



Longacre, Bamber Bridge, Preston

Offers Over £99,950

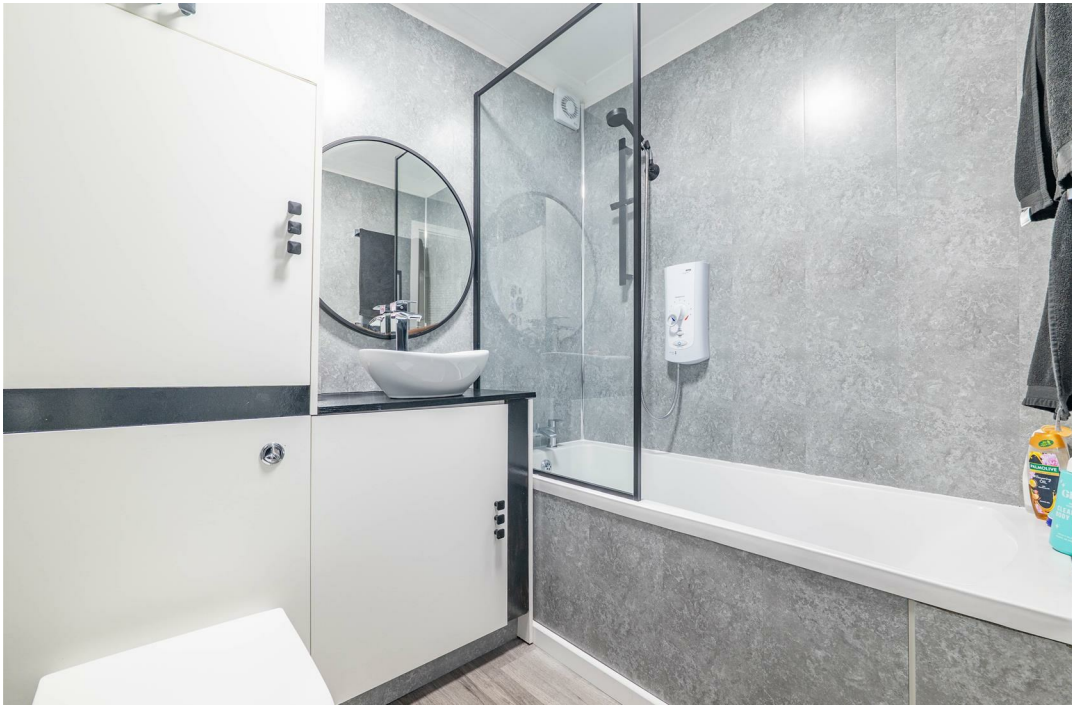
Ben Rose Estate Agents are pleased to present to market this spacious two-bedroom ground floor apartment, with NO CHAIN, located within a quiet and sought-after cul-de-sac in Clayton Brook, Lancashire. Offering excellent potential and requiring a touch of modernisation, this property would make an ideal purchase for first-time buyers, couples, or small families looking to add their own personal style. Perfectly positioned for convenience, the home enjoys close proximity to Leyland and Bamber Bridge, along with superb travel links including Bamber Bridge train station offering routes to Preston and Blackburn, and easy access to the M6, M61 and M65 motorways. Excellent bus connections also serve the area, while local shops, supermarkets, and well-regarded schools are within walking distance. The stunning Cuerden Valley Park is nearby, providing beautiful countryside walks and outdoor leisure opportunities.

Upon entering, you are greeted by a bright entrance hall that leads to all principal rooms. At the front of the property are two well-sized bedrooms — a generous master bedroom and a comfortable second bedroom, perfect for guests or as a home office. Further along the hallway is a useful storage and utility room, providing additional convenience and space for appliances. The modern three-piece family bathroom is fitted with a sleek suite and neutral décor. To the rear, the home opens up into a spectacular L-shaped open-plan lounge, kitchen and dining area. This beautifully presented space features accent LED lighting, a feature media wall, and contemporary kitchen units with ample worktop space. The layout creates a perfect environment for both relaxing and entertaining, with a door from the kitchen leading directly to the private garden.

Externally, the property benefits a low-maintenance rear garden that offers a fantastic outdoor retreat. The garden features a wooden decked seating area, a lawned section, and a timber shed, ideal for storage or enjoying summer evenings outdoors.

