BEN ROSE



Lodge Close, Bamber Bridge, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three bedroom mid-terrace property, situated in a sought-after part of Bamber Bridge. Offering a fantastic opportunity for a first-time buyer looking to get their foot onto the property ladder, the home would benefit from some updating and provides an excellent blank canvas for a new owner to put their own stamp on. The property is ideally positioned within the continually popular town of Bamber Bridge, just a short drive from Preston, while being surrounded by superb local schools, shops and amenities. There are also excellent travel links close by, with Bamber Bridge train station providing convenient rail connections and easy access to the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to appreciate the potential this property has to offer and avoid any potential disappointment.

On entering the property, the entrance hall provides access to the stairs and lounge. The lounge is a good size and benefits from a front-facing window, a gas fireplace and ample space for a three-piece sofa set and additional furnishings. Moving through to the rear of the property, the kitchen and dining room provides a generous space with useful under-stair storage, plenty of room for a family dining table and a kitchen fitted with ample wall and base units. There is also direct access from here into the rear garden.

To the first floor, there are three bedrooms, comprising two generous double bedrooms and a further single bedroom, providing useful flexibility for those requiring additional sleeping accommodation, a home office or other versatile space. Completing the accommodation is a three-piece family bathroom, which benefits from a stand-in shower.

Externally, the property boasts a good-sized rear garden which is primarily laid to lawn, with a pathway leading through to a seating area at the rear. The garden is enclosed by tall hedging, providing a good degree of privacy. To the front, there is a low-maintenance yard which also offers the potential to be converted to provide off-road parking, subject to any necessary permissions. With its NO CHAIN position, popular location and scope for updating, this property represents an appealing project home for a first-time buyer looking to create a home to their own taste.

























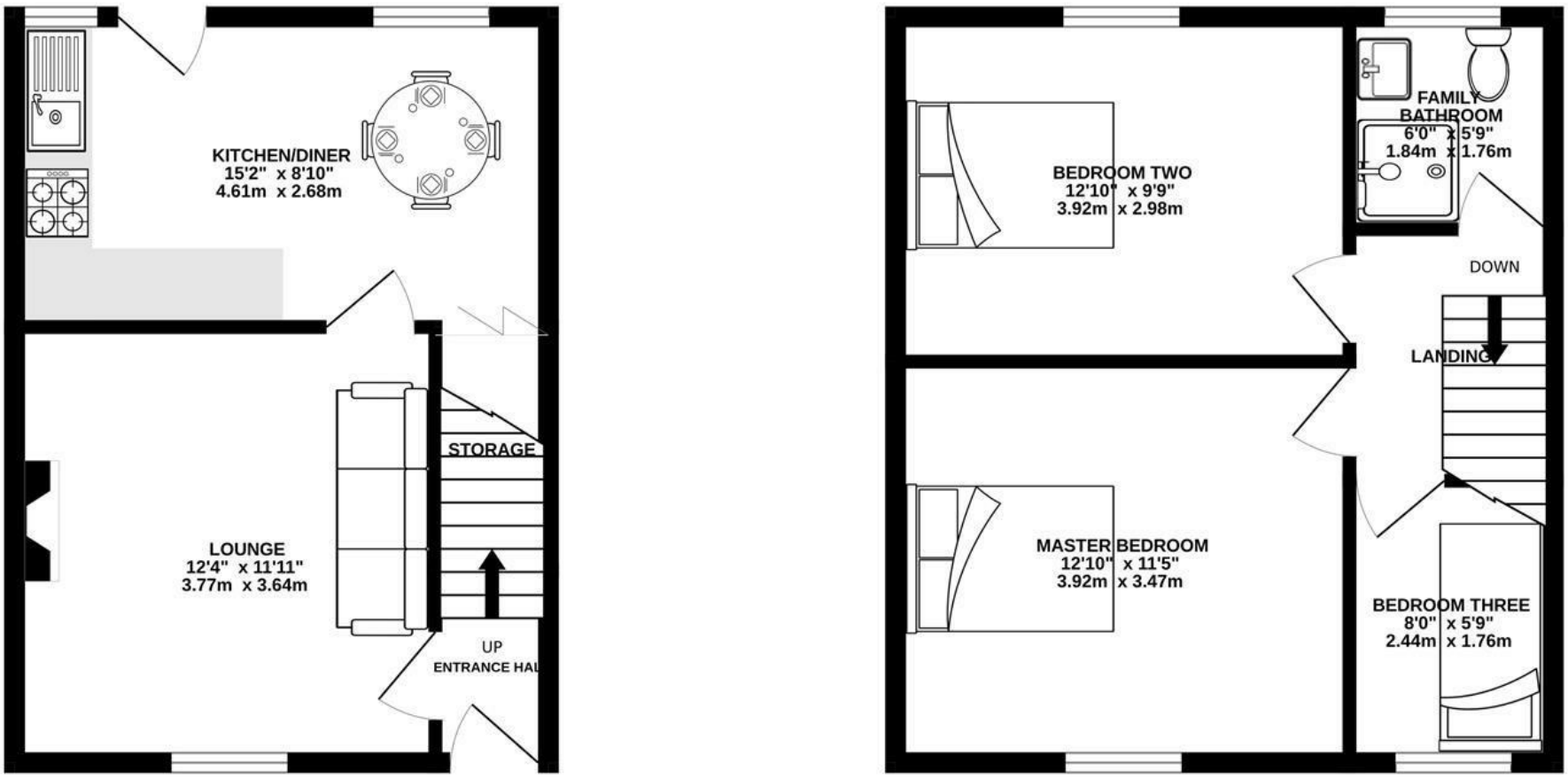




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GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

