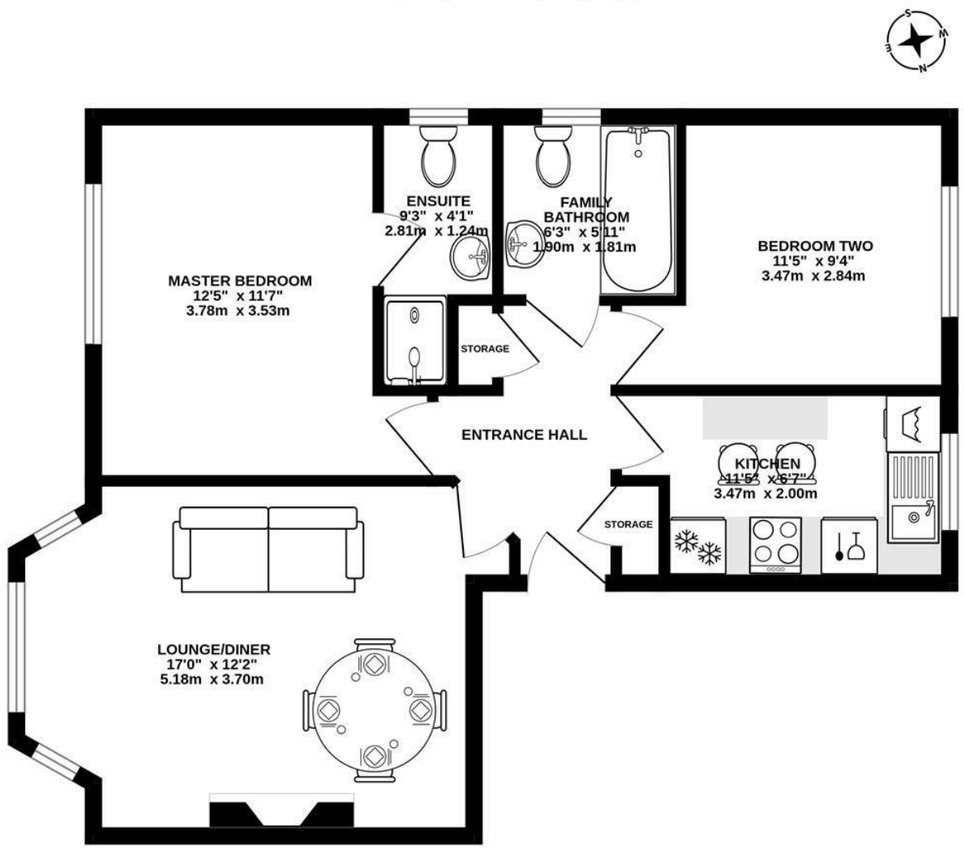
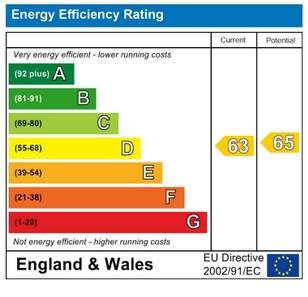
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

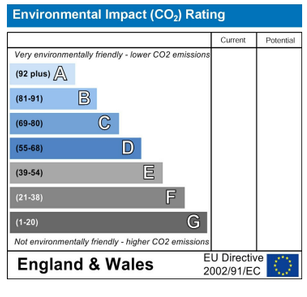


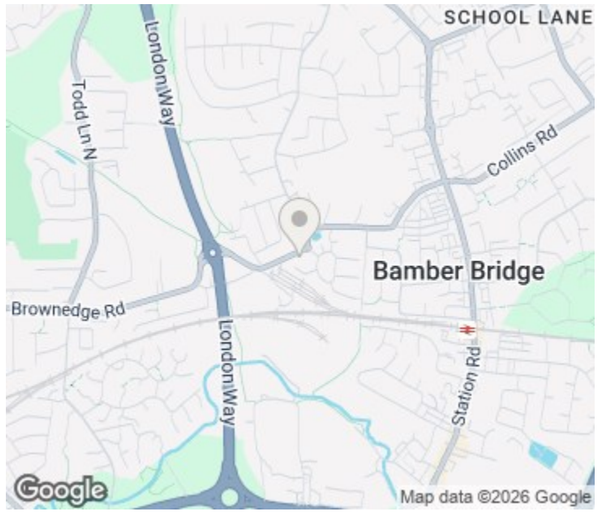
TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

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.







