BEN ROSE



Station Road, Bamber Bridge, Preston **Offers Over £115,000**

Ben Rose Estate Agents are pleased to present to market this spacious mid-terrace property situated within a sought-after area of Bamber Bridge. Offering fantastic potential throughout, this home is ideal for first time buyers, couples or investors looking for a property they can modernise and personalise to their own taste. Conveniently positioned close to Bamber Bridge town centre, the home benefits from easy access to a range of local shops, supermarkets, pubs, bars, restaurants and schools. Excellent travel links are nearby, including rail services to Preston and Blackburn, superb bus routes and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Blackburn and Chorley simple and convenient.

Internally, the property welcomes you through a vestibule into the entrance hall. To the front is a spacious lounge offering a comfortable living area with plenty of natural light. Moving through the home, you'll find an open plan dining room providing a versatile space for family dining or entertaining guests. To the rear is the fitted kitchen, which offers ample storage and worktop space, alongside access to the rear yard.

Ascending to the first floor, the property boasts a generously sized master bedroom which could potentially be split into two separate rooms if desired, offering excellent flexibility for future buyers. A second double bedroom provides further spacious accommodation, whilst the first floor is completed by a three-piece bathroom suite.

Externally, the property benefits from convenient street parking to the front. To the rear is a paved yard with additional yard space beyond the gate, offering excellent potential to be adapted into one larger outdoor area. With spacious rooms, fantastic potential and a highly convenient location, this home presents an excellent opportunity for a variety of buyers.



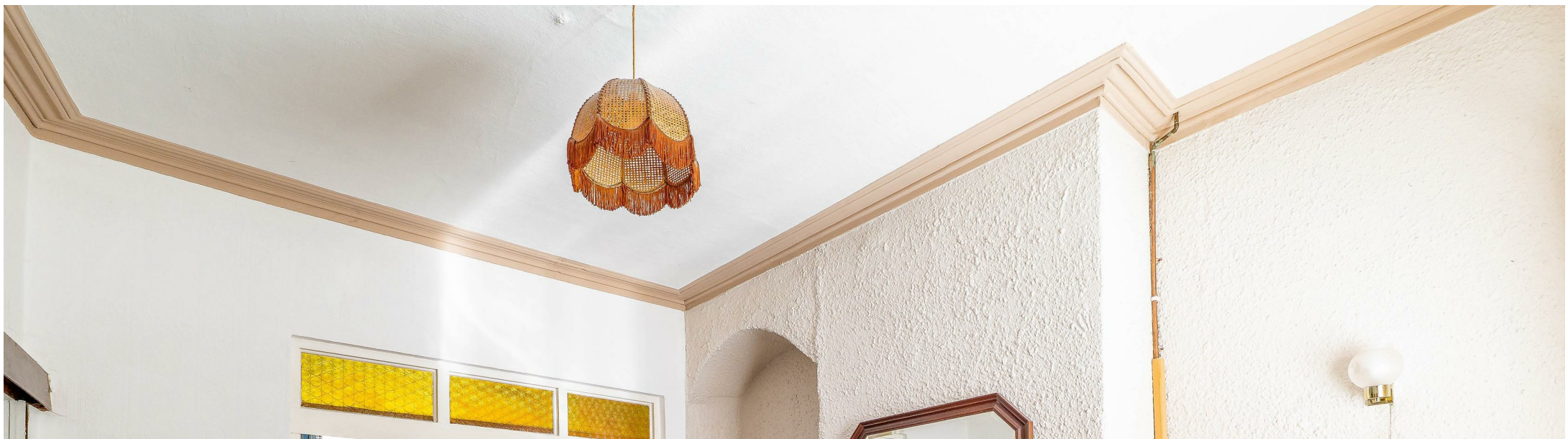
















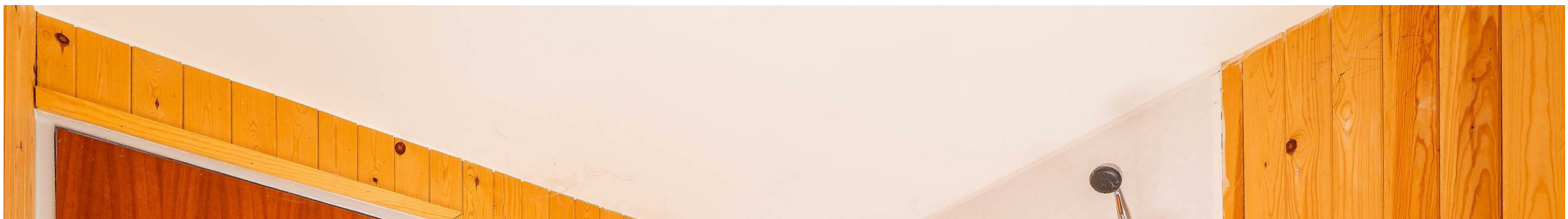
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SUPER PUPIL









