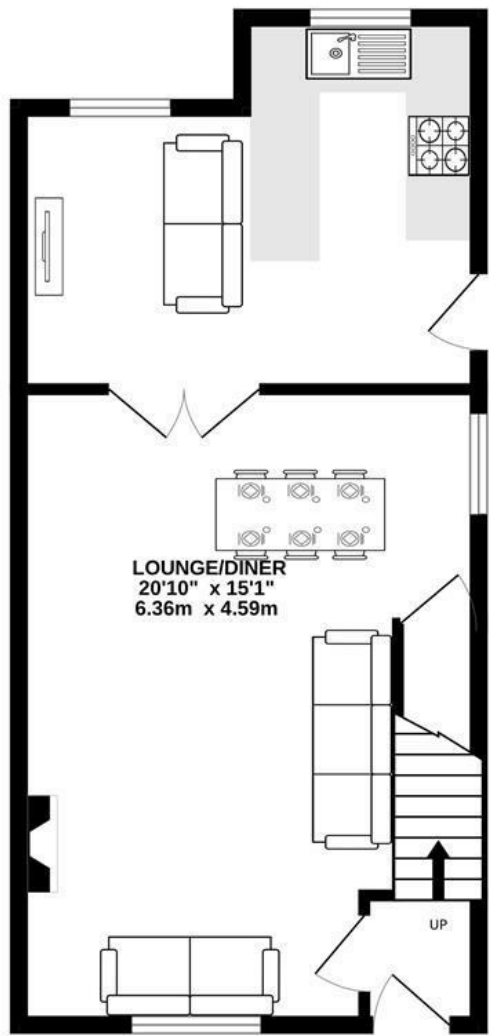




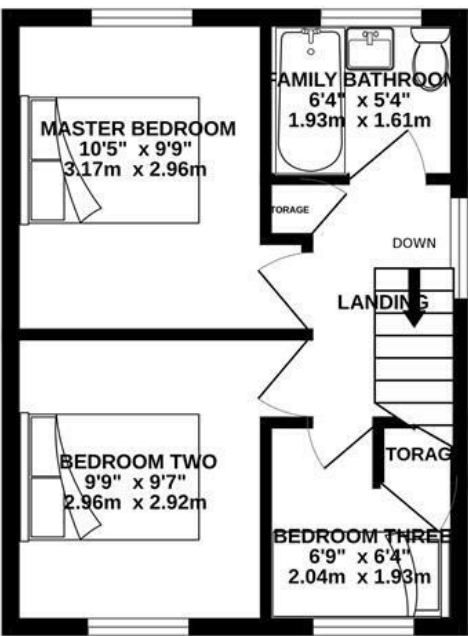


# BEN ROSE

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.




TOTAL FLOOR AREA : 767 sq.ft. (71.2 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(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

