



## Greenwood Street, Bamber Bridge, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace property, tucked away on a quiet street in the heart of Bamber Bridge. This inviting home is perfectly suited to first-time buyers looking to step onto the property ladder, as well as investors seeking an excellent buy-to-let opportunity. Ideally located, the property offers easy access to Preston City Centre and is surrounded by highly regarded schools, a range of shops, and everyday amenities. Travel connections are superb, with both the M6 and M61 motorways within close reach, making it an excellent choice for commuters.

The home has been completely refurbished within the last 18 months to a beautiful standard throughout, including a newly fitted kitchen and bathroom, along with neutral décor, making it completely move-in ready.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace, bespoke cabinetry, and a large window overlooking the front aspect. From here, you will enter the contemporary kitchen, which offers ample storage and includes integrated appliances including a fridge, freezer, oven, and hob, along with convenient access to under-stairs storage. A single door from the kitchen leads out to the rear garden.

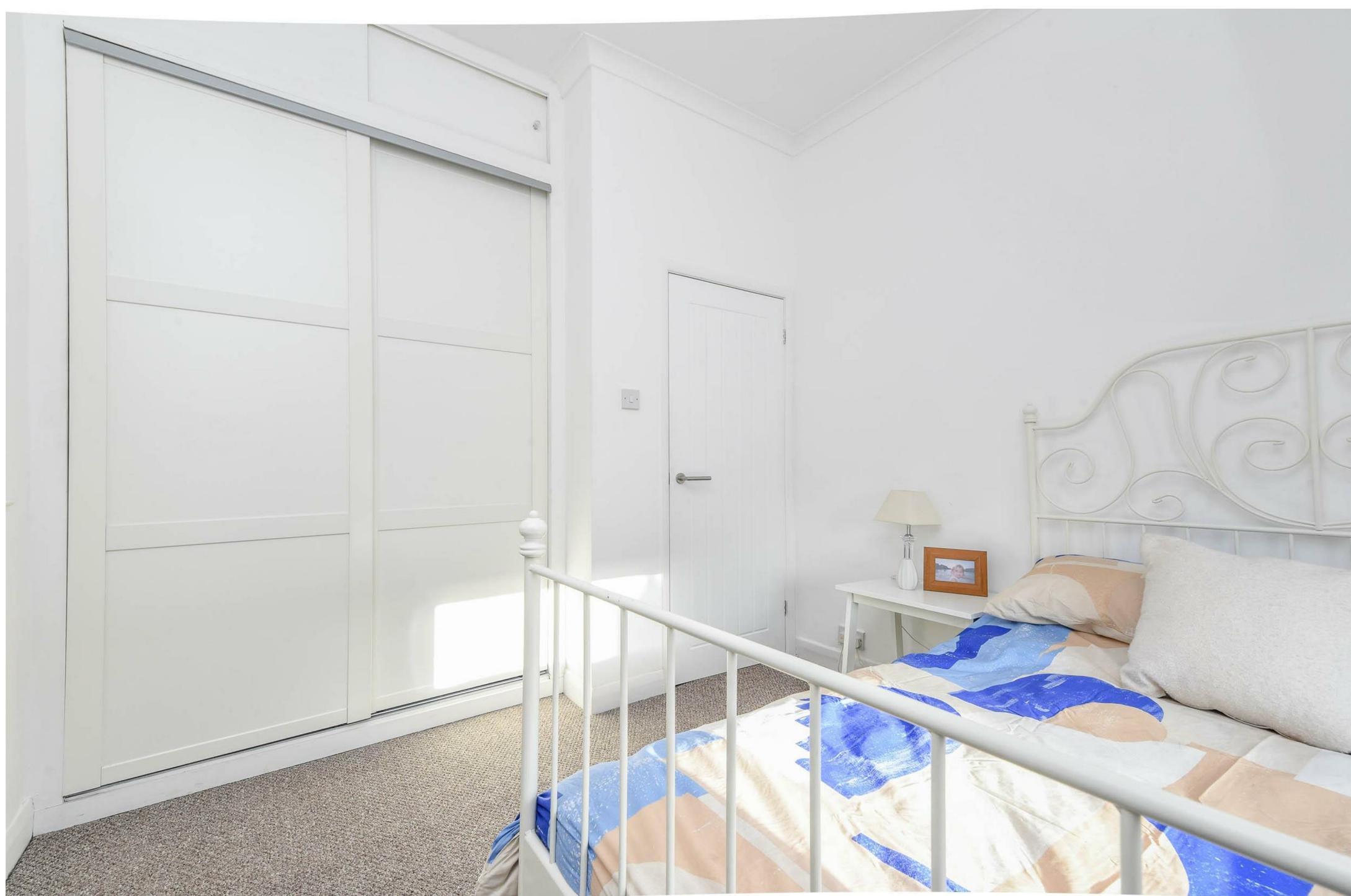
Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this level. Externally, there is ample on-street parking to the front. To the rear is a low-maintenance stone yard of a good size, featuring a storage shed and convenient return access to the front of the property.

