



Edward Street, Bamber Bridge, Preston

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this well-proportioned two bedroom semi-detached bungalow, ideally located in the popular area of Bamber Bridge. The property benefits from excellent transport connections, with the M6, M61 and M65 motorways just a short drive away and a train station conveniently on the doorstep, making commuting to nearby towns and cities effortless. A range of local amenities, bus routes and attractive green spaces are all within easy walking distance, providing a comfortable and convenient lifestyle.

Stepping into the property, a spacious entrance hall provides access to all ground floor rooms and includes a useful storage cupboard. The first room you reach is the kitchen/dining room, which enjoys a large window and doors opening out to the rear garden, creating a bright and inviting space. The kitchen is fitted with ample worktop space, generous storage and integrated appliances including a gas hob and oven, along with space for additional freestanding appliances. Continuing through the bungalow, the lounge overlooks the garden and features a charming fireplace, offering a cosy yet well-lit living area. Both the master bedroom and bedroom two are positioned to the front of the property and benefit from front-facing windows, while a three-piece family bathroom completes the internal accommodation. This bungalow is arranged entirely on the ground floor, offering convenient single-level living.

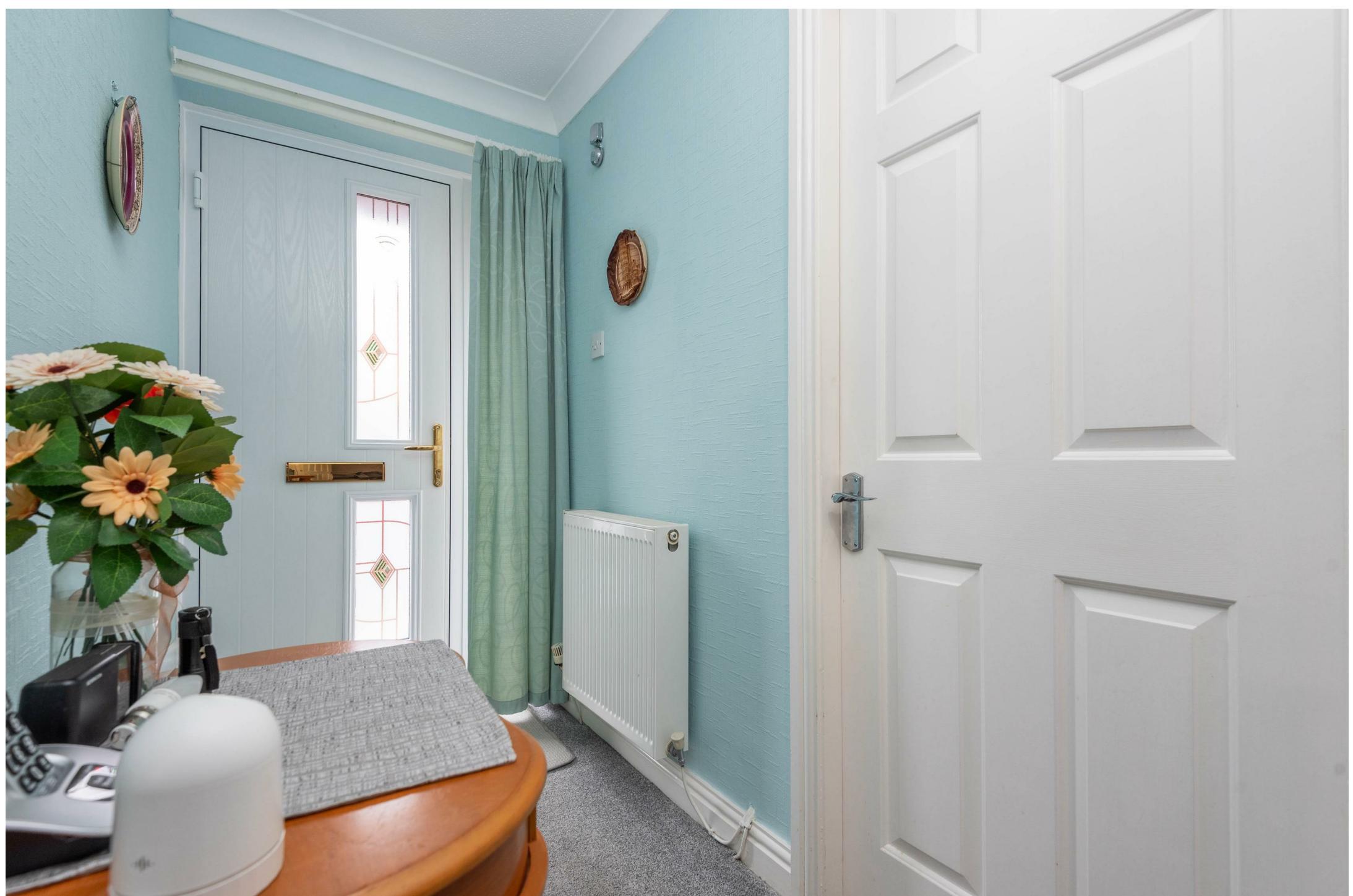
Externally, the property offers a large driveway to the front providing off-road parking for multiple vehicles, positioned in front of the garage, which features an electric garage door and additional access from the side. To the rear is a generous paved patio garden, finished with decorative slate and bordered by greenery along the fence line to provide a good degree of privacy. Overall, this is a well-maintained and conveniently located bungalow, ideal for those seeking comfortable, accessible living in a desirable area.







