



Bridge Street
Bamber Bridge

- Offered With No Chain
- 3 Double Bedrooms
- Great Investment Opportunity or First Time Home
- Situated in a Semi Rural Location

For Sale £129,950

EPC Rating 'D'





Property Description

PROPERTY DESCRIPTION

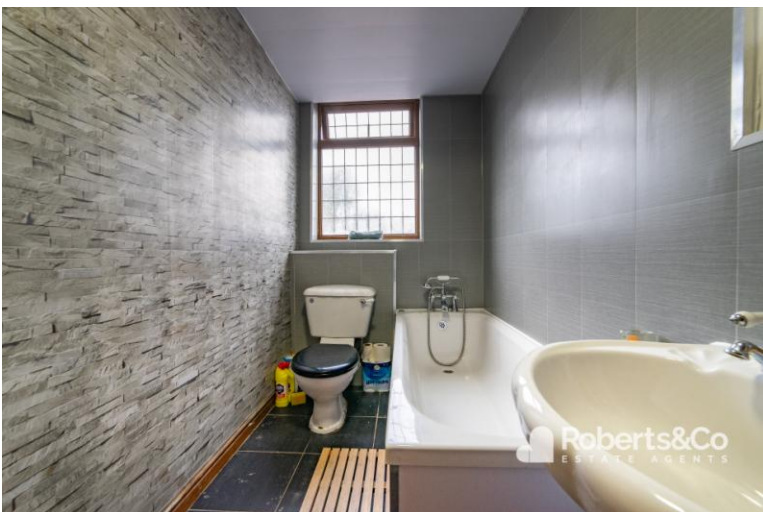
Bridge Street is situated in a semi-rural village on the outskirts of Preston, and within walking distance of local amenities and schools. There is also fantastic travel links via the nearby train station and the nearby M6 and M61 motorways.

This spacious home would be perfect for a first time buyer looking to get onto the property ladder or an investor looking for a good rental yield.

Park right outside your front door and head into the house. There is a large living room with gas fire sitting at the front.

The kitchen diner has space for everything you 'd need and has a back door giving you direct access to the rear yard.

There's even plenty of space for a table and chairs.



With 3 double bedrooms, 2 to the first floor and then a further bedroom in the loft conversion. There is also a three piece family bathroom.

To the rear is a convenient yard with access to the ginnel located behind.

This home is offered with no onward chain.

LOCAL INFORMATION

BAMBER BRIDGE an area to the south of Preston, Lancashire. Short drive to both the towns of Chorley and Leyland and an excellent area for local schools, shops and amenities with fantastic travel links via the nearby M6, M61 and M65 motorways. Even has it's own train station.

PORCH

* UPVC external front door * Tiled flooring * Wooden internal door with stain glass *

LIVING ROOM

12' 11" x 14' 6" (3.94m x 4.42m) * UPVC double glazed window * Central heating radiator * Engineered wood flooring * Ceiling light * Gas fire *

KITCHEN

10' 4" x 11' 5" (3.15m x 3.48m) * UPVC double glazed window and door * Central heating radiator * Tiled flooring * Ceiling light * Range of wall and base units * Gas hob * Electric double oven * Space and plumbing for washing machine * Space for free standing fridge freezer *

LANDING

* Carpet flooring *

BEDROOM TWO

12' 11" x 9' 3" (3.94m x 2.82m) * UPVC double glazed window * Central heating radiator * Carpet flooring * Ceiling light * Cupboard housing central heating boiler *

BEDROOM THREE

10' 4" x 8' 3" (3.15m x 2.51m) * UPVC double glazed window * Central heating radiator * Carpet flooring * Ceiling light *

BATHROOM

9' 9" x 4' 9" (2.97m x 1.45m) * UPVC double glazed window * Central heating radiator * Ceiling light * WC * Wash hand basin * Bath with shower over * Tiled flooring * Panelled walls *

BEDROOM ONE

11' 4" x 12' 11" (3.45m x 3.94m) * 2 Velux windows *
Central heating radiator * Carpet flooring * Ceiling
light * Storage cupboard *

OUTSIDE

* On street parking * Enclosed yard to the rear with
gated access to the ginnel *

We are informed this property is Council Tax Band A
For further information please check the Government
Website

Whilst we believe the data within these statements to
be accurate, any person(s) intending to place an offer
and/or purchase the property should satisfy
themselves by inspection in person or by a third party
as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

73.71 m²

793.41 ft²

Reduced headroom

4.90 m²

52.71 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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