



Grove Street, Bamber Bridge, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom, terrace property, coming to market with NO ONWARDS CHAIN. This property offers a fantastic opportunity for those looking to embark on a renovation project. Nestled in the heart of Bamber Bridge town centre, this home provides a delightful blend of potential and location. Within walking distance, you'll find superb local shops, cafes, and supermarkets, making daily essentials just a stone's throw away. Moreover, the property boasts excellent travel links, with Bamber Bridge train station nearby and easy access to the M6 and M61 motorways, ensuring convenience for your daily commute.

As you step inside, the ground floor greets you with a well-proportioned layout. The front door opens into the kitchen/dining area, offering ample space for family dining. The presence of under stair storage adds to the practicality of this space. A pleasant flow guides you through the ground floor, leading to the spacious lounge at the rear of the home. This space provides direct access to the garden, ensuring a seamless connection between indoor and outdoor living spaces.

Moving on to the first floor, you'll find three bedrooms, each offering potential for customization to suit your personal style and needs. Additionally, the first floor features a shower/wet-room with integrated storage, offering both convenience and functionality.

Outside, the driveway provides parking for one car, with further potential available within the single integrated garage. The secluded rear yard provides ample space for outdoor activities, ensuring a good-sized area for relaxation and recreation.

In summary, this property presents an ideal prospect for first-time buyers or investors seeking a renovation project. Its central location in Bamber Bridge, coupled with excellent local amenities and travel links, makes it a property that shouldn't be missed.







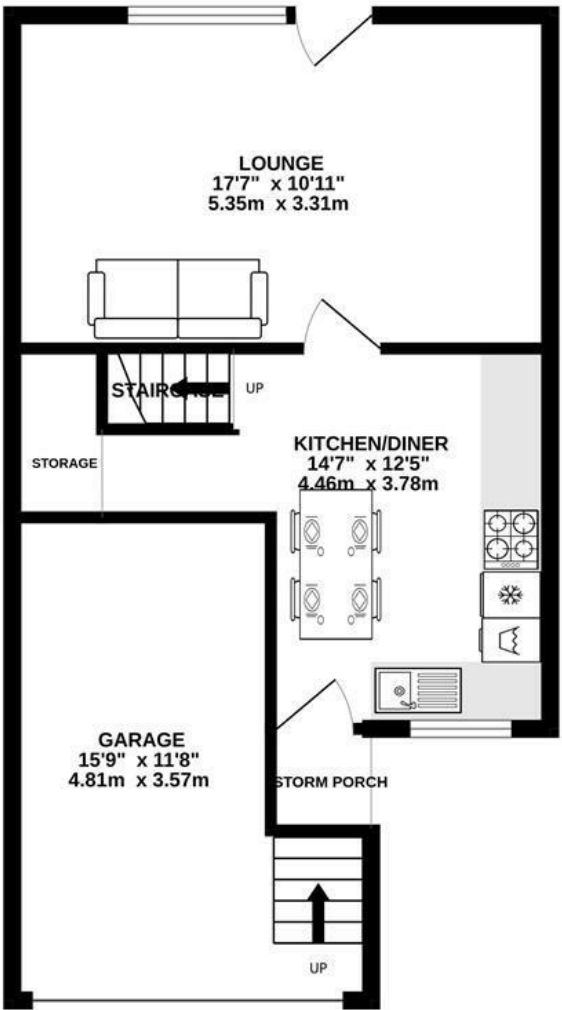




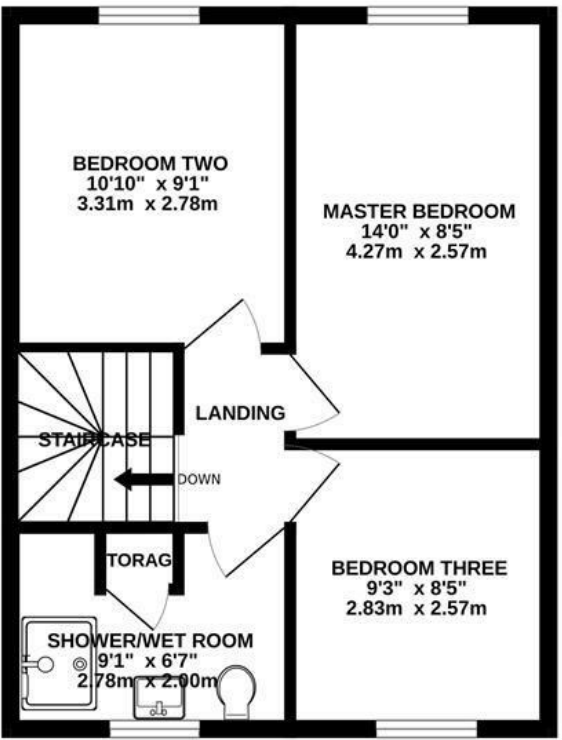


BEN ROSE

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.




TOTAL FLOOR AREA : 921 sq.ft. (85.6 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 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	<div>70</div>	<div>85</div>
(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	

