



Moon Street, Bamber Bridge, Preston

Offers Over £145,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom end-terrace home located in the heart of Bamber Bridge. Presented with no onward chain, this home is perfect for first-time buyers and is offered with the option to purchase fully furnished, allowing for a straightforward and convenient move-in-ready purchase.

Perfectly situated, the property benefits from excellent transport links, with Bamber Bridge railway station within walking distance, as well as easy access to the M6, M61 and M65 motorways, providing convenient travel across Lancashire and beyond. The area also offers a wealth of local amenities including schools, shops, parks, and leisure facilities, with Preston city centre just a short drive away.

Stepping into the property, you will find yourself in the spacious lounge, which features a central fireplace and an open staircase leading to the upper level. From here, you will enter the dining room, which offers ample space for a large family dining table and is currently utilised as an additional sitting room, adding versatility to the home. This space is set in a semi open-plan layout with the kitchen located at the rear. The contemporary fitted kitchen offers ample storage with an integrated oven and hob, as well as space for additional freestanding appliances. A single door from here leads out to the rear yard. Completing the ground floor is a convenient WC located just off the dining room.

Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage and a private ensuite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking for one vehicle, along with a convenient EV charging point. To the rear is a low-maintenance yard with gated access, offering a private outdoor space ideal for relaxing or adding additional storage.

Early viewing is highly recommended to avoid potential disappointment.







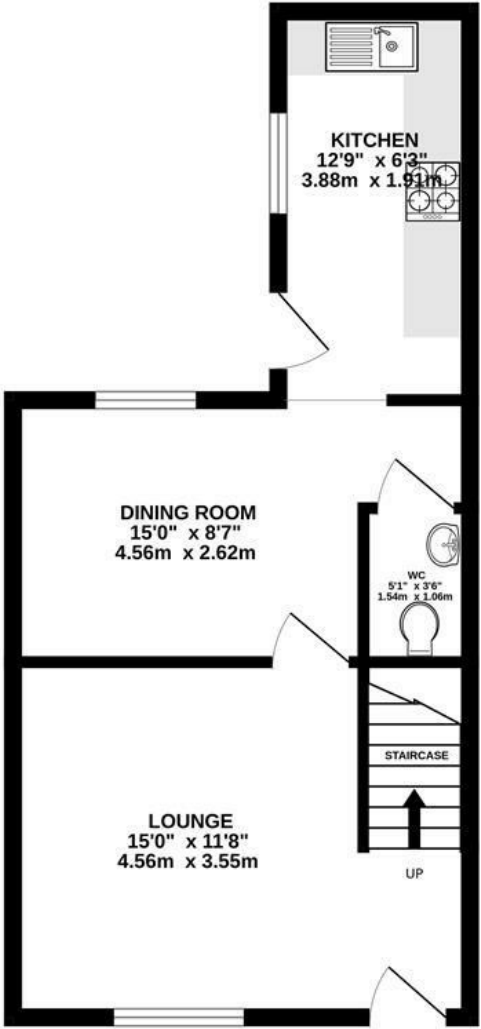




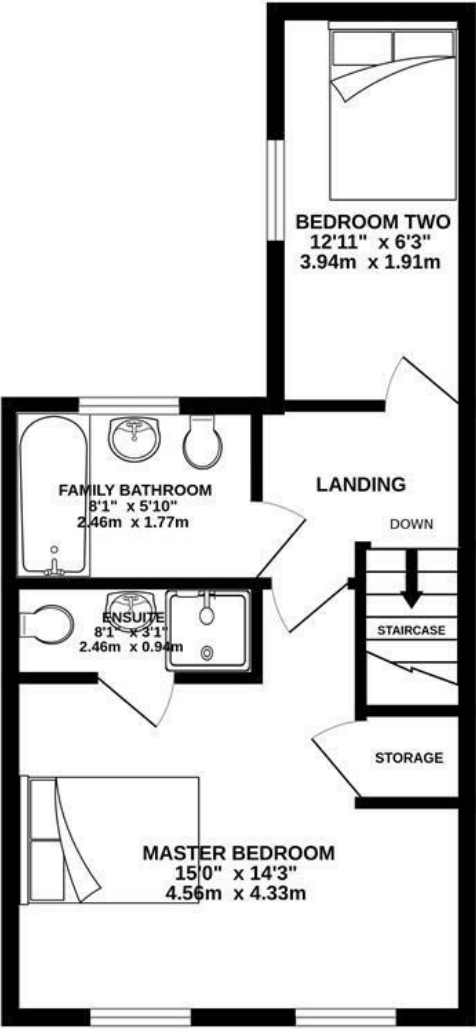


BEN ROSE

GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (70.9 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		
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	