With its desirable location, spacious layout, and potential to add value through light renovation, this home offers a wonderful opportunity to create a stylish and comfortable residence in a peaceful yet well-connected setting. Early viewing is recommended.

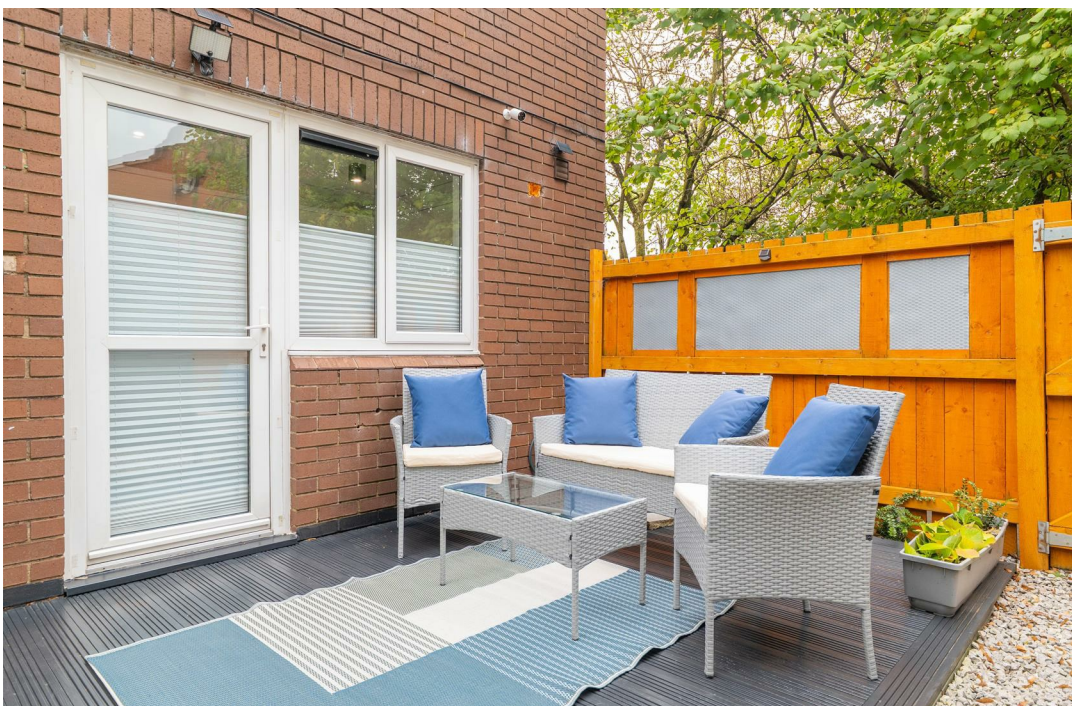




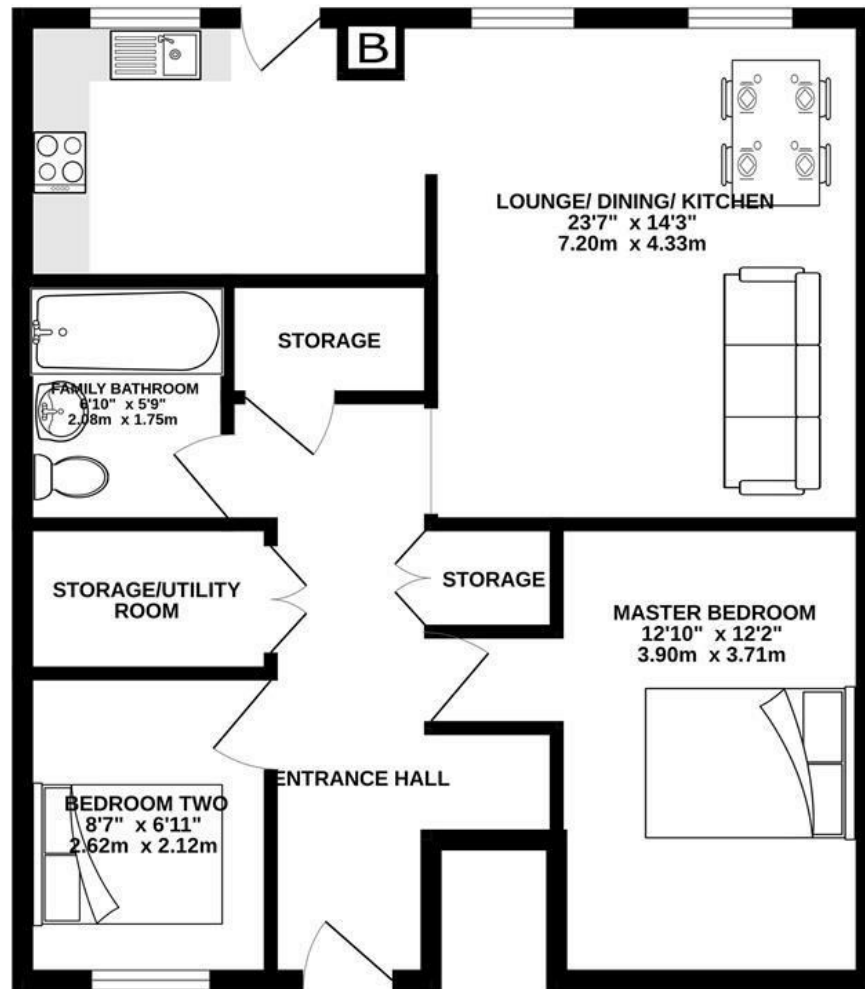








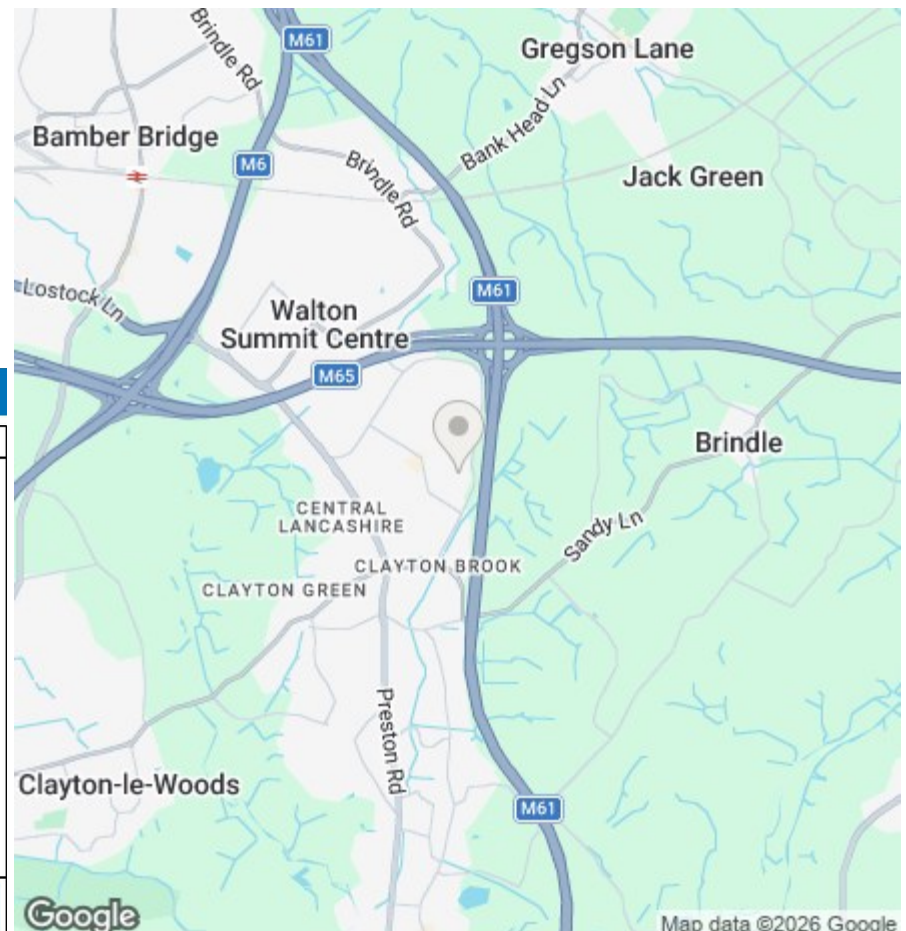
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	76
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		