BEN ROSE

Loom Crescent, Bamber Bridge, Preston

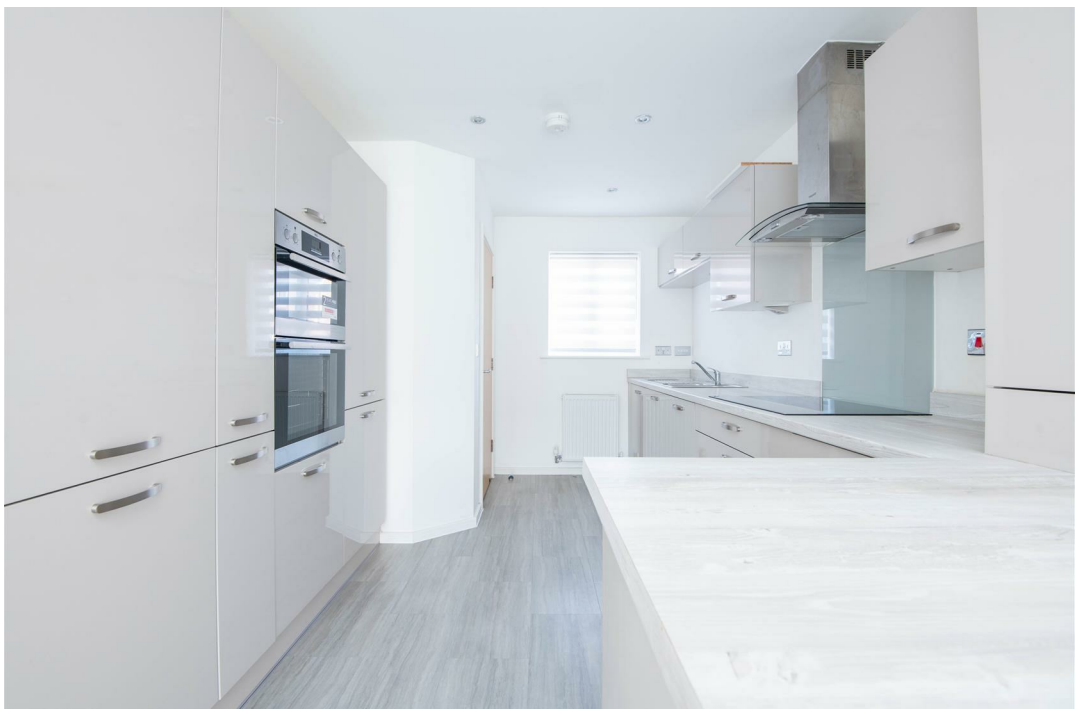
Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this modern and well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Bamber Bridge, Preston. Ideal for families, this property offers a contemporary living space that is ready to move straight into, having been finished to a high standard throughout. Bamber Bridge is a popular residential location, benefitting from a wide range of local amenities including supermarkets, schools, and leisure facilities, as well as excellent transport links. The property is conveniently positioned close to Bamber Bridge train station, offering direct routes to Preston and beyond, alongside easy access to the M6, M61 and M65 motorways, making it perfect for commuters. Nearby towns such as Leyland and Chorley are also within easy reach, providing further shopping and dining options.

Upon entering the home, you are welcomed into an inviting entrance hall which provides access to the first floor staircase, a convenient ground floor WC, and leads through to the impressive open plan kitchen and lounge. The kitchen is modern in design and fitted with multiple integrated appliances, complemented by ample worktop space and storage solutions, making it both practical and stylish. Flowing seamlessly from the kitchen, the spacious lounge area offers plenty of room for comfortable seating and benefits from double doors that open out onto the rear garden, allowing for an abundance of natural light and creating an ideal space for both relaxing and entertaining.

Moving up to the first floor, the landing leads to two well-proportioned bedrooms, both suitable for family living, guest accommodation, or even a home office. Also located on this floor is the modern family bathroom, fitted with contemporary fixtures and finishes. From the landing, stairs lead up to the second floor where the generously sized master bedroom can be found. This impressive space is enhanced by a large skylight, allowing natural light to flood the room, and is further complemented by a modern en-suite shower room, adding a touch of luxury and privacy.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, bordered by mature bushes adding to the kerb appeal. To the rear, you will find a fully enclosed garden featuring a lawned area, ideal for children to play or for outdoor entertaining during the warmer months. This fantastic home offers a perfect blend of modern living, practicality, and location, making it an excellent choice for families looking to settle in a well-connected and desirable area.