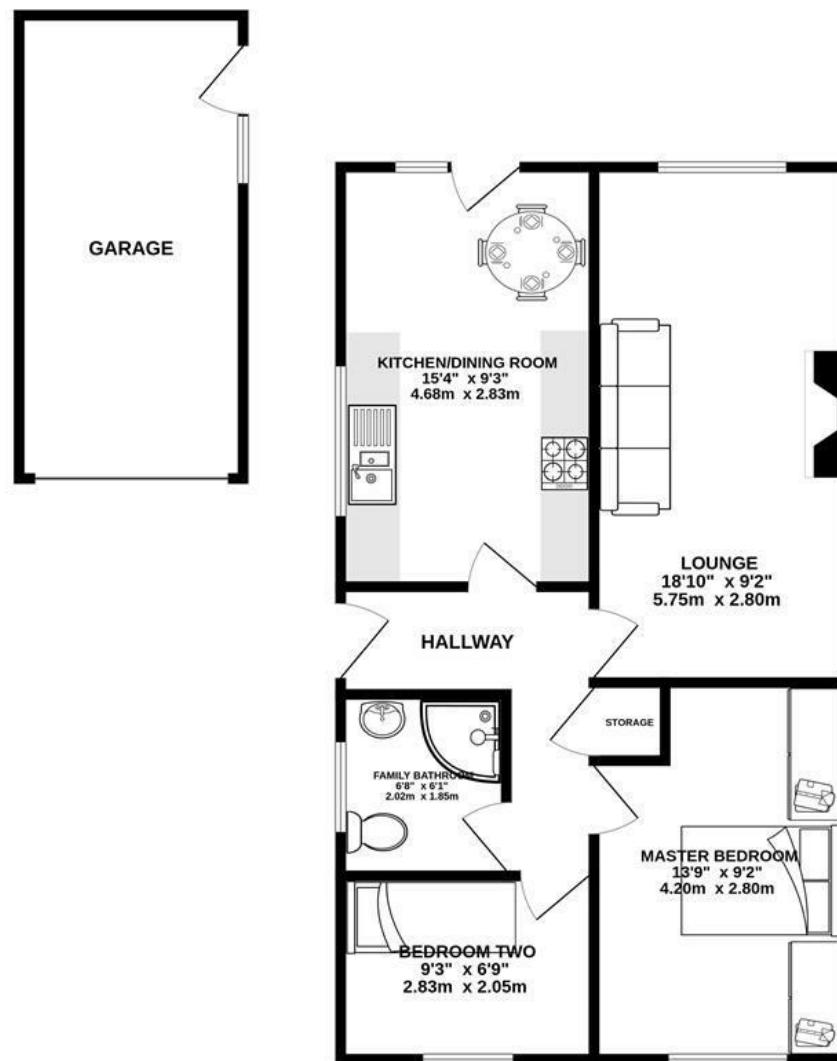






BEN ROSE

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	70
(55-68)	D	77
(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 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	