Early viewing is strongly advised to avoid disappointment.







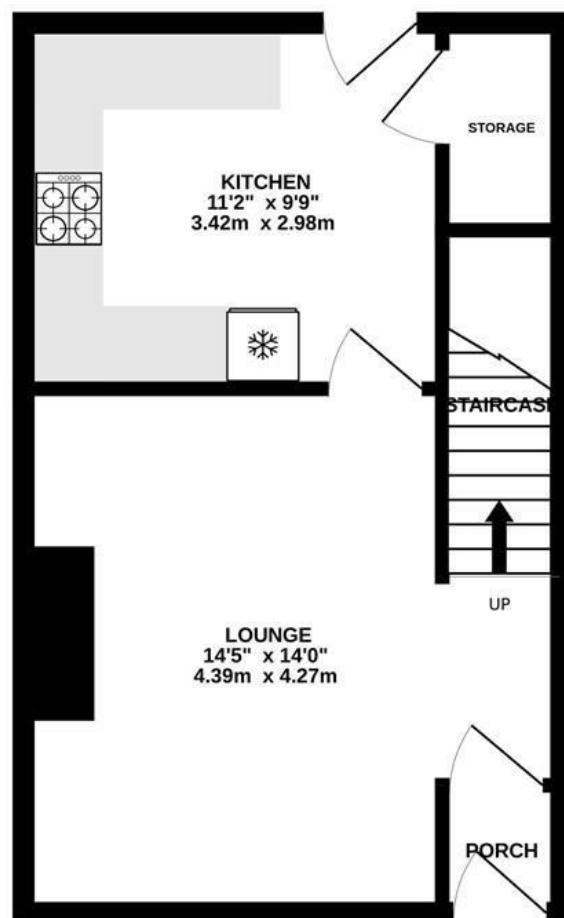




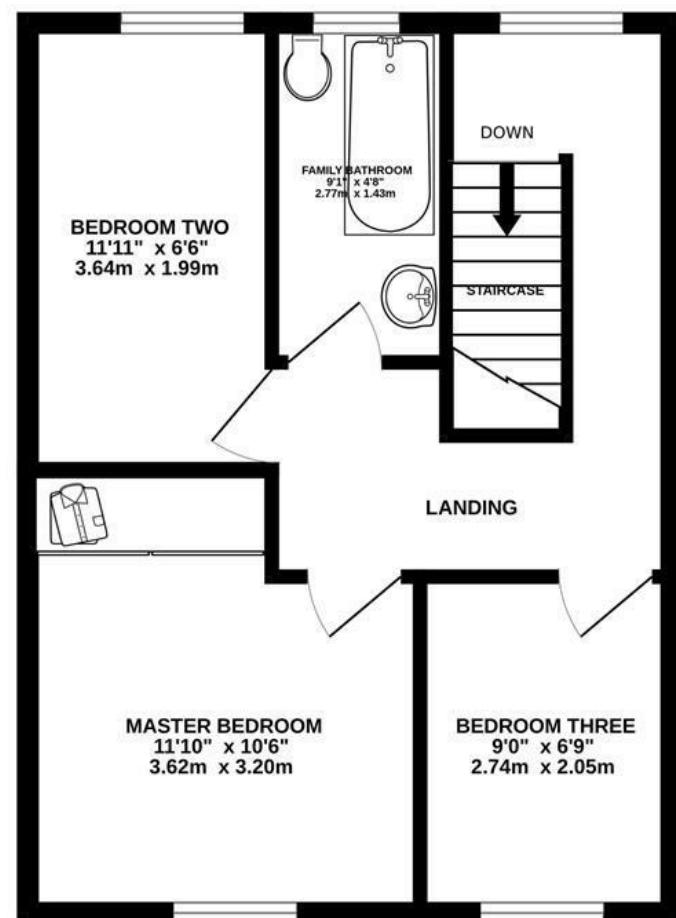


# BEN ROSE

GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



