



Brow Hey, Bamber Bridge, Preston

Offers Over £79,950

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom ground floor apartment, situated within a popular residential development in the sought-after area of Bamber Bridge, Preston. Offering spacious accommodation throughout, this home is perfectly suited to first-time buyers looking to step onto the property ladder or those seeking convenient single-level living. Ideally positioned, the property enjoys easy access to a wide range of local amenities including supermarkets, shops, cafés and schools, whilst Bamber Bridge town centre is just a short distance away. Excellent transport links are close at hand, with Bamber Bridge railway station providing direct rail services, regular bus routes nearby and convenient access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley, Blackburn and Manchester straightforward.

Stepping into the home, you are welcomed by an entrance hall which provides access to all principal rooms. The spacious lounge is filled with natural light and benefits from double doors opening onto the rear garden, creating an inviting living space ideal for both relaxing and entertaining. Open to the lounge is the fitted kitchen, offering ample integrated appliances along with a practical breakfast bar, perfect for informal dining. Also accessed from the entrance hall are two good sized bedrooms, both enjoying plenty of natural light and offering comfortable accommodation. Completing the interior is a modern three-piece family bathroom, fitted with a shower.

Externally, the property benefits from ample communal parking to the front, providing plenty of space for both residents and visitors. The development is surrounded by well-maintained green spaces and attractive grassed areas, creating a pleasant setting. To the rear, the apartment enjoys a good-sized private garden featuring a lawn, a paved seating area ideal for outdoor furniture and entertaining, along with a variety of established flower beds and shrubs that add colour and privacy. Combining generous living space, a desirable location and excellent outdoor space, this fantastic ground floor apartment presents an excellent opportunity for first-time buyers looking for a home ready to move straight into.







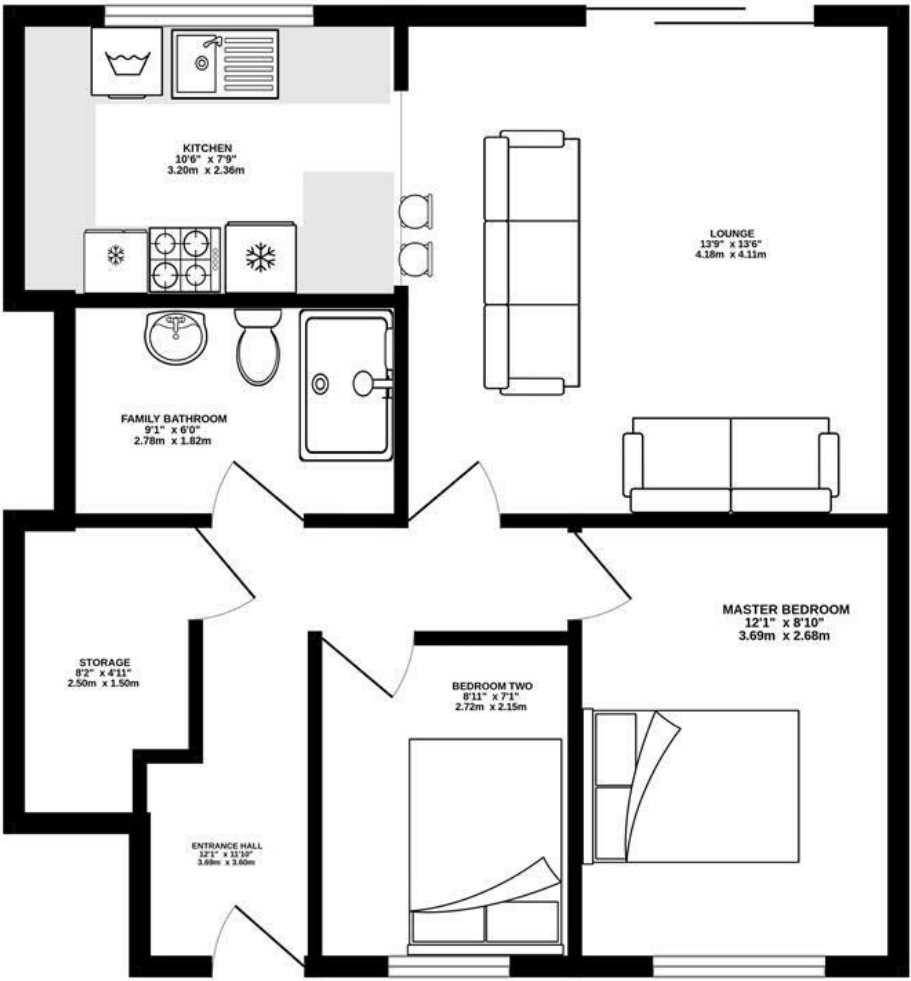






BEN ROSE

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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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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 	

