



Brandiforth Street, Bamber Bridge, Preston

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to market this mid-terrace home, offering excellent potential for investors and first-time buyers looking to modernise and add value in a sought-after area of Bamber Bridge. In need of updating throughout, the property provides spacious accommodation and fantastic scope to create a comfortable home, while also benefiting from gas central heating. Ideally positioned close to Bamber Bridge town centre, the property enjoys a range of local shops, bars, restaurants, pubs and well-regarded schools. The area offers convenient travel links, including rail services to Preston and Blackburn, excellent bus routes to surrounding areas including Chorley, and easy access to the M6, M65 and M61 motorways, making it ideal for commuters.

Upon entering the property, you are welcomed by a vestibule leading into the main hallway. From here, you will find the lounge, offering a comfortable living space with good natural light and featuring a charming wood burning stove, creating a warm and inviting focal point. Continuing through, the large dining room provides generous space for entertaining and family meals. To the rear, the fitted kitchen features integrated appliances including an oven, microwave and dishwasher, with ample storage and workspace.

To the first floor, the property offers a large master bedroom, providing a spacious double room with plenty of potential. A second well-proportioned double bedroom offers further comfortable accommodation. The first floor is completed by a three-piece bathroom, serving both bedrooms.

Externally, the property benefits from convenient street parking to the front. To the rear is a small, low-maintenance yard, offering private outdoor space. With excellent potential and a desirable location, this property presents a fantastic opportunity to create a home tailored to your own taste.

