



**Edward Street, Bamber Bridge, Preston**

**Offers Over £174,950**

Ben Rose Estate Agents are pleased to introduce to the market this charming two-bedroom semi-detached bungalow, nestled in a sought-after estate in the ever-popular town of Bamber Bridge. The property offers convenient access to the nearby city of Preston and is surrounded by excellent local schools, shops, and amenities, as well as fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway that provides access to all the rooms in the home. Moving clockwise, you'll first encounter the generously sized kitchen, equipped with an integrated oven and hob, ample worktop space, and room for freestanding appliances. Continuing through, you'll enter the spacious lounge/diner, which offers plenty of room for lounge furniture as well as a family dining table. Access to the garden can be found here through double patio doors. Moving back through the hallway, you'll find two well-proportioned bedrooms and a three-piece shower room.

Externally, the front of the property boasts a paved driveway leading up to the single detached garage. The garage, complete with electrics, features a partition wall creating two separate spaces but can easily be converted back into a single space. At the rear, there's a generously sized, low-maintenance paved garden with great seclusion.



















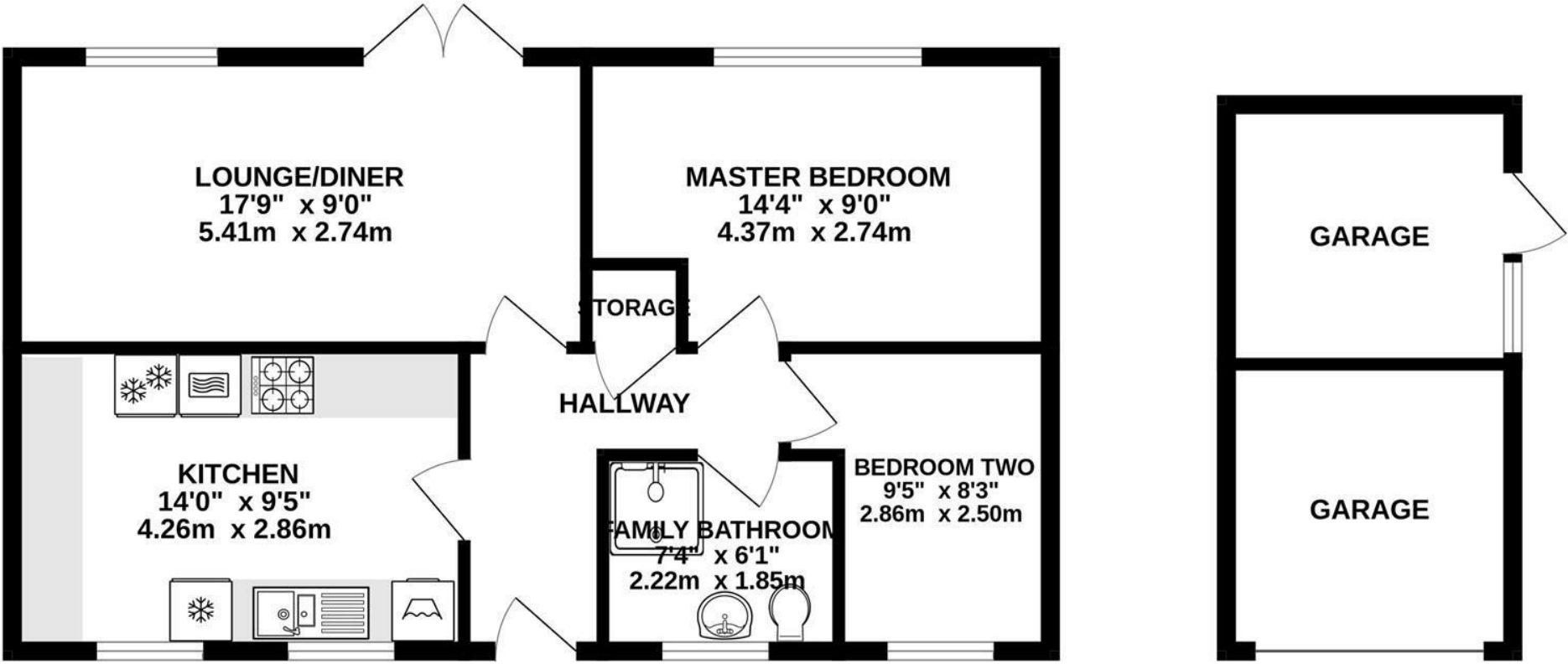






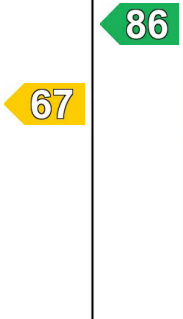
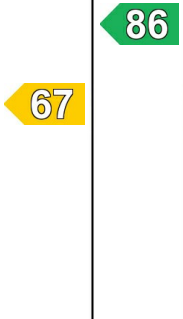




GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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 |   |  |
| England & Wales                             |   | EU Directive<br>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<br>2002/91/EC  |

