



Baxendale Grove, Bamber Bridge, Preston

Offers Over £105,000

Ben Rose Estate Agents are delighted to bring to market this beautifully maintained two-bedroom, first-floor apartment, ideally situated in a highly desirable residential area of Bamber Bridge. Perfectly suited for first-time buyers eager to take their first step onto the property ladder, this home is ready to move into and offers a stylish, modern living space throughout. Conveniently located for commuters, the apartment offers excellent access to the M6 and M61 motorways, making travel to all major towns and cities across the northwest straightforward. The area also boasts a wealth of amenities, including reputable schools, supermarkets, and local shops. Early viewing is strongly advised to avoid disappointment.

As you step inside, you're welcomed by a well-proportioned entrance hall, offering access to each room. Immediately to the left lies the good sized master bedroom, easily accommodating a double bed and enhanced by its own private en-suite. The en-suite features a modern three-piece suite, including a stand-in shower.

Continuing down the hall, there is a handy integrated storage cupboard that houses the boiler. Next you'll find the main family bathroom, which is stylishly fitted and includes an over the bath shower—perfect for both quick mornings and relaxing evenings.

Bedroom two is located towards the front of the property and, like the master, is spacious enough for a double bed and additional furnishings.

At the far end of the hall, the heart of the home opens into a stunning open-plan living and kitchen area. This space is flooded with natural light thanks to a bay window at the front, and is large enough to comfortably fit a full sofa set. The kitchen area is modern and well-equipped, featuring an integrated hob, oven, dishwasher, and a newly fitted washing machine. Ample worktop space allows for the inclusion of additional appliances if needed, while a small central island adds both functionality and a relaxed seating option—perfect for casual dining or entertaining.

Externally, the property benefits from one allocated parking space to the front, with additional visitor parking bays located at the rear.

Overall, this immaculately presented apartment offers modern, spacious living in a prime location with excellent transport links and local amenities. It's a perfect move-in-ready home for first-time buyers or those looking to downsize in comfort. Room dimensions are available on the floorplan provided.







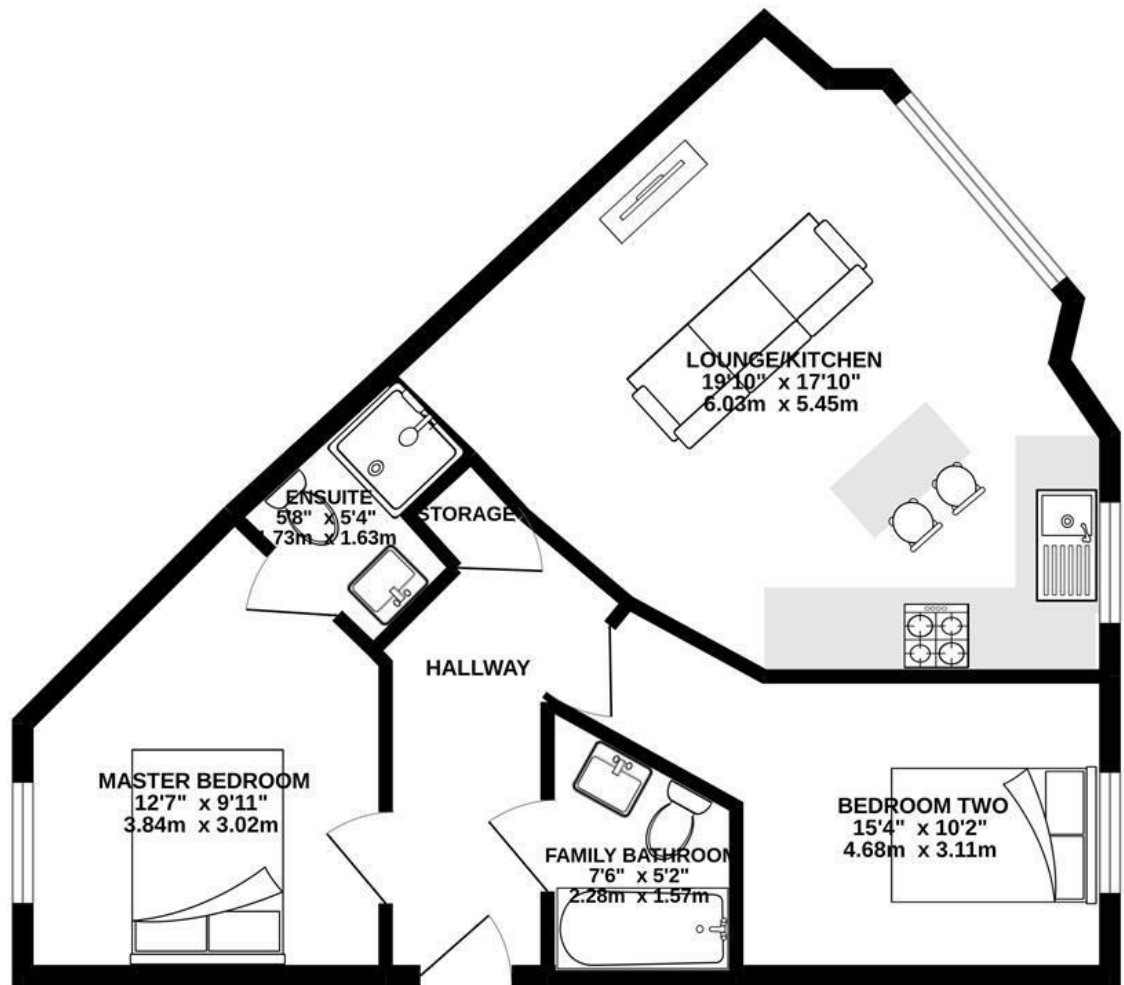






BEN ROSE

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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 errors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	83
(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 

