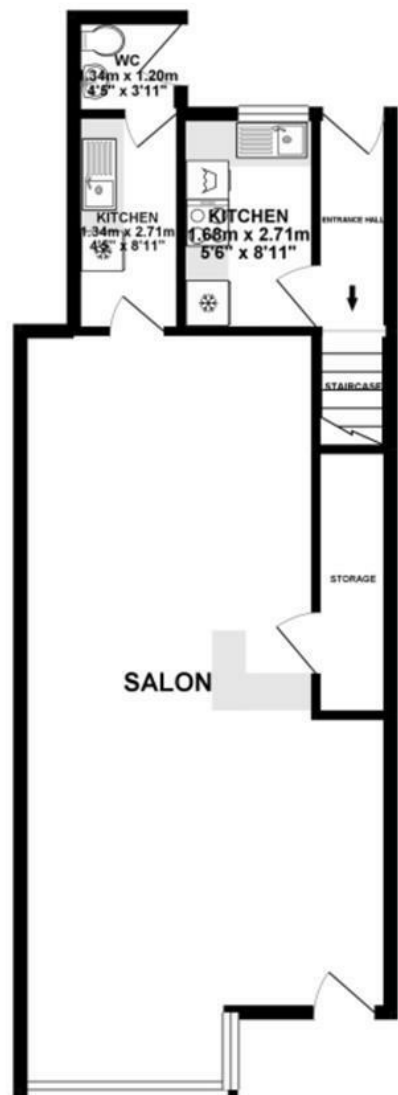


GROUND FLOOR 54.15 sq. m.
(582.84 sq. ft.)

1ST FLOOR 46.03 sq. m.
(495.50 sq. ft.)



TOTAL FLOOR AREA : 100.18 sq. m. (1078.34 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.
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BEN  ROSE



Station Road, Bamber Bridge, Preston

Offers In The Region

Ben Rose Estate Agents are pleased to present to market this well presented, commercial property currently in use as a popular salon with a first floor one bedroom flat. The living quarters are currently occupied with an ongoing tenancy and the salon downstairs has the potential to be used as a business or converted into an alternative living space. 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, you're welcomed into the downstairs salon boasting a large open space for business and a large storage area. This leads through to the kitchen with enough room for freestanding appliances and then through to the downstairs WC. From a separate rear entrance you will be brought into a welcoming entrance hall leading through to the flat kitchen before heading upstairs to the majority of rooms.

Moving upstairs, you will find a spacious carpeted lounge as well as the large master bedroom benefitting from extra storage space. The three piece bathroom can also be found on this floor featuring an over the head shower.

Externally to the front, the property has space for on-street parking. The property also owns the land directly at the front of the property for outdoor seating or activity.

The room dimensions of the property can be found on our floorplan.

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			
(69-80) C			
(55-68) D		60	71
(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	

