



Barleyfield, Bamber Bridge, Preston

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to market this charming one-bedroom semi-detached home, tucked away in a secluded position within the popular area of Bamber Bridge. Offering a unique sense of privacy whilst remaining close to a wealth of local amenities, this well-presented property is ideal for first-time buyers, couples, or those looking to downsize. The home enjoys a peaceful setting surrounded by mature trees, creating a tranquil environment that is rarely found. Bamber Bridge offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, along with regular bus services and Bamber Bridge railway station providing direct links to Preston, Blackburn and beyond. The nearby M6, M61 and M65 motorway networks also offer excellent connectivity for commuters travelling across Lancashire and further afield.

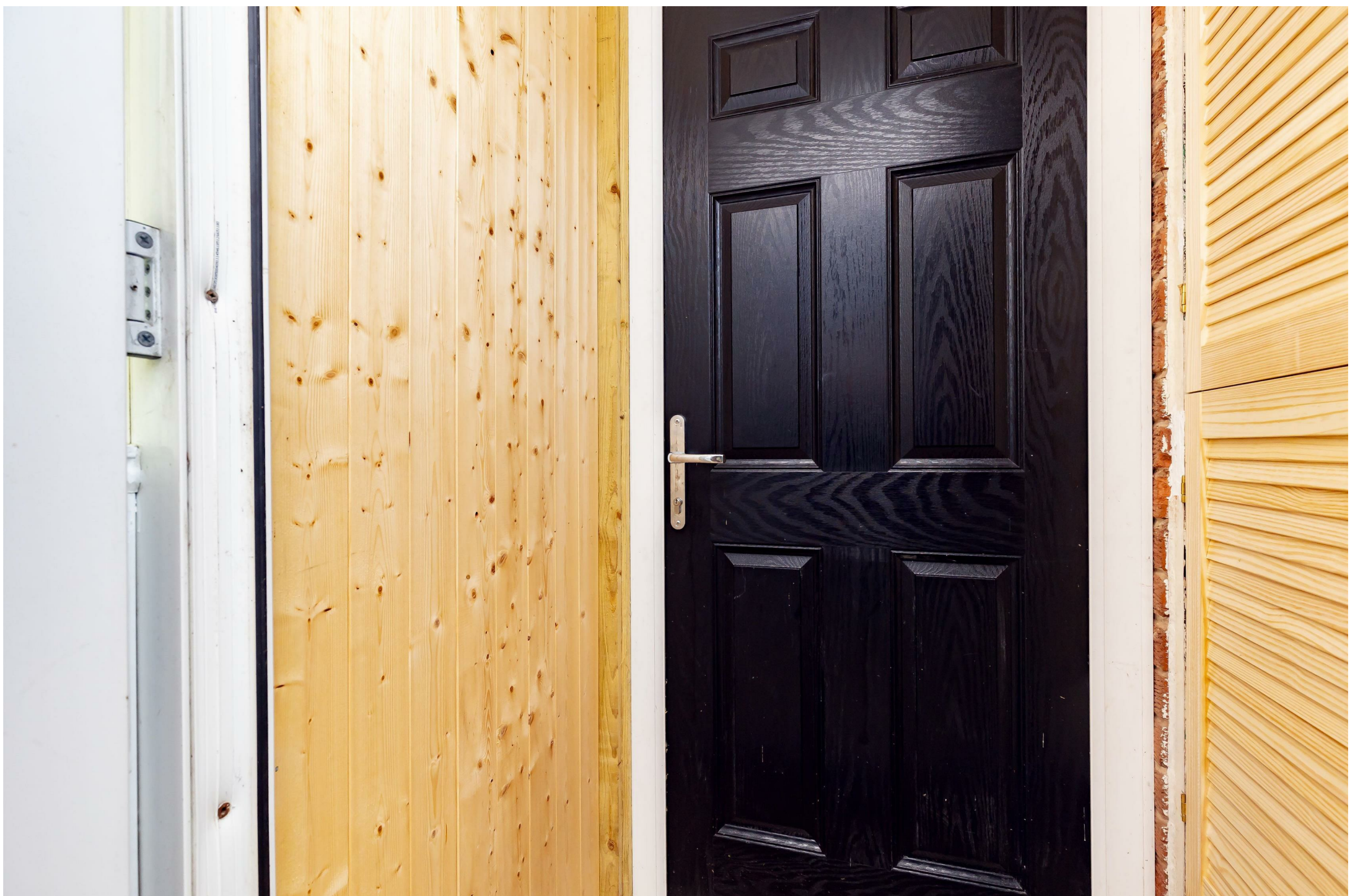
Stepping through the front porch, you are welcomed into the spacious lounge diner, a bright and inviting living space featuring attractive laminate plank flooring and a fitted air conditioning unit for year-round comfort. A window overlooks the front aspect, whilst sliding patio doors open onto a secluded side garden, allowing plenty of natural light to fill the room and creating an ideal space for relaxing or entertaining. An eye-catching open spiral staircase rises to the first floor, adding character to the living space, while an opening leads through to the modern fitted kitchen. The kitchen is thoughtfully designed with a range of integrated appliances and enjoys views over the front of the property.

