BEN ROSE



St. Marys Road, Bamber Bridge, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this beautiful stone-built three-bedroom terraced family home, offering a charming blend of period character, generous living accommodation and an unusually spacious detached rear garden. Set within the popular and well-established area of Bamber Bridge, the property is ideally positioned for families seeking excellent access to local amenities, schools, leisure facilities and transport links, while also being within easy reach of Preston, Leyland and surrounding areas. Bamber Bridge itself offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and local services, with further retail and leisure facilities available at nearby Capitol Centre and Cuerden. For commuters, Bamber Bridge railway station provides direct services to Preston, with the journey taking around 10–15 minutes, while regular bus services also connect the area with Preston, Leyland and surrounding towns. The nearby M6 and M65 provide excellent road links across Lancashire and towards Manchester, making this an appealing location for both families and commuters.

Stepping through the vestibule, you are welcomed into a charming reception hall, where a decorative period ceiling arch immediately highlights the character of the property and the staircase rises to the upper floors. To the right is the spacious dining room, providing an excellent setting for family meals and entertaining, with a window overlooking the rear yard, access through to the kitchen and a large open entrance leading into the front lounge. The lounge itself is a particularly inviting reception space, benefiting from an impressive bay-fronted window, a recessed traditional gas fire with raised mantle and a period coved ceiling, creating a warm and characterful focal point. Continuing through the home, the modern fitted galley kitchen is well equipped with a range of integrated appliances and features attractive vinyl plank flooring, dual-aspect windows bringing in plenty of natural light, a useful under-stairs storage cupboard and an external door providing direct access out to the enclosed rear yard, making this a practical and well-appointed space for everyday family life.

Moving to the first floor, the long landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is positioned towards the end of the landing and benefits from a front-facing window along with integrated wardrobes, providing both a comfortable sleeping space and useful storage. Bedroom two is positioned opposite the bathroom and enjoys a rear-facing window overlooking the property's outdoor space. Completing this floor is the generously sized traditional three-piece family bathroom, which features an overhead shower and tiled flooring. Continuing upwards, the converted loft provides a versatile third bedroom, offering an excellent additional space for a child, teenager, guest or home office. This impressive room benefits from a large Velux window which floods the space with natural light, while substantial integrated eaves storage to either side makes excellent use of the available space.

Externally, the property is approached via a small walled and gated front garden, with a pathway leading directly to the entrance door. To the rear, a walled and flagged yard provides a useful transitional outdoor space, with gated access onto the rear service road and a further gate leading into the property's particularly generous detached rear garden. Enclosed by fencing and predominantly laid to lawn, the garden offers a rare amount of outdoor space for a terraced property, with a flagged seating area towards the rear creating an ideal spot for outdoor dining, entertaining or relaxing during the warmer months. The secluded nature of the garden also provides plenty of room for children to play and offers genuine potential for families to enjoy the outdoors. Combining attractive period features, flexible accommodation across three floors and an exceptional detached rear garden, this charming home represents an excellent opportunity for families looking to establish themselves within this popular and well-connected part of Bamber Bridge.




Hotpoint
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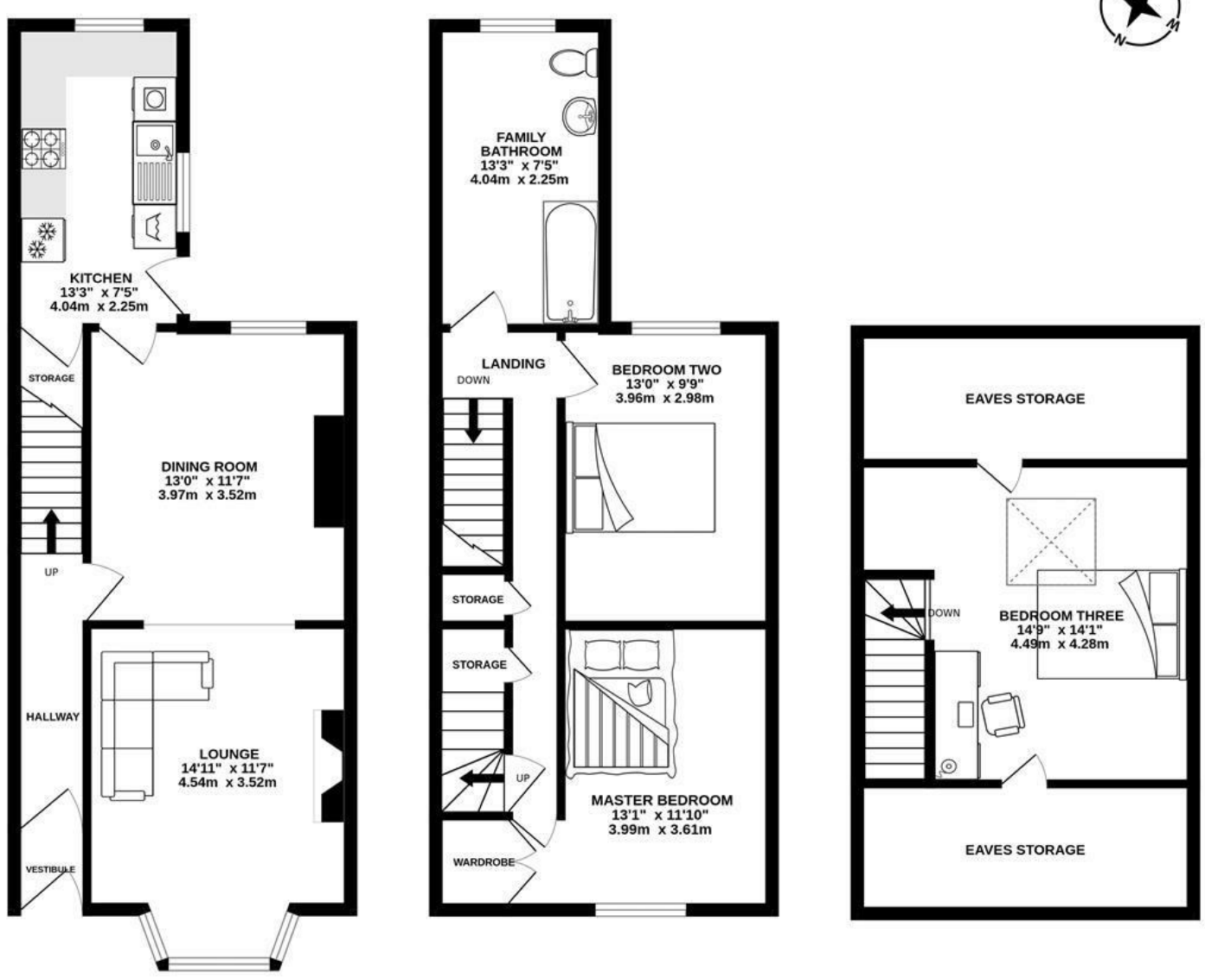