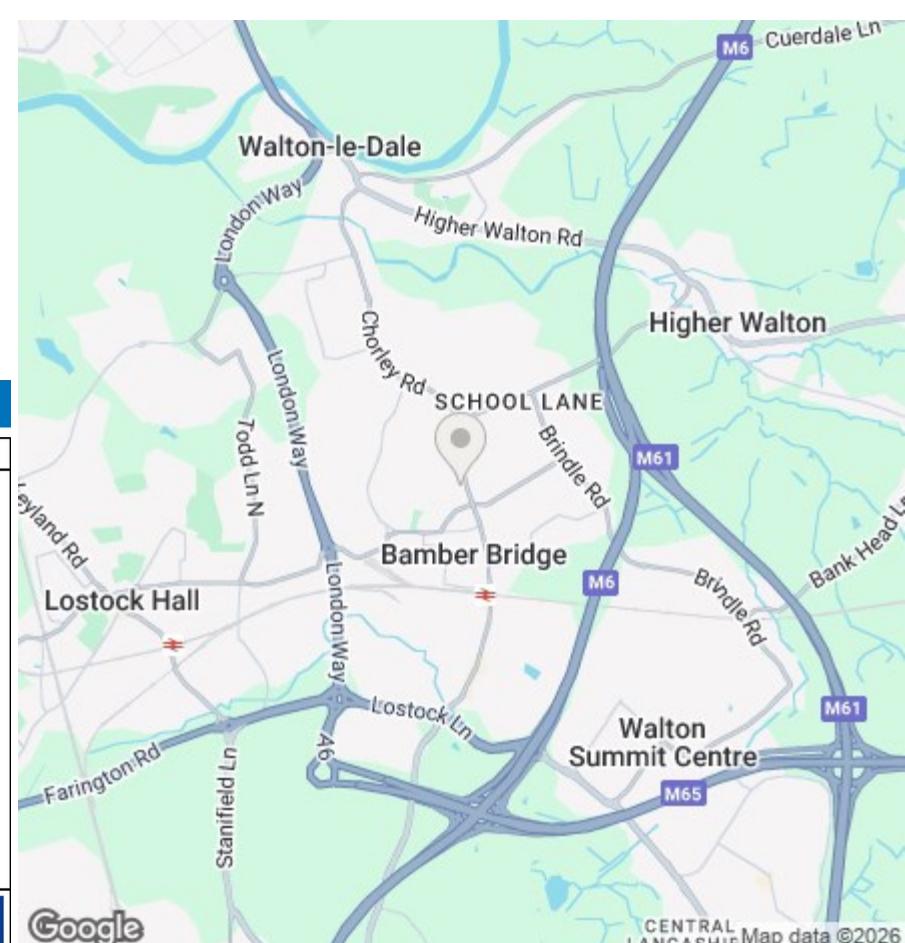
1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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	87
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(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	