The first floor offers a generous double bedroom with fitted wardrobes and dual-aspect windows, creating a bright and airy retreat. Completing the accommodation is the three-piece family bathroom, fitted with an overhead shower and finished with practical laminate tiled flooring.

Externally, the property continues to benefit from its peaceful setting, with steps leading down to the front entrance, bordered by small lawned areas on either side and surrounded by mature trees that provide an excellent degree of privacy. To the right of the property is a useful concrete outbuilding measuring approximately 2.52m x 3.06m, accessed via the side garden, offering excellent storage or potential for a workshop or hobby space. The secluded side garden provides a private outdoor area to enjoy throughout the warmer months, making it an ideal extension of the living space. Combining privacy and a convenient location, this delightful home presents a fantastic opportunity for buyers seeking something a little different.

Please note there is also a home burglar alarm system installed.







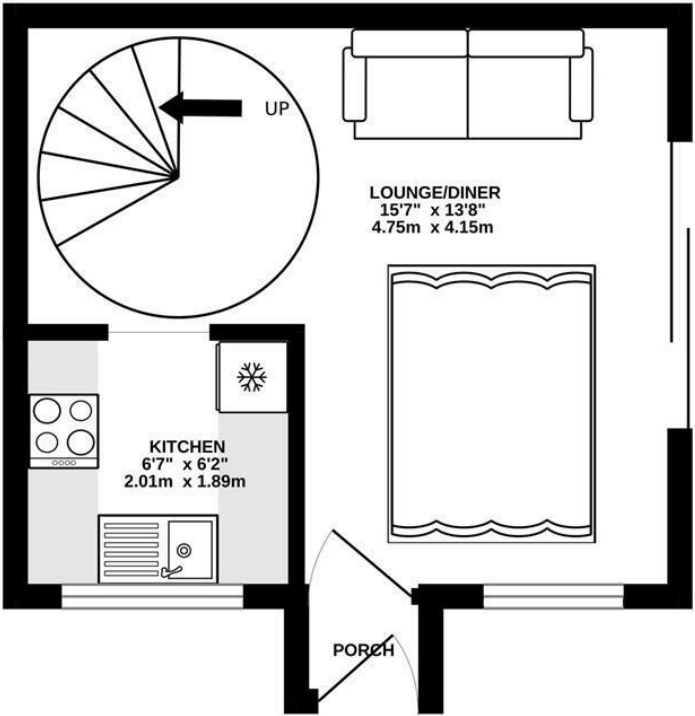




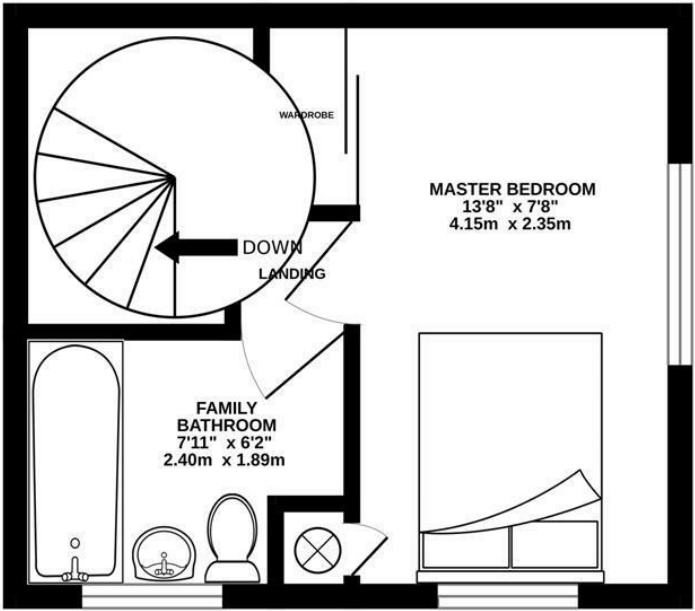


BEN ROSE

GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.2 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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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		
	41	78
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	

