



## Riverside, Bamber Bridge, Preston

Offers Over £129,950

Ben Rose Estate Agents are delighted to offer this NO CHAIN, four-bedroom, semi-detached property located on a quiet cul-de-sac in the heart of Bamber Bridge. In need of renovation, this spacious and versatile property presents an ideal project home opportunity. Situated in the ever-popular town of Bamber Bridge, it boasts easy access to Preston city centre and is surrounded by excellent local schools, shops, and amenities, with superb travel links provided by the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entry, you'll find the entrance hall leading to the generously sized lounge. The lounge features a fireplace, under stair storage and a large front-facing window, offering ample natural light. Continuing through, the kitchen/dining room awaits, equipped with plenty of space for ample wall and base units along with a breakfast bar for two. Access to the Lounge/Bedroom and garden is conveniently located here.

Next you'll find the combined lounge/bedroom with dual aspect windows and ample room for a king sized bed and furnishings. This versatile space also benefits from its own three piece wet room with wheelchair access and external access to the side of the home.

Moving to the first floor, you'll find the remaining three bedrooms, including two spacious doubles, with the second bedroom featuring inbuilt storage. A three-piece family bathroom with a bath completes this floor, offering essential convenience for the household.

Externally, this property sits on a corner plot with rear and side gardens primarily lawned throughout, providing ample outdoor space for relaxation and recreation. On-road parking is available to the front of the property.

In summary this project home is nestled in a quiet location, promising peace and tranquility for its future occupants, and offers a fantastic opportunity for those seeking a renovation project boasting spacious interiors and generous outdoor space.

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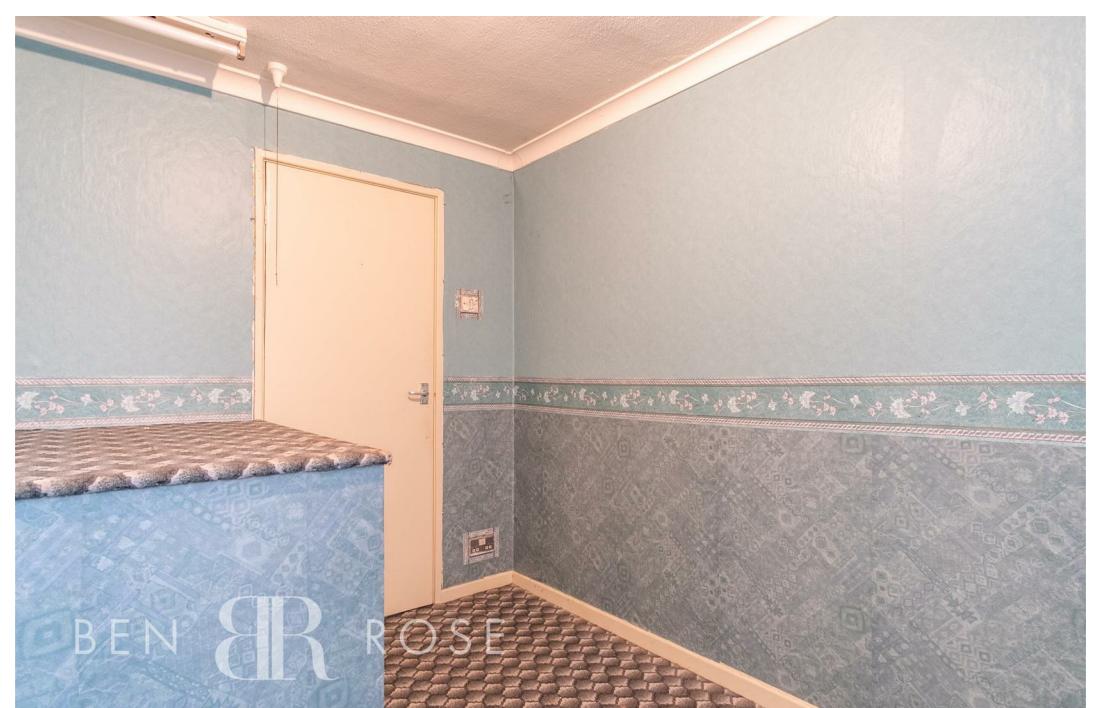


