



Ellen Street, Bamber Bridge, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi-detached property on a sought after estate in Bamber Bridge. This would be an ideal home for a first time buyer looking to get their foot onto the property ladder. It is situated in the continually popular town of Bamber Bridge and is only a short drive to the city of Preston. The property is also surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall that opens through into the kitchen. The kitchen features an integrated hob/oven with space for other freestanding appliances to be fitted. Heading back towards the front of the home is the spacious front lounge that is set in an open plan layout with the diner. The lounge has space for a corner settee suite, where as the diner gives access to the garden via the patio doors.

Moving upstairs, you'll find three good sized bedrooms with bedroom two benefitting from integral storage. You'll also find the three piece shower on this floor with corner shower.

Externally, to the front of the property is a front garden with a lawn, alongside the generously sized, gated driveway with room for up to three cars. This also leads up to the single detached garage. To the rear is a generously sized garden that has a lawn primarily throughout with patio area.

The room dimensions of the property can be found on our floorplan.

Property to sell?

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













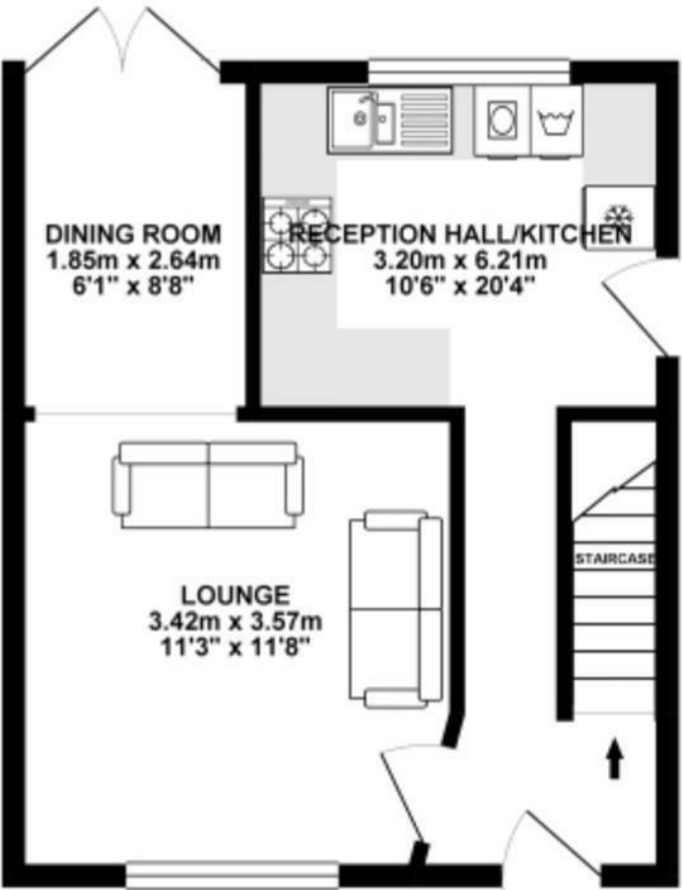




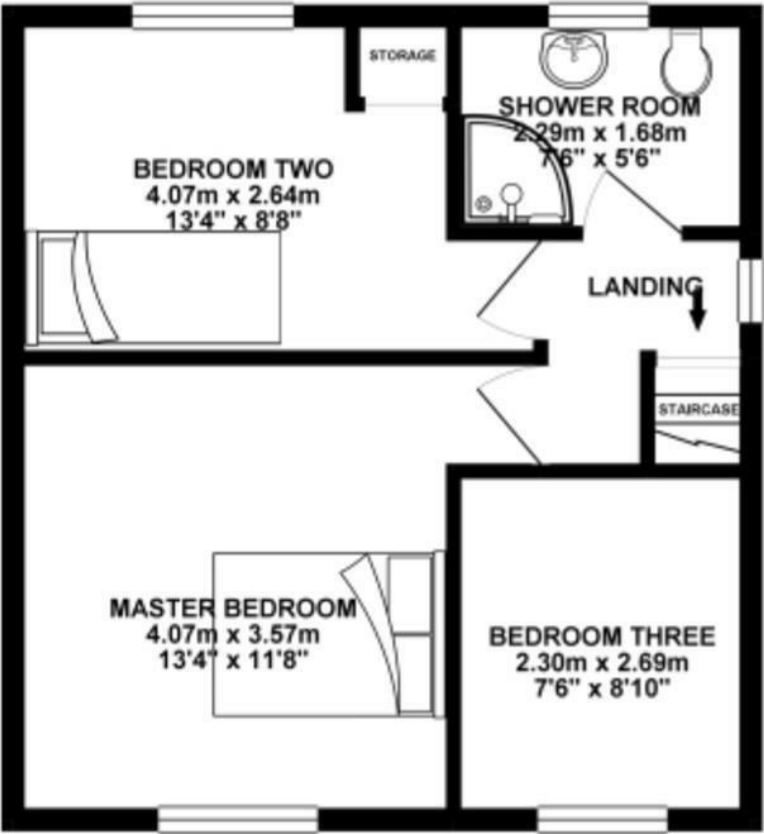


BEN ROSE

GROUND FLOOR 31.32 sq. m.
(337.17 sq. ft.)



1ST FLOOR 35.37 sq. m.
(380.75 sq. ft.)




TOTAL FLOOR AREA : 66.70 sq. m. (717.92 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		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		71
(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	