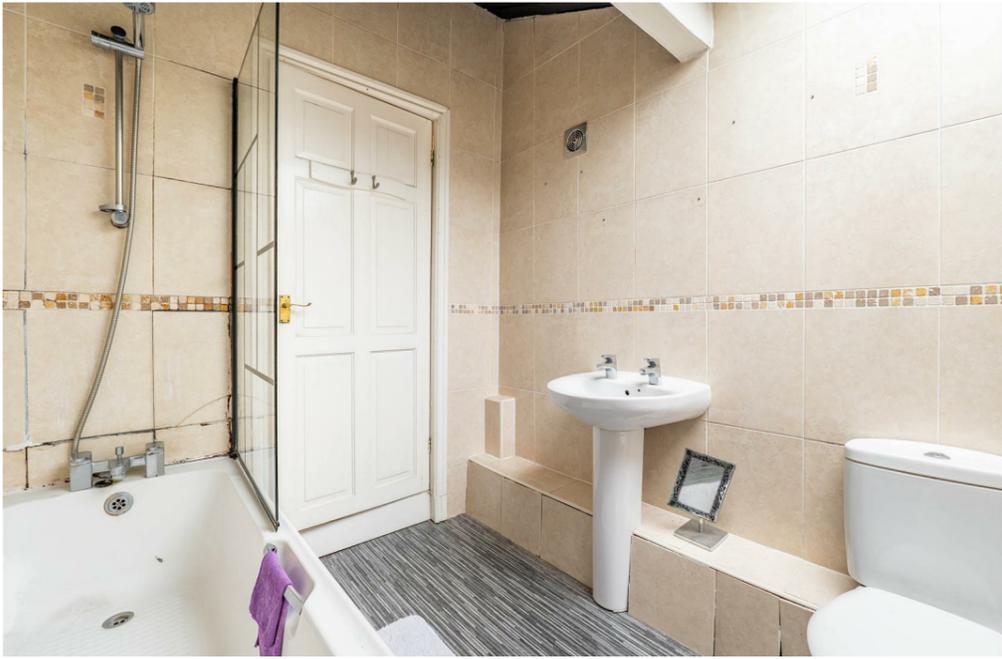






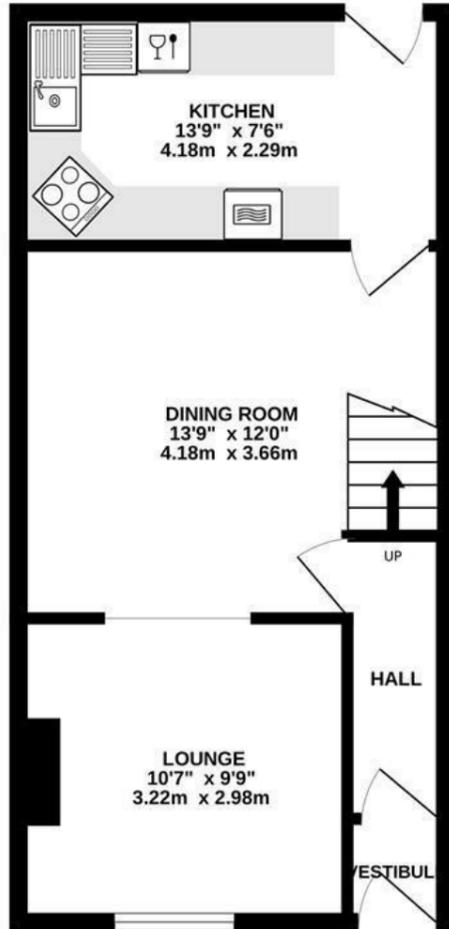




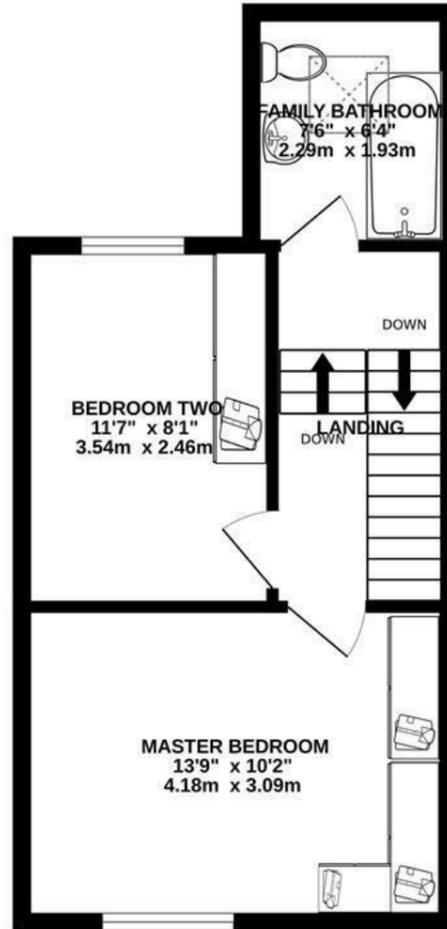


BEN ROSE

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.

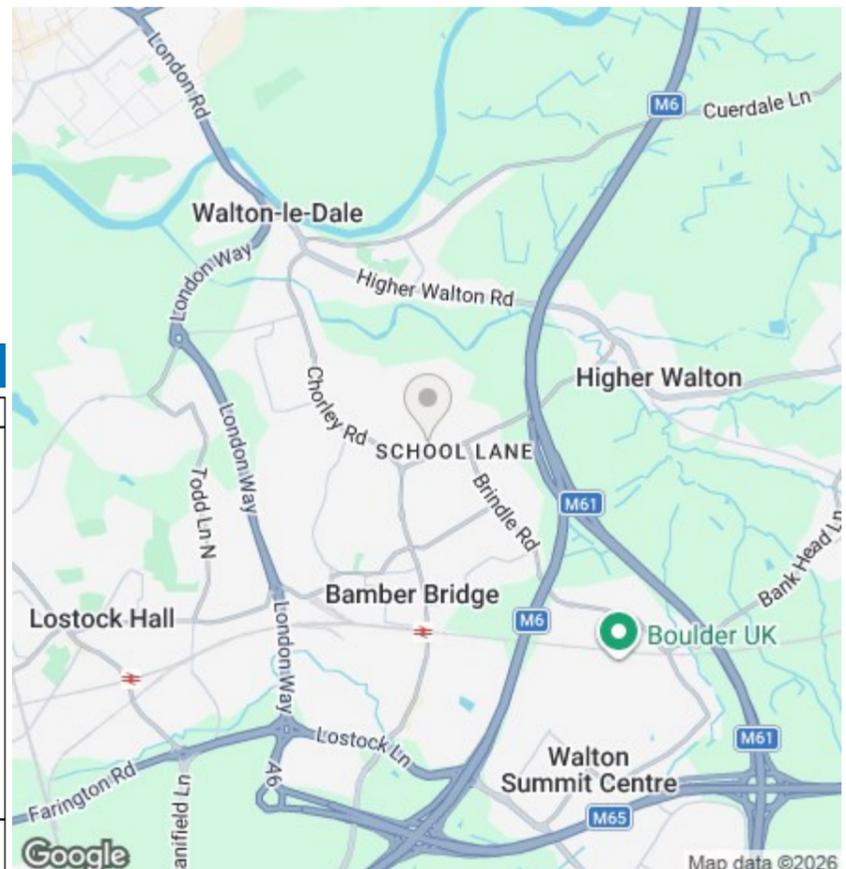


TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

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	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	