



School Street, Bamber Bridge, Preston

Offers Over £95,000

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom mid-terrace property, tucked away on a quiet cul-de-sac in Bamber Bridge. This inviting home is perfectly suited to first-time buyers eager to step onto the property ladder, or to investors seeking an excellent buy-to-let opportunity. Ideally located, it offers easy access to Preston City Centre while being surrounded by highly regarded schools, a range of shops, and everyday amenities. Travel connections are superb, with both the M6 and M61 motorways within close reach, making it an excellent choice for commuters. Early viewing is strongly advised to avoid disappointment.

On entering the home, you are welcomed into a porch that leads directly into the lounge. This generously sized living area benefits from a front-facing window that allows plenty of natural light to flow through, creating a bright and comfortable space. There is built-in storage and ample room to accommodate a large sofa set alongside additional furnishings. From here, access is granted to the spacious kitchen and dining area, which also provides entry to a large under-stair storage cupboard.

The kitchen is fitted with a good range of wall and base units, complete with an integrated oven and hob, while still offering space for freestanding appliances. There is enough room for a small dining table or breakfast bar, and the area also gives access to the rear yard and the staircase leading to the first floor.

The upper level of the property features two well-proportioned bedrooms. The master bedroom is particularly spacious, stretching across the full width of the home, while the second bedroom is also a comfortable size and could serve as a guest room, nursery, or home office if desired. Completing the interior is a good-sized family bathroom, fitted with a stand-in shower.

Externally, the property boasts a low-maintenance rear yard finished with astroturf and lined with a brick wall, offering both privacy and a neat, modern finish. A shed is included for additional storage, and gated access opens onto the lane behind. To the front of the home, on-road parking is available, making this property practical as well as appealing.







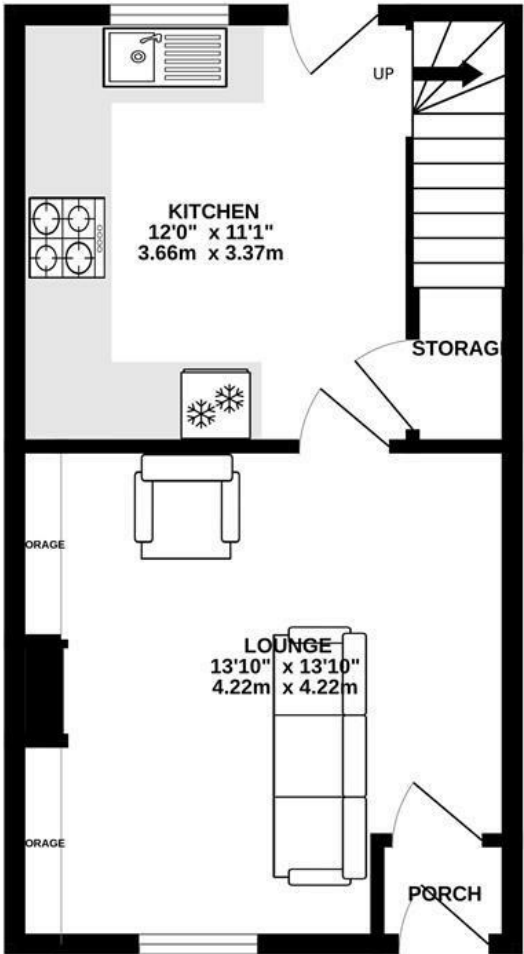




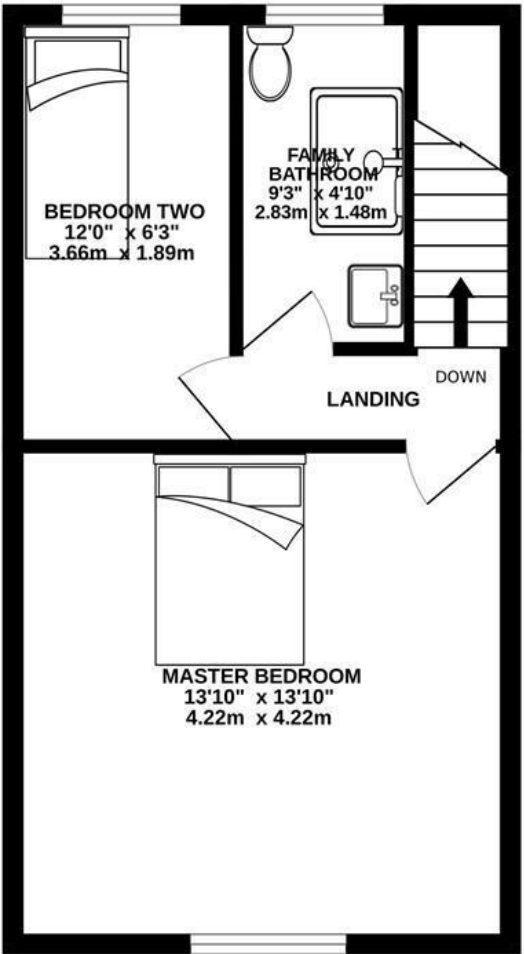


BEN ROSE

GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.




1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>83</div>
(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 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	