



## Stockdale Crescent, Bamber Bridge, Preston

£169,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, ideally situated in a sought-after residential area of Bamber Bridge, Lancashire. This property presents a fantastic opportunity for families, couples, or first-time buyers looking for a spacious home to make their own. Nestled in a convenient location, the home benefits from excellent access to local amenities, including shops, restaurants, bars, and well-regarded schools, all within close proximity. Bamber Bridge offers superb travel connections, with rail links providing direct services to Preston and Blackburn, as well as excellent bus routes connecting to surrounding towns. For commuters, the M6, M61, and M65 motorways are just a short drive away, offering easy travel across Lancashire and beyond.

Stepping inside, you are welcomed into an inviting entrance hall that provides access to the principal ground floor rooms. The spacious lounge is situated to the front of the property and features a modern electric fireplace, creating a cosy focal point for the room. Moving through to the rear, you'll find the open-plan kitchen and dining area, offering ample space for family meals and entertaining guests. The kitchen provides good storage and worktop space, with scope for modernisation to suit individual tastes. A separate utility room sits just off the kitchen, providing additional convenience for laundry and household tasks. Completing the ground floor is the family bathroom, located off the entrance hall, fitted with a bath, WC, and wash basin.

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom is a generous double, positioned at the front of the home and filled with natural light. The second bedroom is another good-sized double, ideal for guests or children, while the third bedroom provides flexibility as a single bedroom, nursery, or home office space.

Externally, the property sits on a good-sized plot with a small front garden that offers potential for improvement and personalisation. A shared driveway provides access to off-road parking for one car and leads to a single garage at the rear. The rear garden offers excellent potential, with space for landscaping, a patio area, or lawn to create a peaceful outdoor retreat.

This property offers fantastic potential for those looking to create a lovely family home in a popular and well-connected area. With a bit of modernisation, it could become a truly charming residence in the heart of Bamber Bridge.







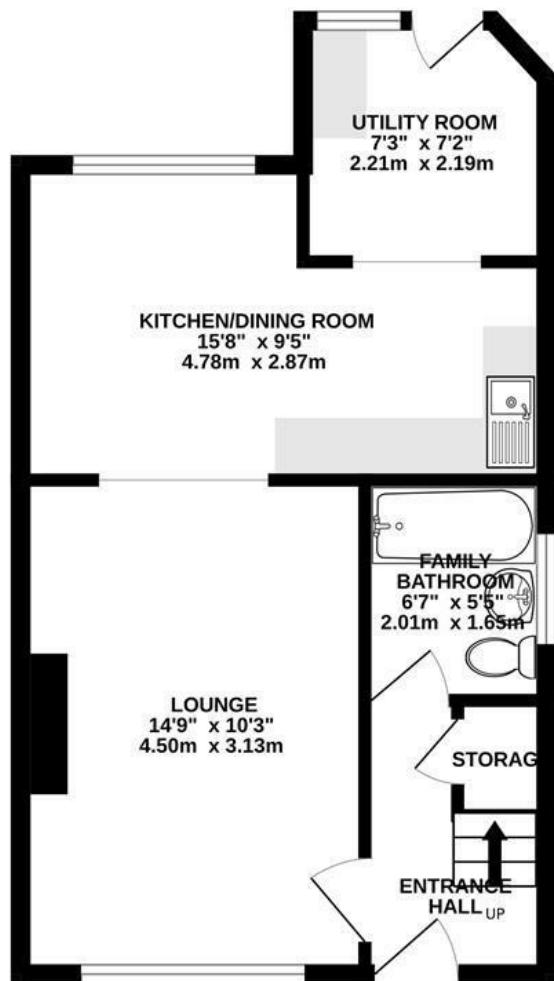




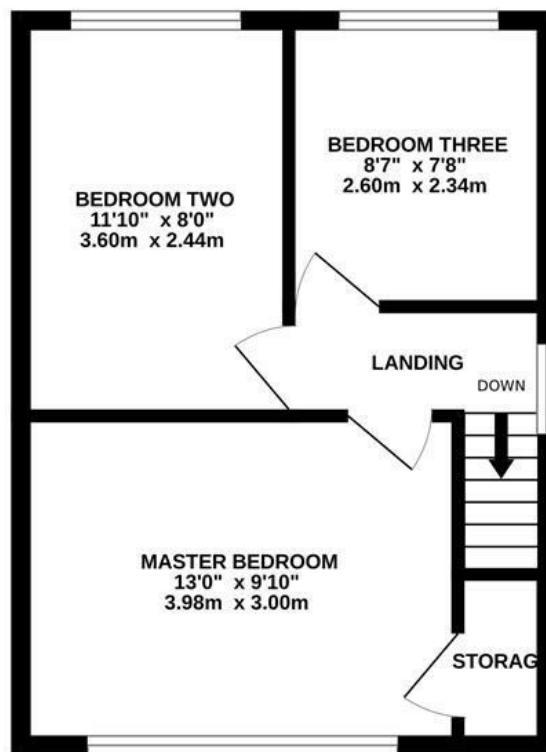


# BEN ROSE

GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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.



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	89
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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
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	

