



## Brindle Road, Bamber Bridge, Preston

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated within a popular residential area of Bamber Bridge. Modern throughout and finished to a high standard, this superb family home has been thoughtfully updated by the current owners, benefitting from a recently fitted kitchen, newly fitted front windows and brand-new garden decking. Offering spacious and versatile living accommodation, the property is perfectly suited to growing families looking for a home ready to move straight into. Ideally positioned, the home is within easy reach of a fantastic selection of local shops, supermarkets, highly regarded schools and leisure facilities, whilst nearby Cuerden Valley Park provides wonderful outdoor space for walking and recreation. Excellent transport links include regular bus services, Bamber Bridge Railway Station with direct connections to Preston and Manchester, and convenient access to the M6, M61 and M65 motorways, making travel across the North West simple and efficient.

Stepping into the welcoming entrance hall, you are immediately greeted by the home's bright and contemporary finish, with stairs leading to the first floor and access into the spacious lounge. Filled with natural light from the newly fitted front window, the lounge provides a comfortable setting for relaxing and flows seamlessly into the adjoining dining room, creating an ideal space for both family life and entertaining. From here, an internal hallway offers additional versatile space before leading through to the snug and recently fitted kitchen. The modern kitchen has been finished with stylish cabinetry, quality fixtures and a range of integrated appliances, whilst sliding doors open directly onto the rear garden, allowing plenty of natural light to flood the room. The snug provides a second reception area, perfect as a family room or playroom, and also offers access to the integral garage.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. Two are generous double rooms, whilst the third bedroom is ideal as a child's bedroom, nursery or home office, offering flexibility to suit a variety of lifestyles. Completing the accommodation is a contemporary three-piece family bathroom, finished to a modern standard and designed with both style and practicality in mind.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles, leading directly to the integral garage. A neatly maintained front garden is bordered by a mature hedge and low wall, creating an attractive first impression. To the rear, the generous garden is perfectly suited to family living, featuring a substantial lawn alongside a brand-new decked seating area, ideal for outdoor dining, entertaining or simply relaxing throughout the warmer months. Combining modern interiors, spacious living accommodation and an excellent location close to amenities and transport links, this exceptional home presents a fantastic opportunity for families seeking a stylish property in the heart of Bamber Bridge.





















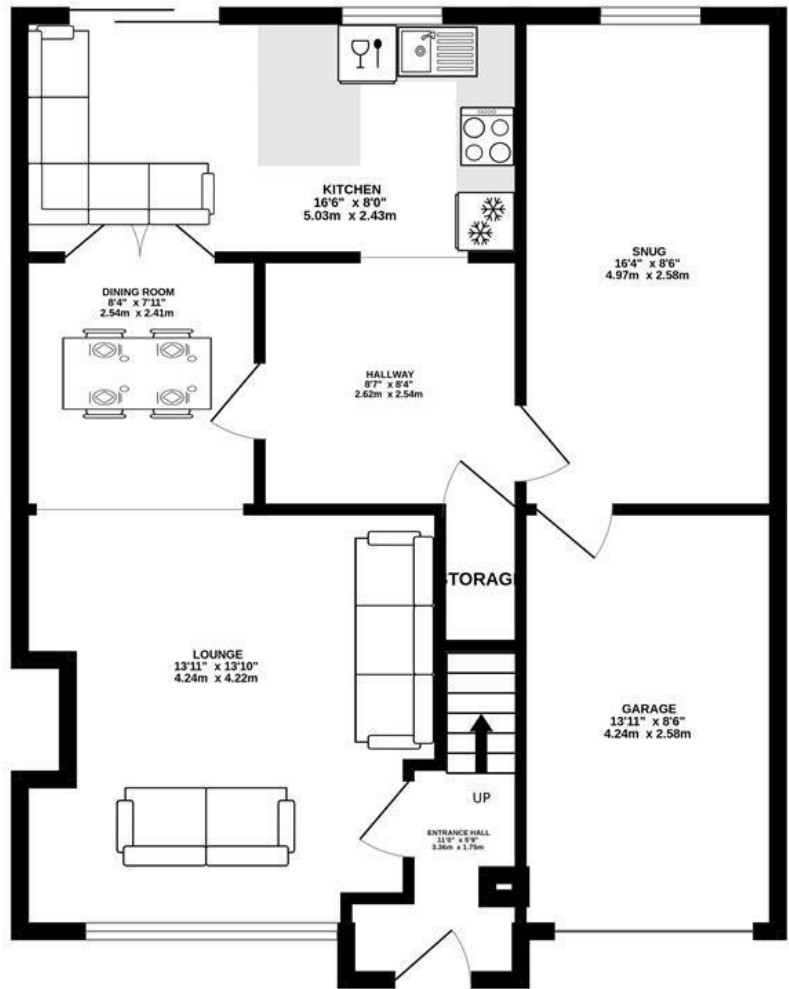




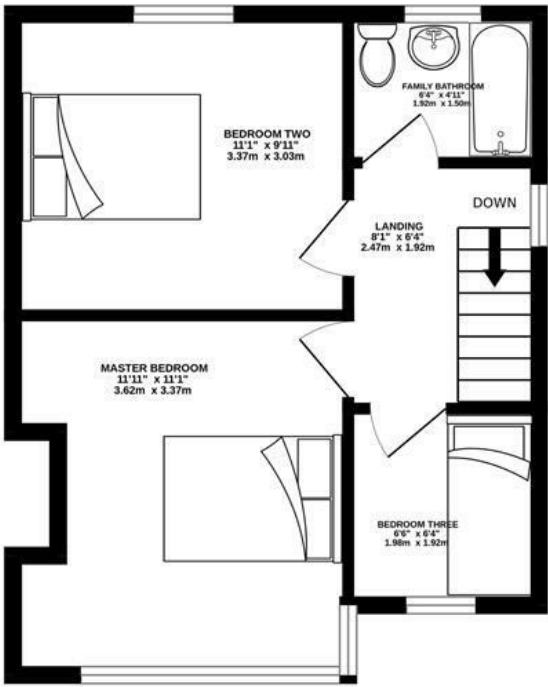


# BEN ROSE

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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) 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 |
| 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 |           |

