



The Heathers, Bamber Bridge, Preston

Offers Over £115,000

Ben Rose Estate Agents are delighted to bring to the market this unique one bedroom bungalow located in Bamber Bridge and is within close proximity to superb local schools, shops and amenities, with fantastic travel links to all nearby towns and motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hallway which gives access to all areas of the property. You will find a spacious lounge area with feature fireplace, external access to the rear and large front-facing window letting ample light into the property. You will also find the kitchen area with integral wall and base units, a convenient integrated storage area and space for freestanding appliances. The property benefits from a spacious master bedroom with integrated wardrobe space and airing cupboard. You will also find the all-white three piece family bathroom accessed from the hallway.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading up to the single integrated garage which features a car port leading into the space and built-in storage points perfect for a workshop space. To the rear is a gorgeous secluded garden area with patio for outdoor furniture and space for potted plants/shrubberies and shed storage.

All room dimensions are available on the Floor plan.

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.





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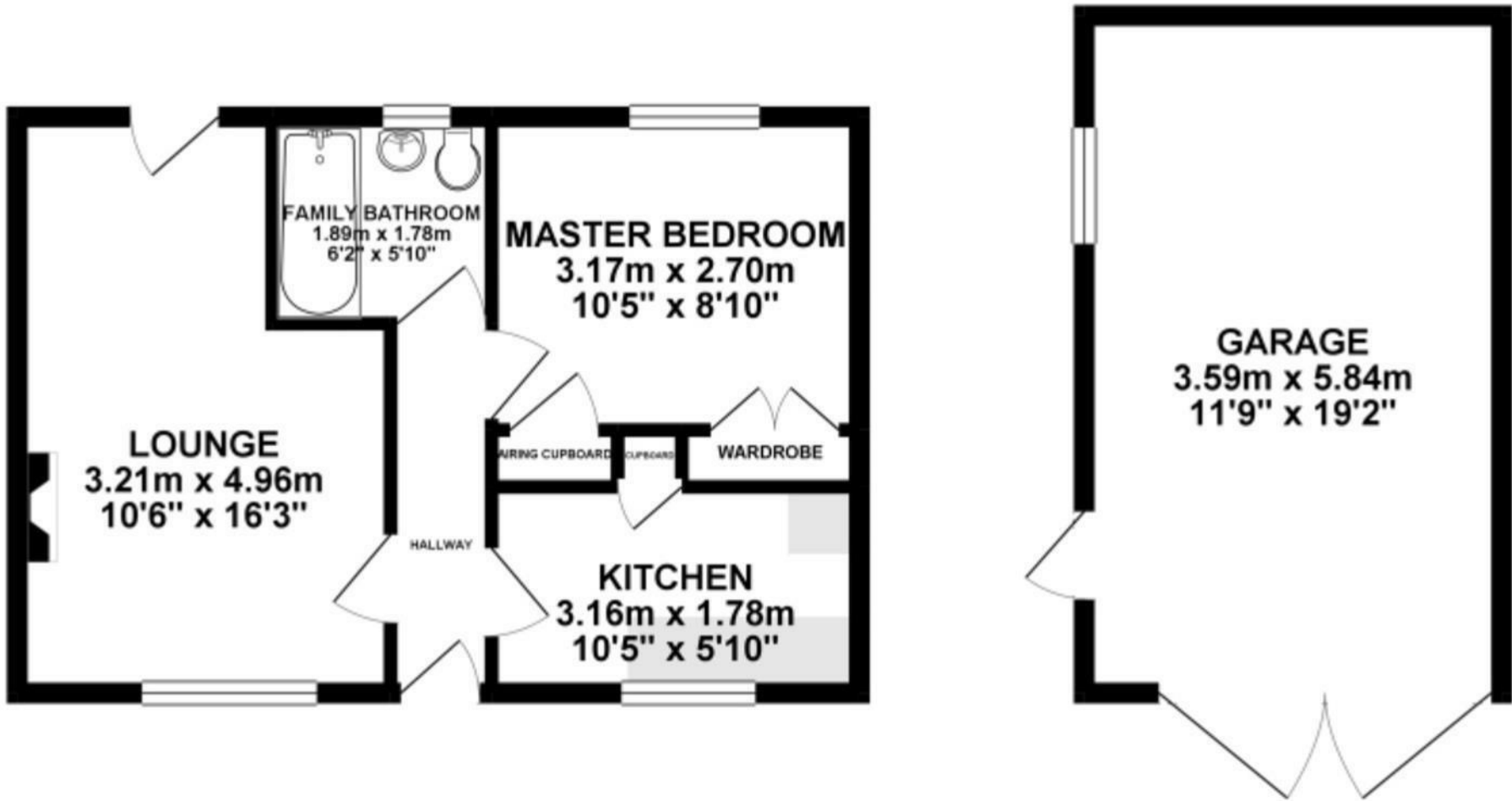






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GROUND FLOOR 56.93 sq. m.
(612.74 sq. ft.)




TOTAL FLOOR AREA : 56.93 sq. m. (612.74 sq. ft.) 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	<div>64</div>	<div>89</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