BEN ROSE

BEN ROSE



Firbank, Bamber Bridge, Preston — Offers Over £115,000

Ben Rose Estate Agents are pleased to present to market this modern and spacious two-bedroom ground floor apartment, which is well presented throughout and offers an excellent opportunity for couples, first-time buyers or those looking for a comfortable home with minimal maintenance. Offering well-proportioned accommodation, private parking and attractive communal grounds, the property provides a practical yet inviting living environment in a highly convenient Bamber Bridge location. The area is particularly well placed for everyday amenities, with a good selection of shops, supermarkets, cafés, restaurants, leisure facilities and local services available nearby, whilst Preston city centre is just a short distance away for a wider range of shopping, entertainment and cultural attractions. Bamber Bridge railway station is also conveniently positioned within the village, providing regular services towards Preston and destinations including Blackburn, Burnley and Colne, while frequent local bus services further enhance connectivity. For those commuting by road, the M6, M65 and M61 are all readily accessible, providing excellent links across Lancashire and towards Manchester and the wider North West.

Stepping inside, the welcoming reception hall provides access to all of the principal rooms and immediately gives a sense of the apartment's generous layout. To the left is the spacious lounge diner, which benefits from a large south-facing bay window allowing plenty of natural light to flood the room, whilst a fireplace with an electric fire provides an attractive focal point. Vinyl plank flooring adds a practical and contemporary finish, with the generous proportions providing ample space for both comfortable seating and dining. Continuing through the apartment, the modern fitted kitchen offers a stylish and practical space, featuring a range of integrated appliances, a useful breakfast bar and tiled flooring. A west-facing window provides further natural light. The master bedroom is also positioned to the left and benefits from a large east-facing window, creating a bright and pleasant principal bedroom, together with the added luxury of a private three-piece en-suite shower room with tiled flooring. To the right of the entrance hall is bedroom two, which is a well-proportioned second bedroom with a west-facing window. Completing the accommodation is the three-piece family bathroom, which is fitted with an overhead shower and tiled flooring.

Being situated entirely on the ground floor, the apartment provides particularly convenient and accessible living without the need to compromise on space. The thoughtful arrangement of the rooms ensures that each area flows naturally from the central reception hall, making the property equally suited to those looking for their first home or couples seeking a well-appointed property that is easy to maintain. The two-bedroom layout also offers flexibility, with the second bedroom lending itself equally well to use as a home office, dressing room or occasional guest accommodation depending on the buyer's requirements.

Externally, the property is set within well-maintained communal grounds, with numerous small lawned garden areas complemented by established trees, bushes and borders, creating an attractive and pleasant setting around the apartment. The property also benefits from a private allocated parking space for one car, whilst visitor parking spaces are readily available for guests. With its spacious accommodation, modern presentation, desirable ground floor position and excellent transport connections, this attractive apartment represents an ideal opportunity for couples and first-time buyers looking for a comfortable home in a convenient and well-connected part of Bamber Bridge.

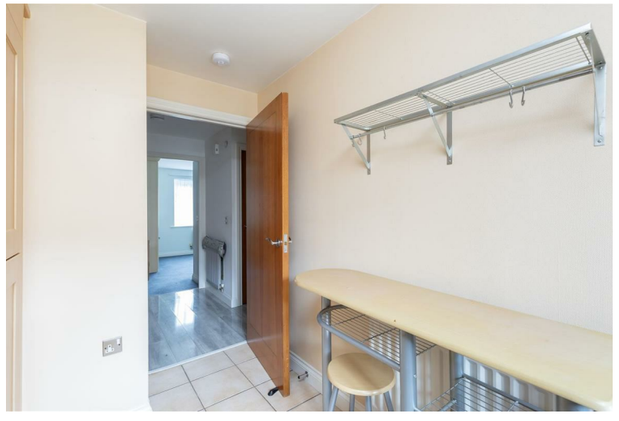
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