



**Masonfield, Bamber Bridge, Preston**

**£750 PCM**

\*\*\*Let Prior To Marketing\*\*\*

Ben Rose Estate Agents are pleased to present to market this delightful, one bedroom bungalow located on a quiet cul-de-sac in Bamber Bridge. This would be an ideal property for a couple or for someone looking to downsize. The property is only a short drive to both the towns of Chorley and Leyland and is surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch that leads into the main hallway. It is from here that the majority of rooms can be accessed.

To the front of the home lies the kitchen, with ample worktops and room for freestanding appliances. This room benefits from a front facing window allowing for ample light and comprises of an integrated washer and hob/oven. Adjacent to the kitchen lies the family bathroom. The bathroom is generous in length and comprises of a bath and over the bath shower.

Moving toward the rear of the home you'll find the spacious lounge. This delightful space benefits from an electric feature fireplace and natural light from both the side and rear. There is plenty of room for a three piece sofa set and access to the conservatory via a set of double doors. The beautiful conservatory is versatile in use and can be used as an additional sitting area or dining room with plenty of space for a large family dining table, access to the garden can be found here.

A good sized double bedroom and conveniently located storage cupboard can also be found just off the hall.

Externally, to the front of the bungalow is a low maintain garden and a good sized driveway with space for 2/3 cars.

The driveway also extends down the side of the home and can be access via a single gate.

To the rear is a secluded garden space with a large laid lawn and shed for additional storage needs.







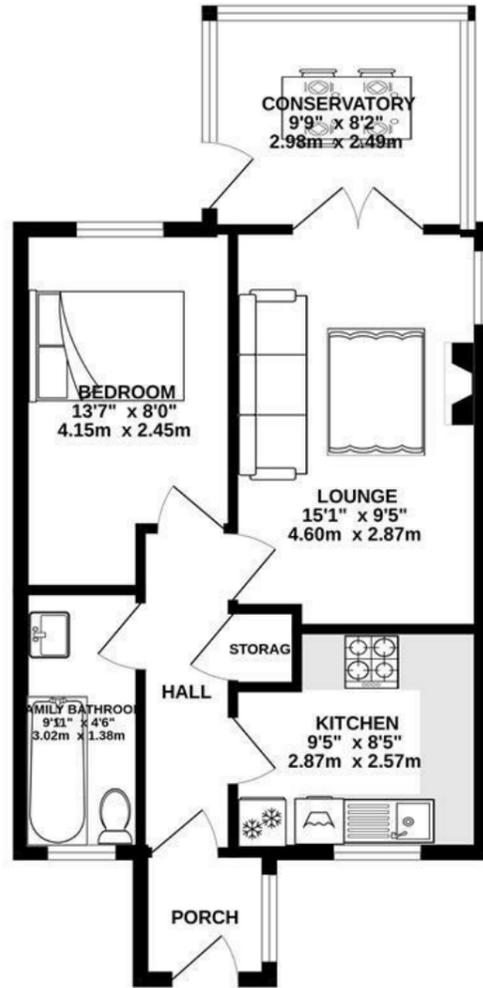






# BEN ROSE

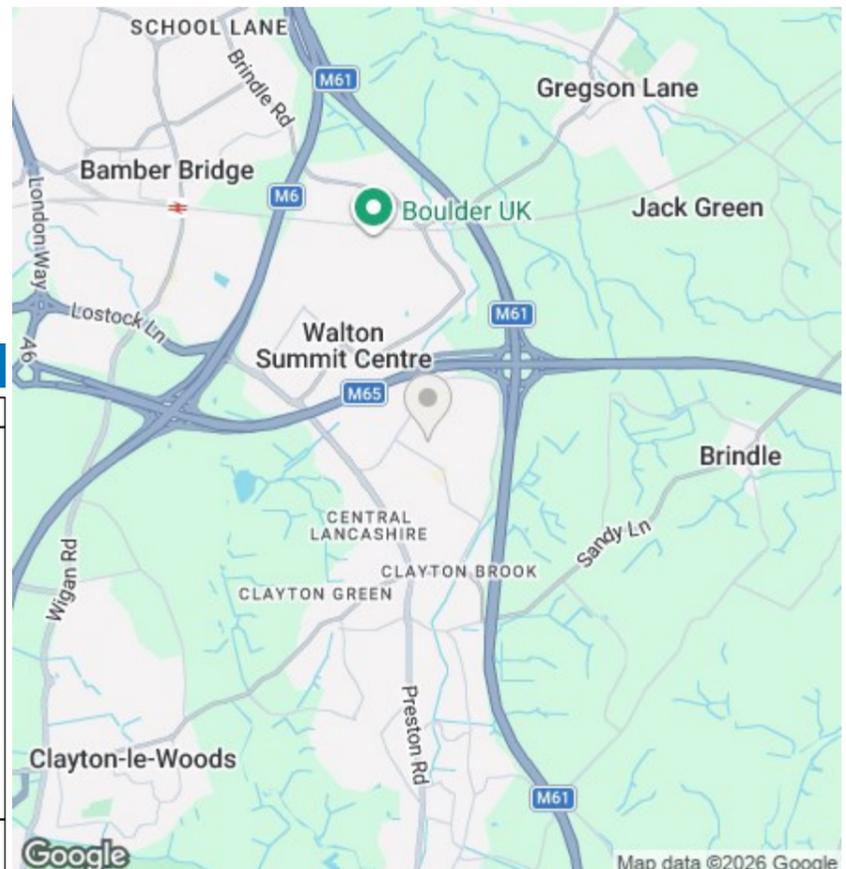
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		