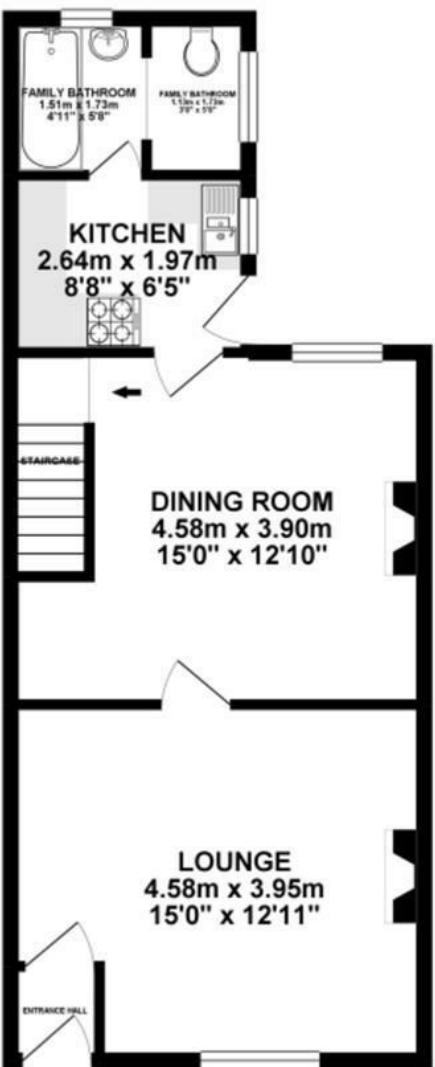


GROUND FLOOR 45.72 sq. m.
(492.10 sq. ft.)



1ST FLOOR 35.97 sq. m.
(387.18 sq. ft.)



BEN **BR** ROSE



Station Road, Bamber Bridge, Preston

Offers Over £89,950

Ben Rose Estate Agents are pleased to present to market this three bedroom, mid-terrace property. The home is in need of some modernisation but would be the perfect home for those looking to get onto the property ladder. The property is ideally located in the centre of Bamber Bridge surrounded by superb local schools, supermarkets and amenities. The property also has fantastic travel links via the nearby train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall, leading through to the spacious lounge. The lounge has a feature fireplace and large front-facing window. This leads through to the dining room which has enough space for a large family dining table as well as access upstairs via the open wooden staircase. In the kitchen, you'll find an integrated hob/oven with additional space for other freestanding appliances. There is also access to the rear yard via the kitchen. The family bathroom can also be found to the rear of the home.

Moving upstairs, you'll find three good-sized bedrooms with the master featuring a fitted wardrobe and original fireplace.

Externally, to the front of the property you will find on-road parking as well as the potential for more on the nearby side street. To the rear is a convenient yard space and access to the rear ginnel.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice

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			75
(69-80) C			60
(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		