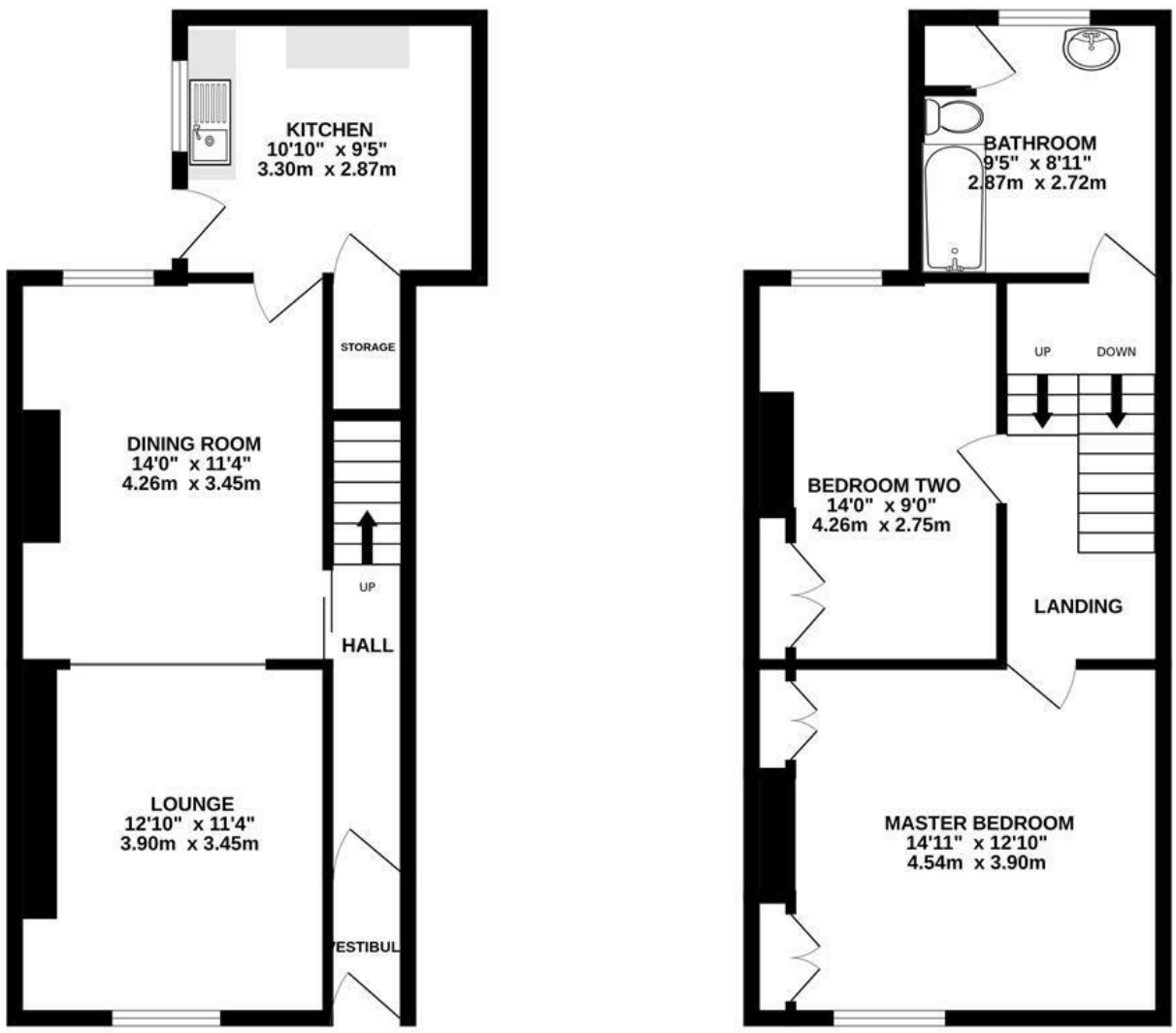




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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