BEN ROSE

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.

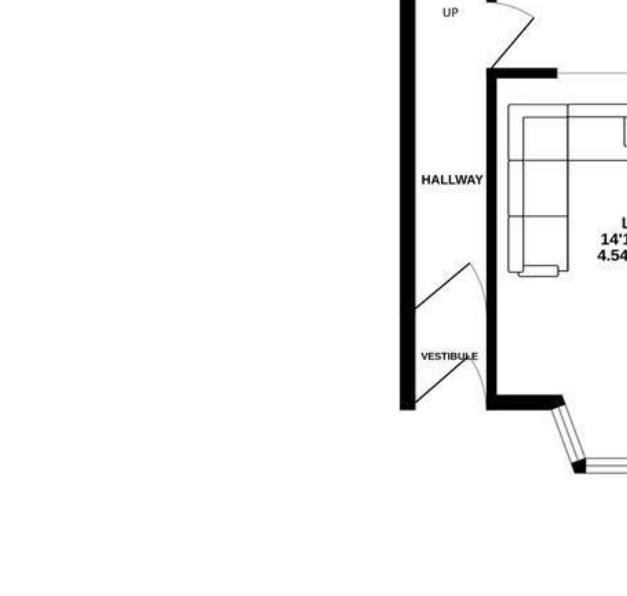
2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.

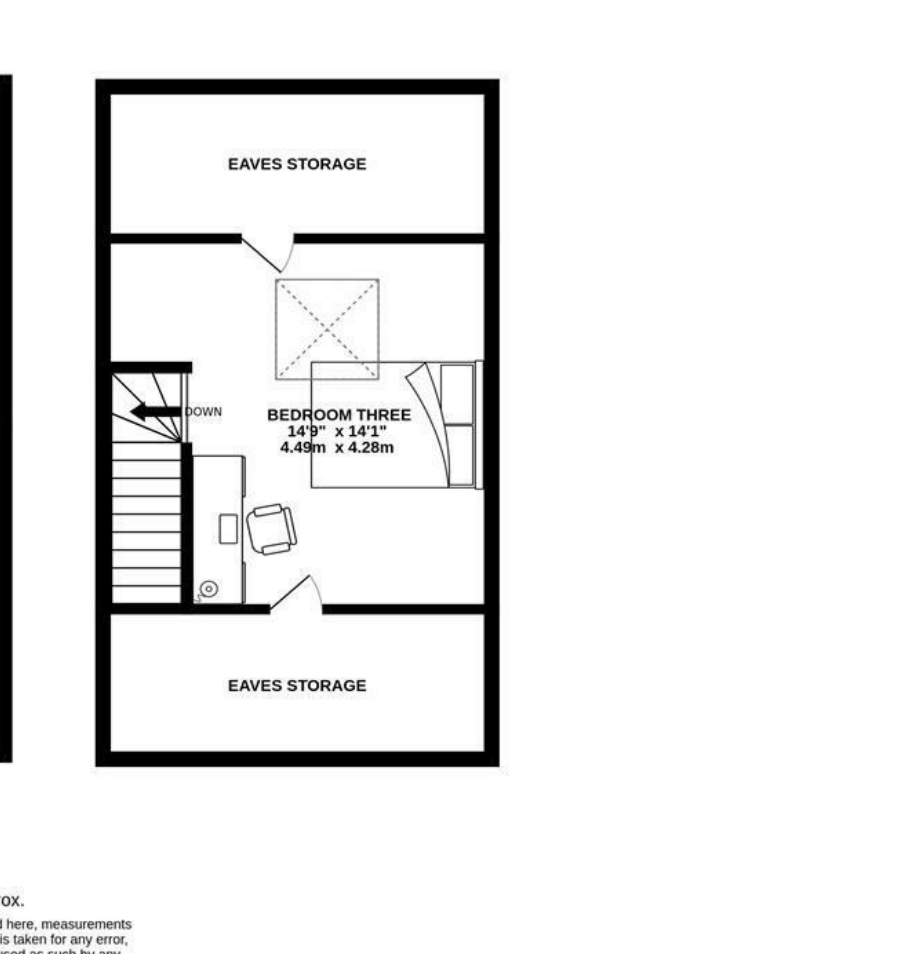


TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

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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