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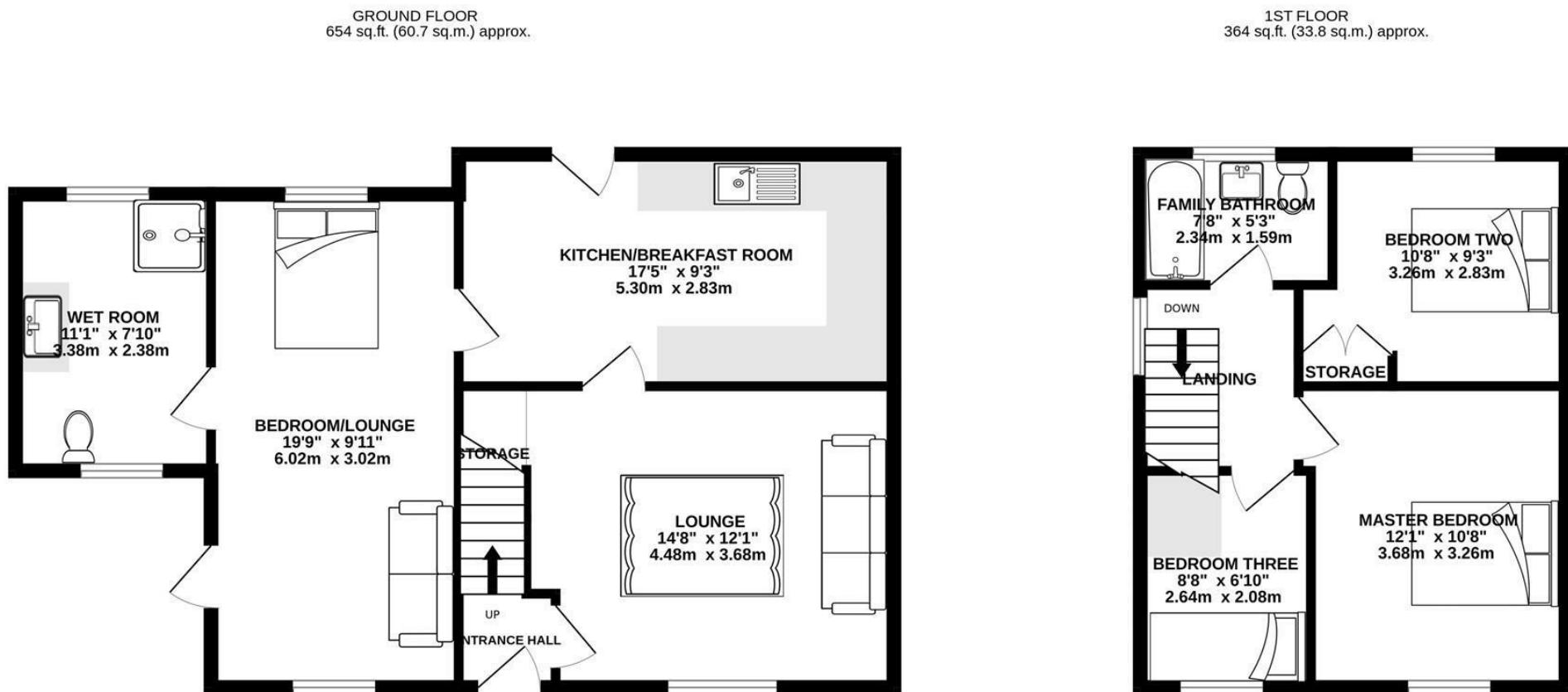








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TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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		
<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)	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