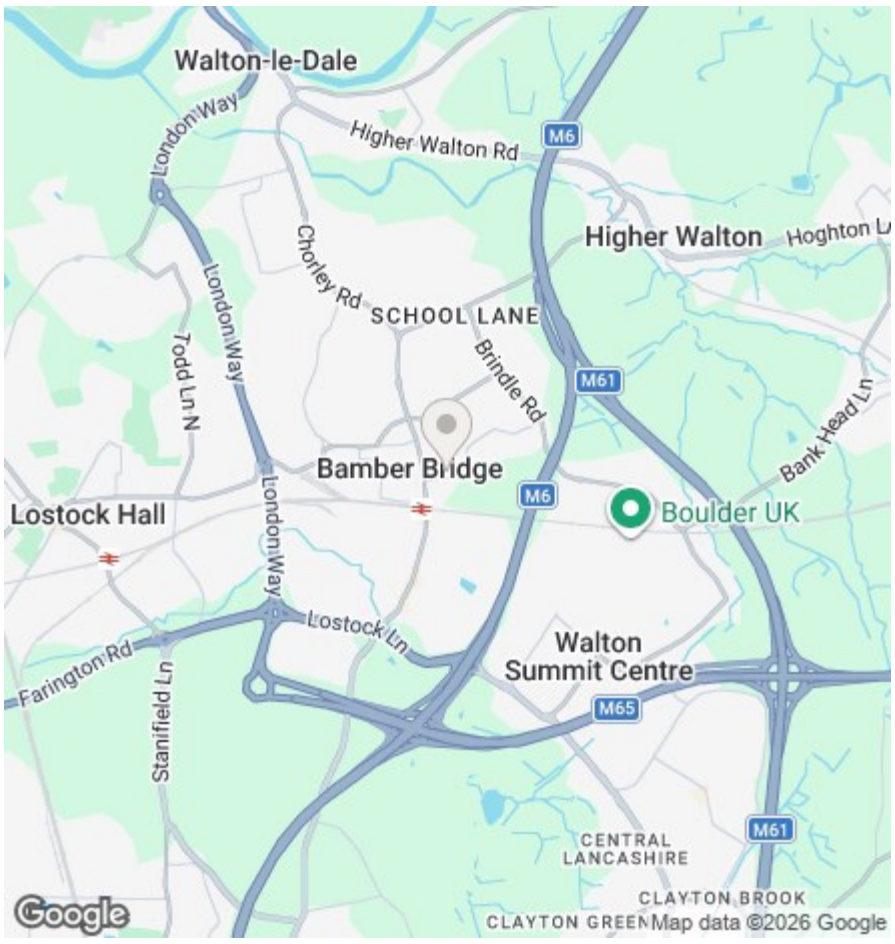
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

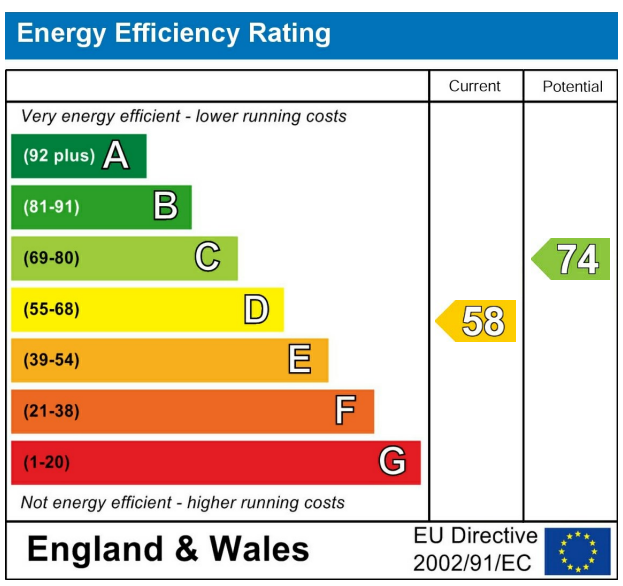


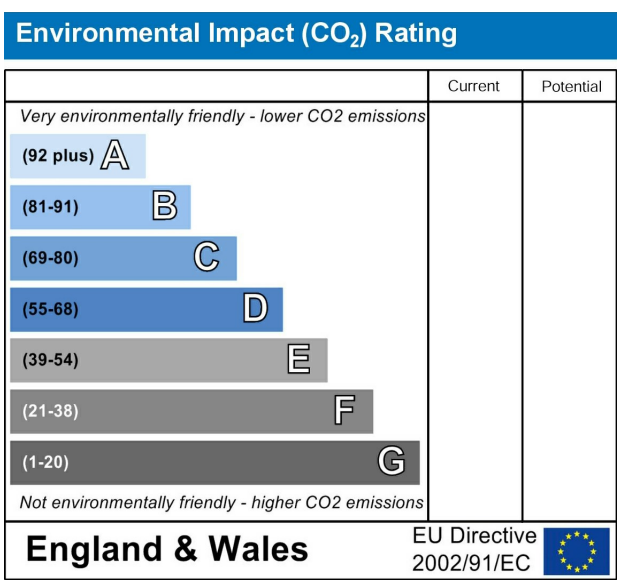
TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

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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