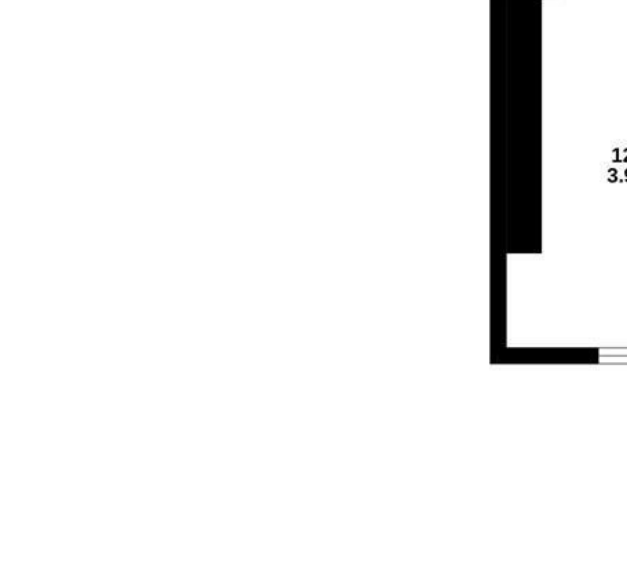
1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.

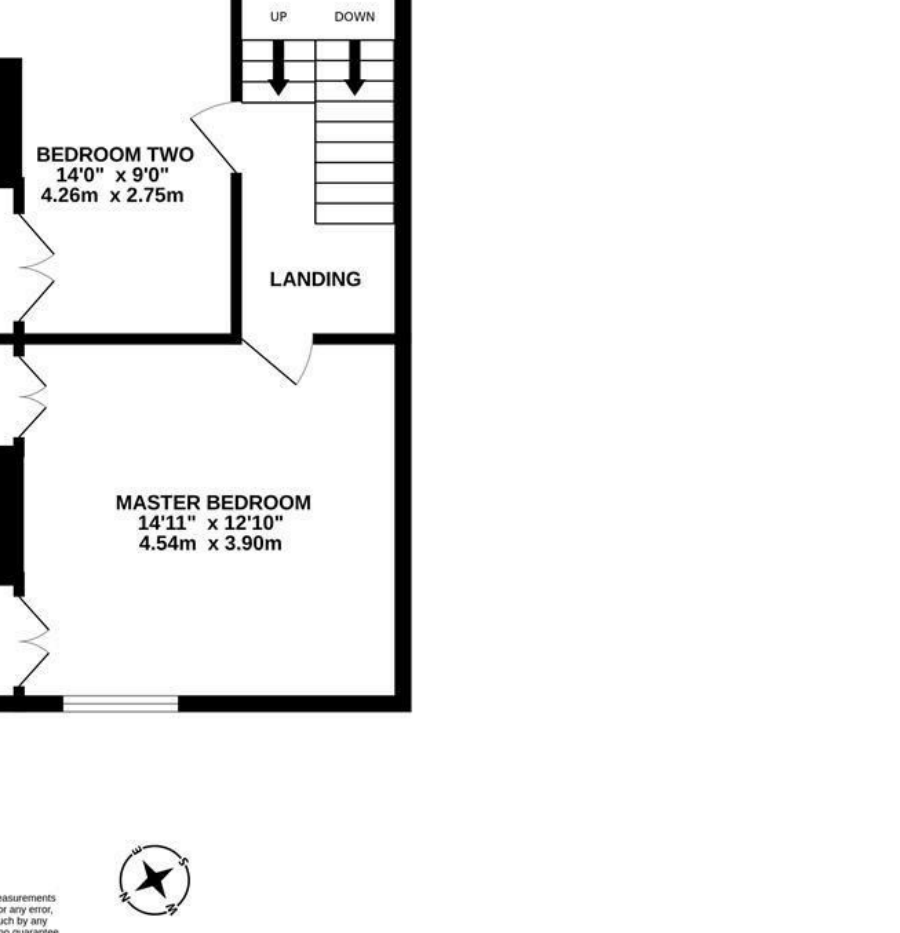


TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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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