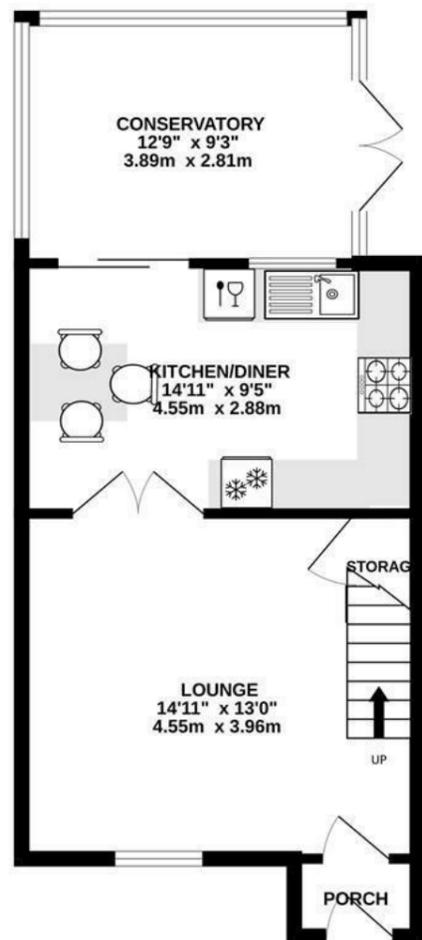
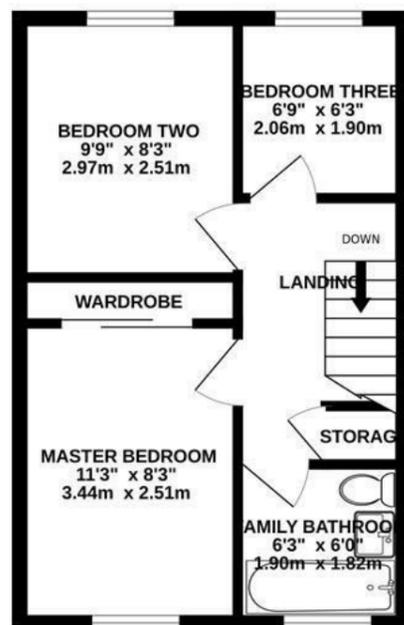


GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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. Made with Metropix ©2023

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
	86
72	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



BEN  ROSE



**Skipton Close, Bamber Bridge, Preston**

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bedroom, end terrace property on a quiet cul-de-sac in Bamber Bridge. This would be an ideal home for a first time buyer looking to get their foot onto the property ladder. It is situated in the continually popular town of Bamber Bridge and is only a short drive to the city of Preston. The property is also surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch that leads into the spacious front lounge. The lounge offers excellent living space with a large front facing window bringing in ample natural light into the area. You'll also find the open staircase here as well as access to the under stair storage. Moving through the double doors, you'll enter into the open plan kitchen/diner. The kitchen features an integrated hob/oven and dishwasher as well as space for other freestanding appliances to be fitted. The diner is also large enough for a family dining table as well as giving access to the conservatory via a set of sliding doors. Access to the garden can also be found here.

Moving upstairs, you'll find three good sized bedrooms - two of which are doubles and with the master bedroom benefitting from fitted wardrobes. You'll also find the three piece family bathroom on this floor with an over the bath shower, and additional storage above the stairs.

Externally, to the front of the property is a laid lawn as well as a drive for up to two cars at the rear. Also to the rear is a spacious south facing garden primarily paved throughout, providing ample space for outdoor seating and storage needs.

The room dimensions of the property can be found on our floorplan.

