



Grove Street, Bamber Bridge, Preston

Guide Price £100,000

Ben Rose Estate Agents are pleased to present to the market this three-bedroom terraced property, offered with NO ONWARD CHAIN. The property is in need of renovation but presents an excellent opportunity for those looking to add value and modernise to their own taste, making it an ideal choice for investors, developers, or buyers seeking a refurbishment project. Located in the heart of Bamber Bridge, the home is within walking distance of a variety of local amenities, including shops, cafés, and supermarkets. The property also benefits from excellent transport links, with Bamber Bridge railway station nearby, as well as convenient access to the M6 motorway and M61 motorway, making it ideal for commuters.

Stepping into the property through the entrance porch, you are welcomed into the main hallway, where a staircase leads to the upper level. To the left, you will find the generously sized kitchen, which offers ample storage along with space for freestanding appliances. A large window overlooks the front aspect, allowing plenty of natural light into the room. Continuing through, you will enter the spacious lounge, which is set within a semi-open-plan layout with the dining room. The lounge features a central fireplace while the dining room provides ample space for a large family dining table and benefits from a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned double bedrooms, along with a three-piece family bathroom featuring an over-the-bath shower.

Externally, the front of the home boasts a private driveway providing off-road parking for two vehicles and leading to the attached single garage. The garage benefits from internal access via the porch, as well as an up-and-over door from the front, and is equipped with power and lighting.

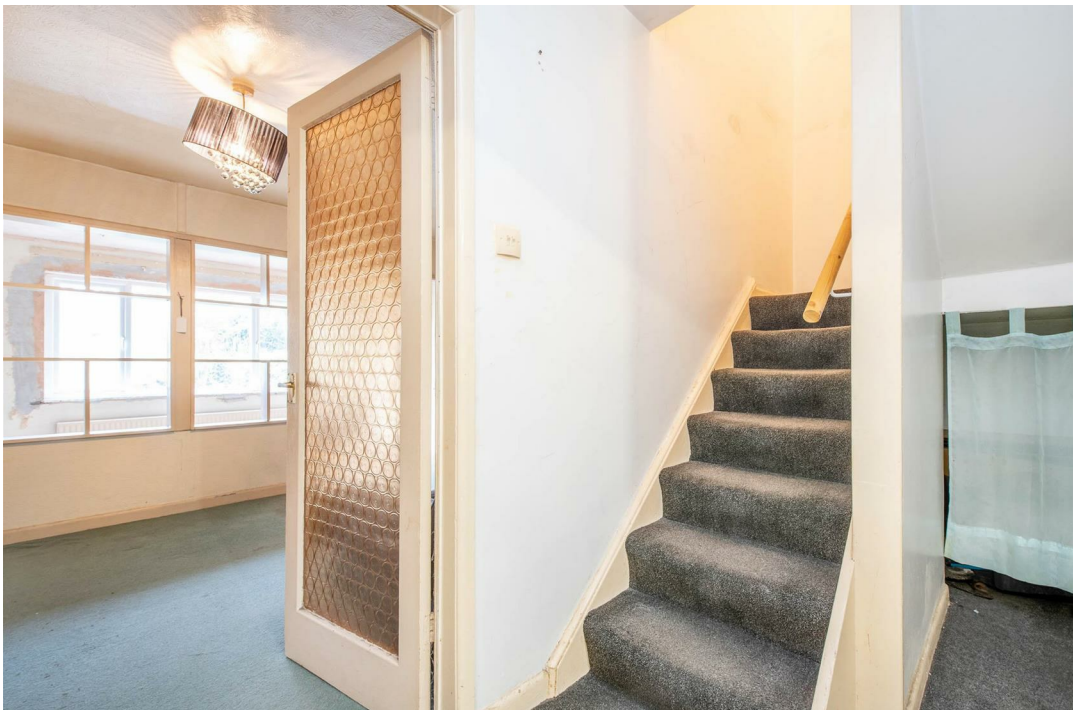
To the rear is a low-maintenance garden with a loose stone patio, providing the perfect space to add outdoor furniture and enjoy relaxing or entertaining outdoors.

Early viewing is highly recommended to avoid potential disappointment.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







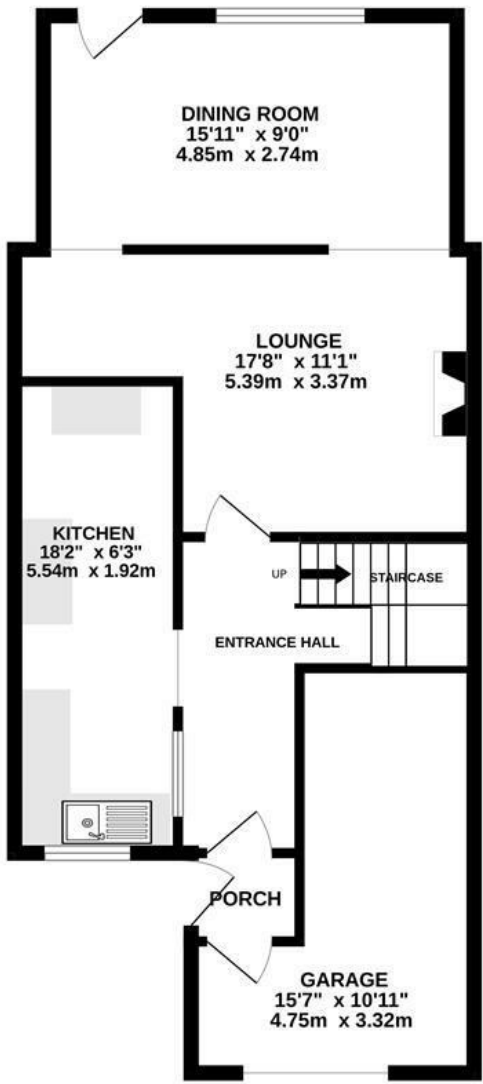




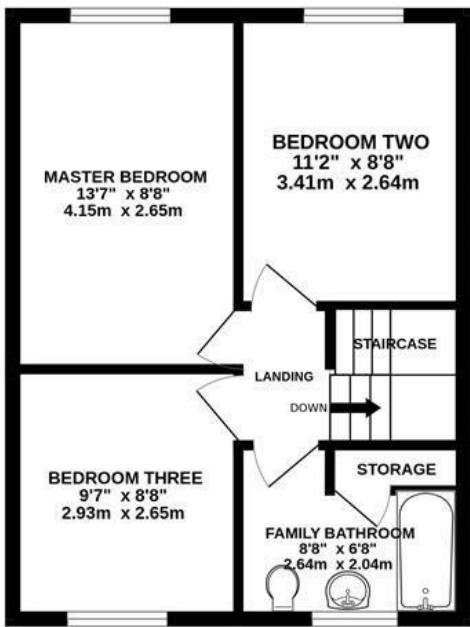


BEN ROSE

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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) 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		
	58	72
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	

