



School Lane, Bamber Bridge, Preston

Offers Over £125,000

Ben Rose Estate Agents are pleased to present to market this mid terrace home, located in the sought-after area of Bamber Bridge. Offering excellent potential, this property is ideal for first time buyers or couples. The location is highly convenient, with rail links providing easy access to Preston and Blackburn, along with excellent bus routes. The nearby M6, M61 and M65 motorways ensure great connectivity to surrounding areas including Chorley. Bamber Bridge town centre is within easy reach, offering a range of local shops, schools, bars and restaurants.

Entering the property, you are greeted by a vestibule leading into a spacious lounge, complete with newly fitted carpets that add a fresh touch to the space. Moving through to the rear, you will find a large kitchen/dining room featuring a newly fitted kitchen and oven, with plenty of room for dining and access to the rear yard.

Upstairs, the property offers three bedrooms, including a generous master bedroom and a second double bedroom, both providing ample space for furnishings. The third bedroom is well-suited as a child's room or home office. A newly installed three-piece bathroom completes the first floor.

Externally, the property benefits from street parking to the front. To the rear, there is a small, low-maintenance yard, offering outdoor space with minimal upkeep. With its fantastic location and potential, this home presents an excellent opportunity for buyers looking to create their ideal living space.





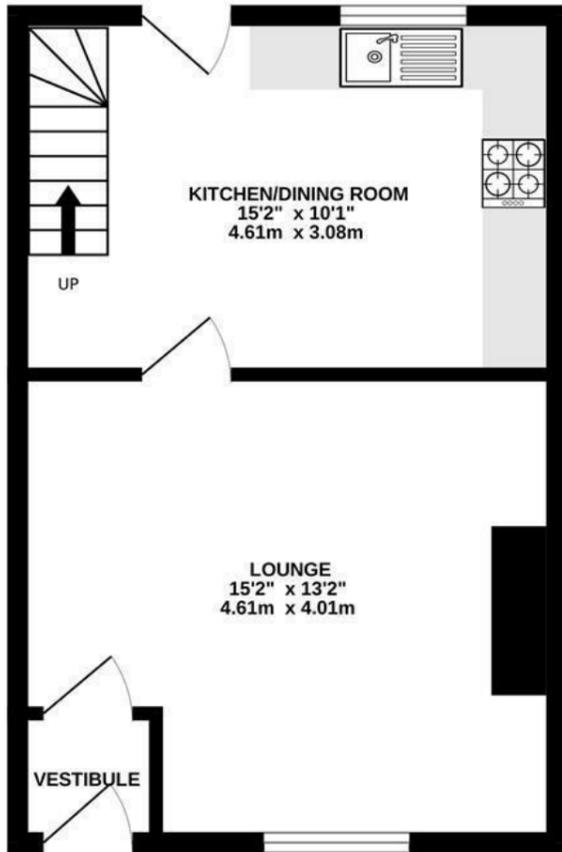




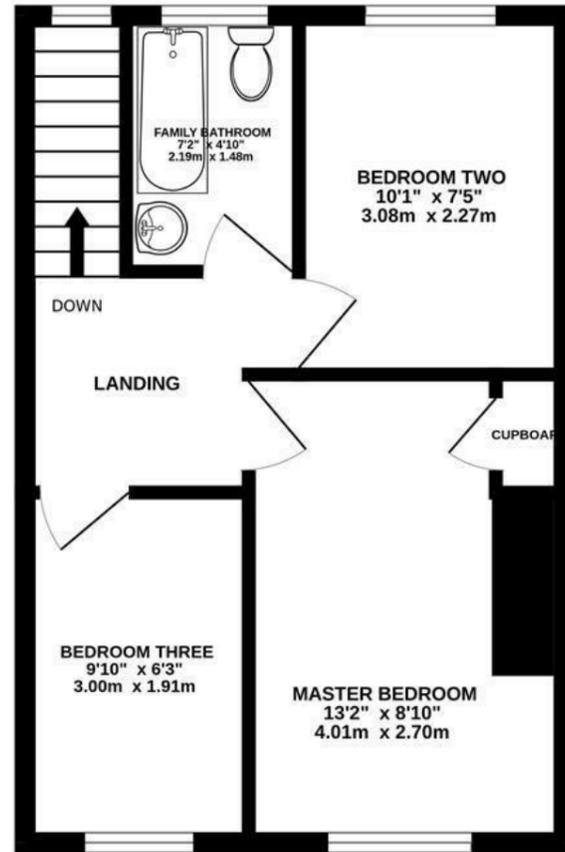




GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

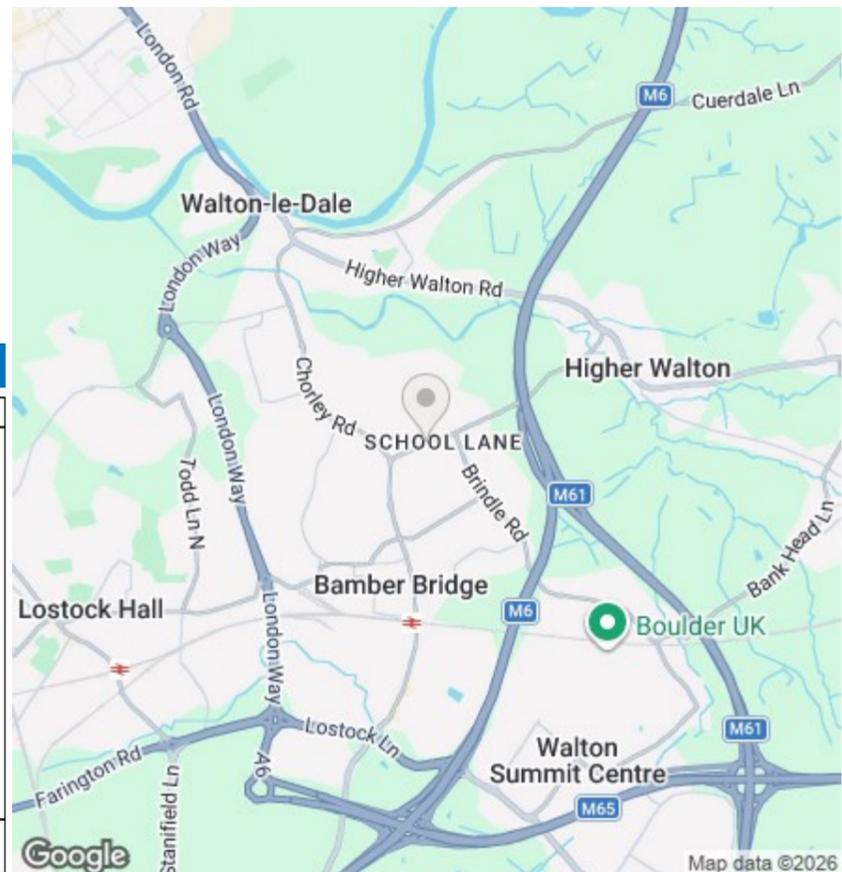


TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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 (CO₂) 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	