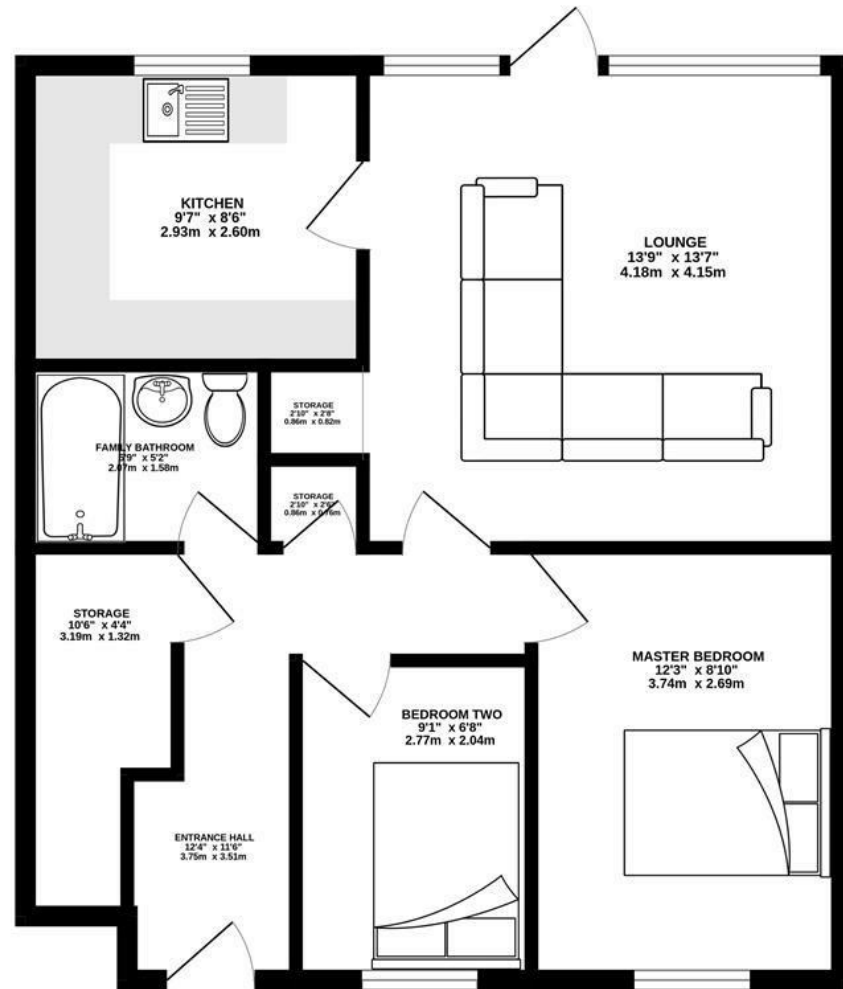


GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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BEN  ROSE



**Brow Hey, Bamber Bridge, Preston**

**Offers Over £65,000**

Ben Rose Estate Agents are pleased to present to market this well-proportioned two-bedroom ground floor apartment situated in the sought-after area of Bamber Bridge, Preston. Offering spacious accommodation throughout and an excellent opportunity for first time buyers or investors alike, this home could make a fantastic renovation project with plenty of potential to personalise and add value. The property also benefits from an abundance of storage space, making it highly practical for everyday living. Ideally positioned, the apartment is within close proximity to a wide range of local shops, supermarkets, cafés, and leisure facilities, whilst excellent travel links include nearby bus routes, Bamber Bridge train station, and easy access to the M6, M61, and M65 motorways, making commuting to Preston city centre, Blackburn, and Manchester highly convenient.

Entering the home, the entrance hall provides access to all principal rooms and immediately showcases the spacious feel the property has to offer. The generous master bedroom offers ample room for furnishings, whilst the second bedroom provides flexible accommodation ideal for guests, a home office, or additional storage. The three-piece family bathroom is conveniently positioned nearby. Continuing through the apartment, you are welcomed into the good-sized lounge, a bright and airy space filled with natural light thanks to the large wall-wide windows overlooking the rear garden. The lounge flows openly into the kitchen, which offers ample worktop space, additional storage options, and plenty of potential for modernisation.

Externally, the property benefits from several communal parking spaces to the front, providing convenient off-road parking for residents and visitors alike. To the rear is a generously sized lawned garden complemented by a paved seating area, ideal for outdoor furniture and enjoying the warmer months. Mature surrounding bushes and trees help create a private and peaceful outdoor setting. Offering spacious accommodation, excellent potential, and a highly convenient location, this apartment presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes.

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
	77
65	

Very energy efficient - lower running costs  
(92 plus) A  
(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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

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