



## Well Orchard, Bamber Bridge, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this three-bedroom, link-detached home, offered with NO ONWARD CHAIN and positioned on a generous corner plot in a quiet cul-de-sac in Bamber Bridge. This property presents an excellent opportunity for first-time buyers or those looking for a rewarding project, offering plenty of potential to modernise and personalise throughout. Ideally situated, the home enjoys easy access to a wealth of local amenities, including nearby shops, schools, and leisure facilities. Excellent travel links are close at hand, with Bamber Bridge Train Station just a short distance away, frequent bus services throughout the area, and swift connections to the M6, M61, and M65 motorways, making it perfect for those commuting to Preston, Chorley, or further afield.

Stepping into the property, you are welcomed by a reception hall that sets the tone for the home's potential. From here, you enter the spacious lounge, which features a charming focal fireplace and ample room for comfortable furnishings. Moving towards the rear, the kitchen/diner offers a brilliant open-plan layout, providing plenty of space for both cooking and dining. Sliding doors lead directly out to the garden, creating a seamless connection between indoor and outdoor living.

To the first floor, you will find three well-proportioned bedrooms, each offering scope for reconfiguration or updating to suit individual needs. Completing this level is the three-piece family bathroom, ready to be refreshed to the buyer's taste and style.

Externally, the property benefits from a driveway to the front with space for two cars, which leads to a single garage for additional storage or parking. The driveway extends further beyond secure gates, offering even more off-road space – ideal for those requiring additional parking. To the rear lies a good-sized garden, featuring a patio seating area perfect for outdoor dining, with steps leading up to a secluded lawn that enjoys a private aspect.

Altogether, this home provides an excellent opportunity to create a personalised family space in a desirable and well-connected Bamber Bridge location.





















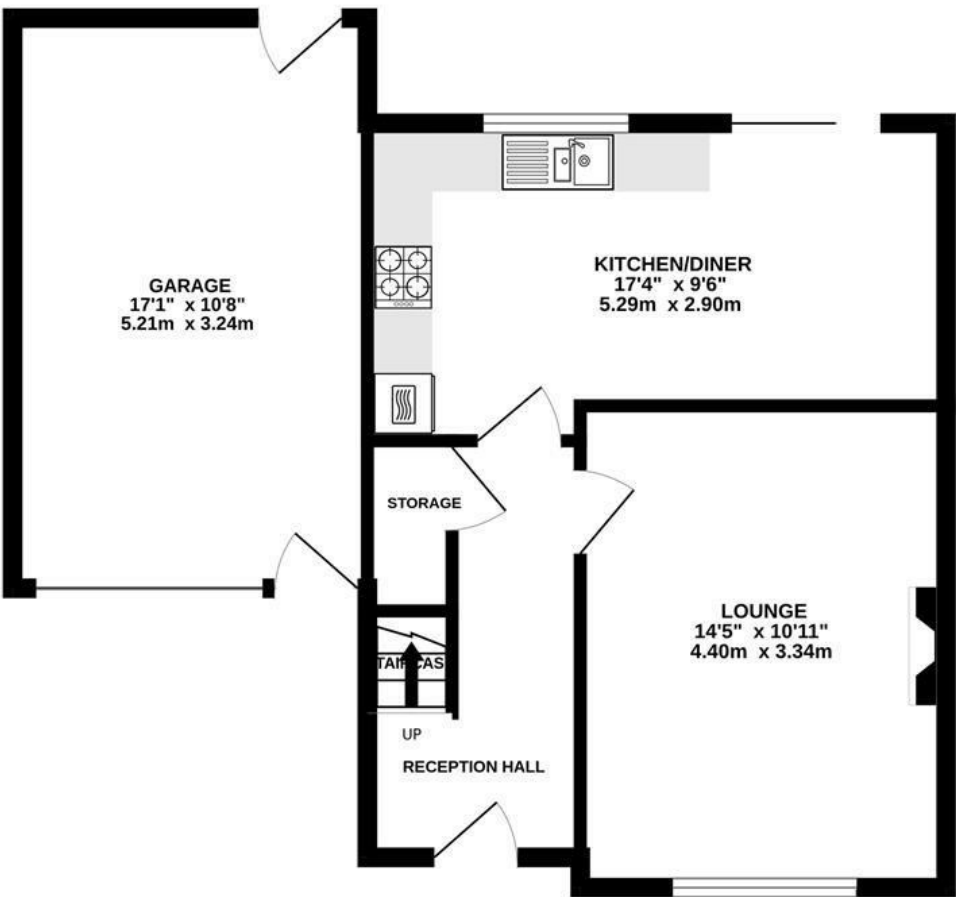




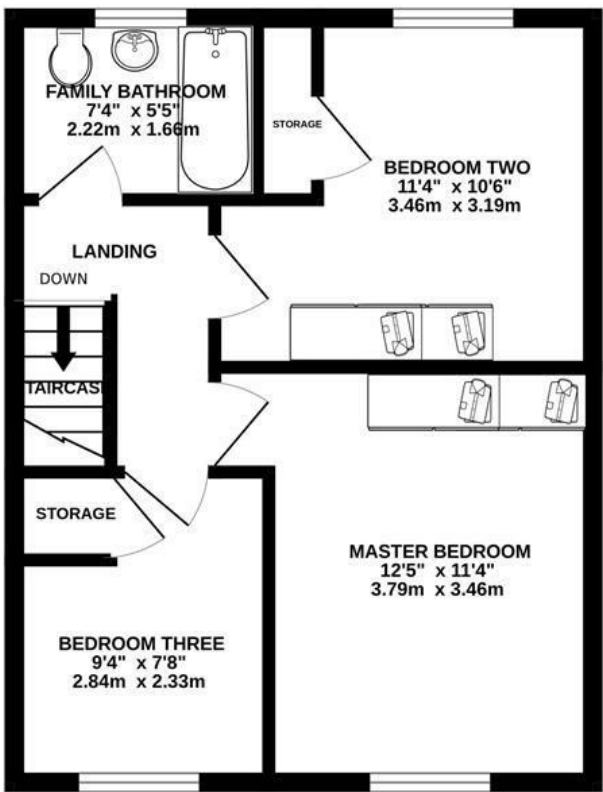


# BEN ROSE

GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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 |                                                                                                             |           |
|                                             | 73                                                                                                          | 79        |
| 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  |           |

