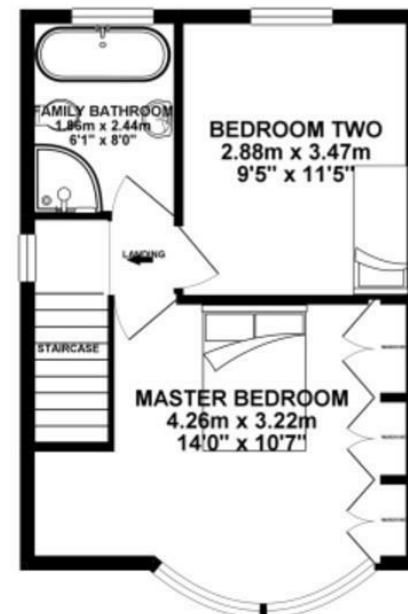
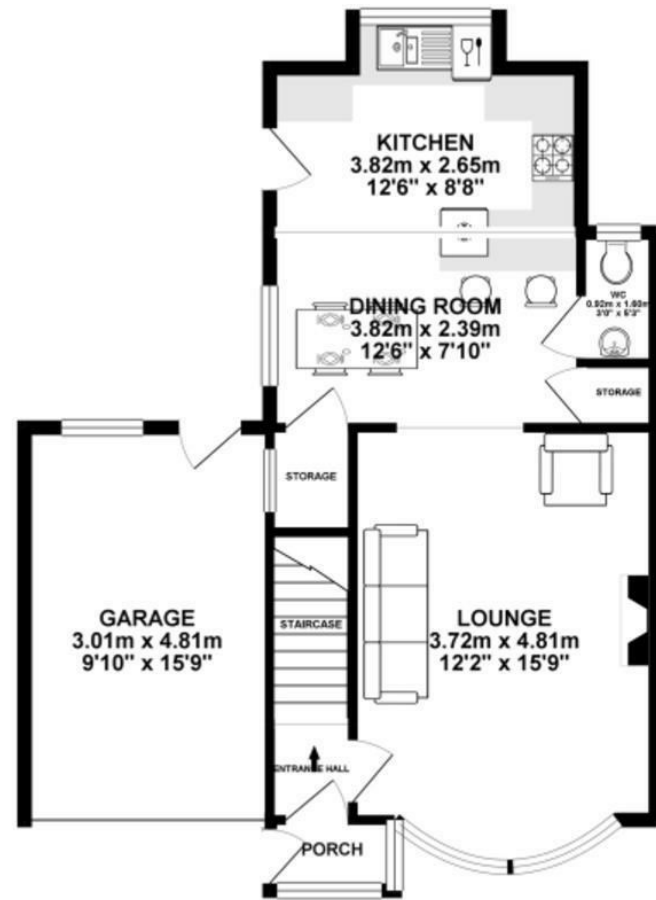


GROUND FLOOR 59.75 sq. m.  
( 643.17 sq. ft. )

1ST FLOOR 32.75 sq. m.  
( 352.56 sq. ft. )



TOTAL FLOOR AREA: 92.51 sq. m. ( 995.73 sq. ft. ) 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.  
Made with Metropac ©2020



## Brownedge Road, Bamber Bridge, Preston

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this two bedroom semi-detached property in a much sought after part of Bamber Bridge with NO ONWARDS CHAIN. The property would make an ideal family home or for those looking to upsize. The property is situated just a short walk into Bamber Bridge town centre and is surrounded by superb local schools, shops and amenities. There is also fantastic travel links via nearby bus routes and the 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 leading onto a spacious lounge which allows through access to the kitchen and features a large front bay window letting in plenty of light into the property. The kitchen features room for a family dining table as well as the built-in breakfast bar. There is also an integrated oven/hob as well as the option for other freestanding appliances. It also gives access to the back garden. The downstairs WC can also be found on this floor.

Upstairs, you will find a highly spacious master bedroom featuring another large bay window as well as the second bedroom and the three piece family bathroom featuring a freestanding bathtub and walk-in shower.

Externally, the property features a large outdoor garden to the back with various plants and shrubberies and an outdoor shed and greenhouse. The garden benefits from sun throughout the day due to its ideal location. The garage can be located at the side of the property and there is ample parking for two vehicles at the front of the house also.

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
	83
46	

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	81
39	

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

