



Carr Meadow, Bamber Bridge, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this spacious five bedroom semi-detached home, ideally located in the popular area of Bamber Bridge. The property sits within a well-established residential setting, surrounded by a range of local amenities, reputable schools, bus routes and green spaces ideal for walking and relaxation. Excellent travel links are close at hand, with easy access to the M6, M61 and M65 motorways, along with a train station just a short drive away, making commuting to nearby towns and cities both convenient and efficient.

Entering the property, the entrance hall provides access to all ground floor rooms. To the front of the home is the generous lounge, which benefits from a large front-facing window that fills the space with natural light, along with access to a useful under-the-stair storage area. To the rear is the kitchen/dining room, overlooking the garden through a rear-facing window and offering an ideal space for family living and entertaining. The kitchen is fitted with ample worktops, plentiful storage and integrated appliances including a hob, oven, dishwasher and fridge, with additional space for freestanding appliances. From here, a door leads into the porch, providing extra storage and access to the garden. Accessible externally from the garden is a practical utility room, which includes a handy WC and offers internal access into the garage, creating a useful and versatile addition to the ground floor layout.

The first floor hosts five well-proportioned bedrooms and two family bathrooms. The master bedroom is positioned to the front of the property and benefits from a large window. Bedrooms two and three overlook the rear garden, while bedrooms four and five are also front facing, each enjoying natural light. The two family bathrooms serve the household well, with one featuring a bath and an overhead shower. Completing this floor is a useful storage cupboard located on the landing.

Externally, to the front of the property is a large driveway providing off-road parking for multiple vehicles, positioned in front of the garage, with the garden extending around the side of the home. The property also benefits from having an electric vehicle charging point. To the side and rear, there is a paved patio area offering ample space for outdoor seating, while the rear garden also features a lawn with an additional patio seating area at the top of the garden. Altogether, this is a substantial and versatile family home offering generous living space both inside and out, in a highly convenient location.





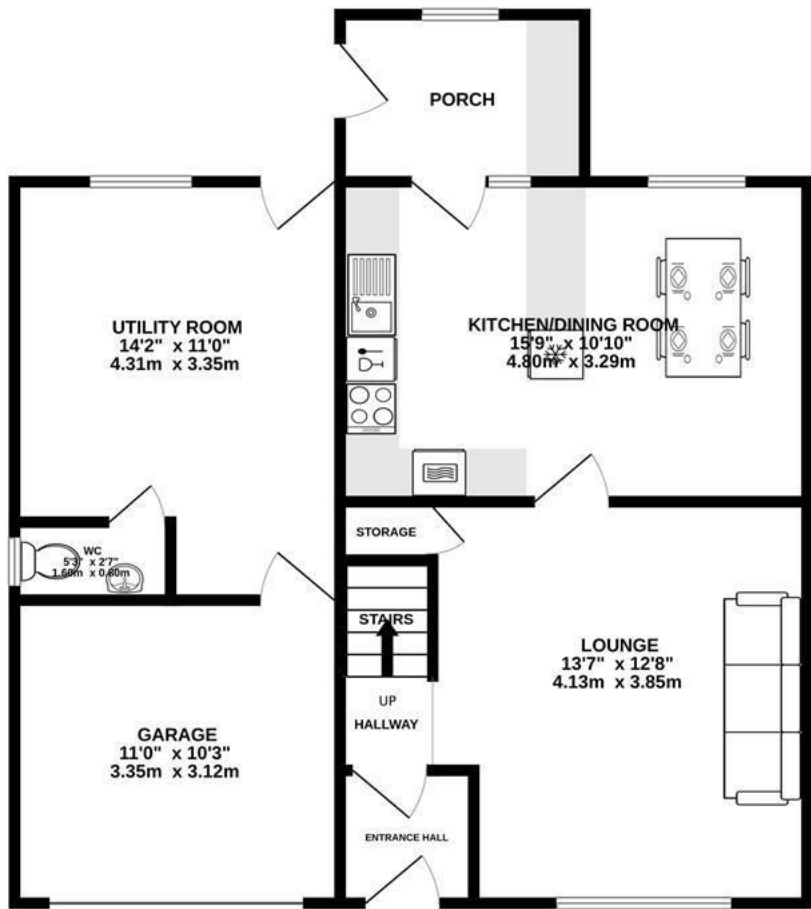




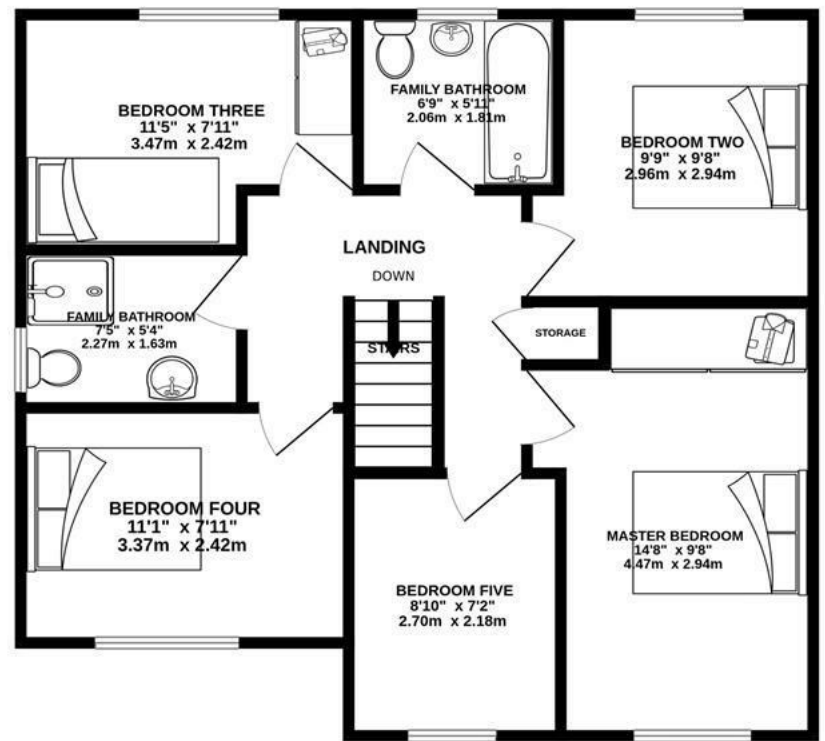




GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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.
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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		75	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