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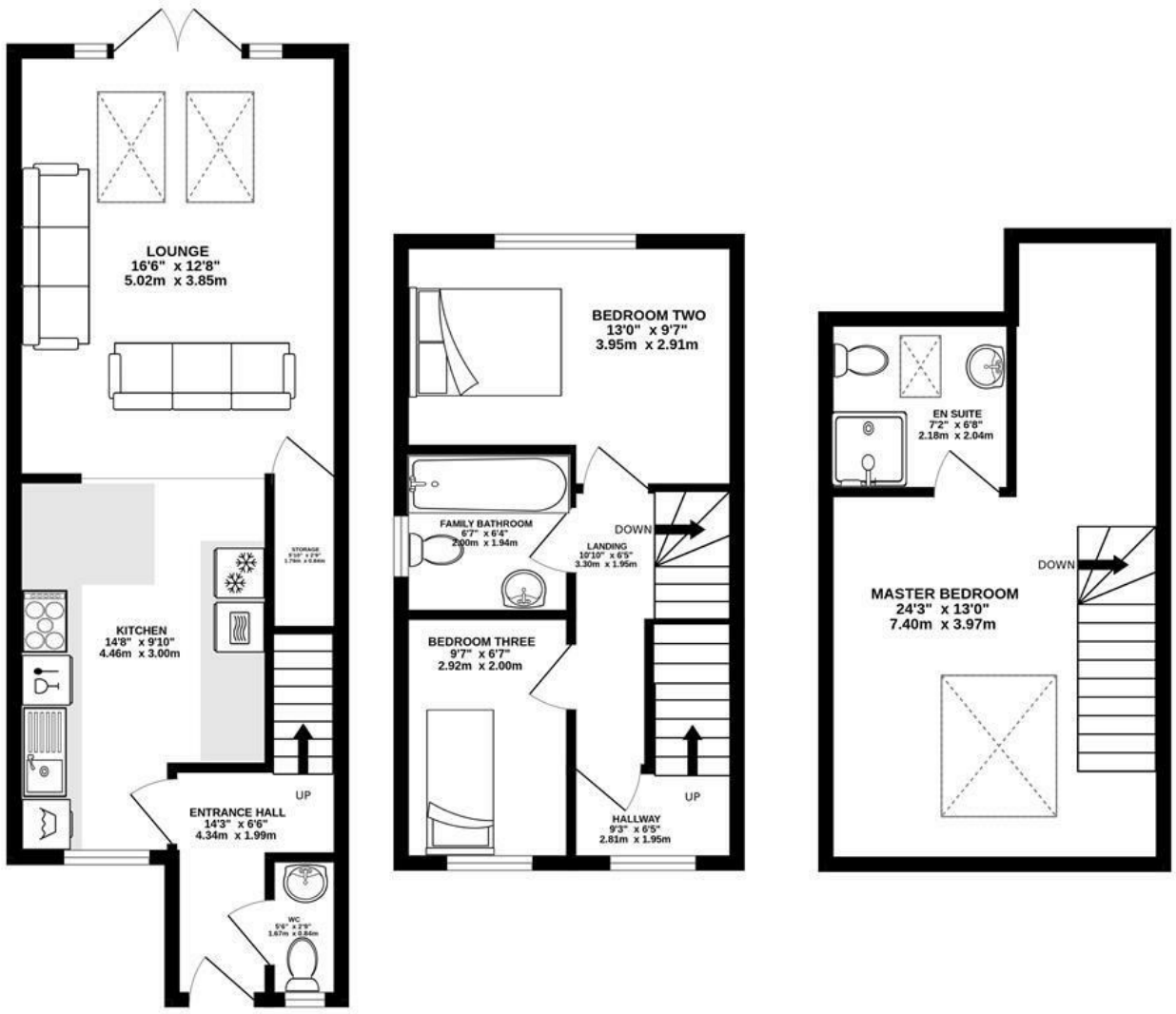
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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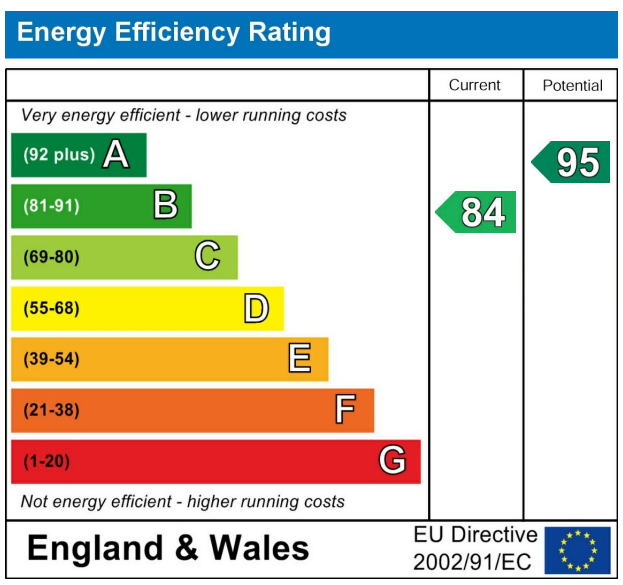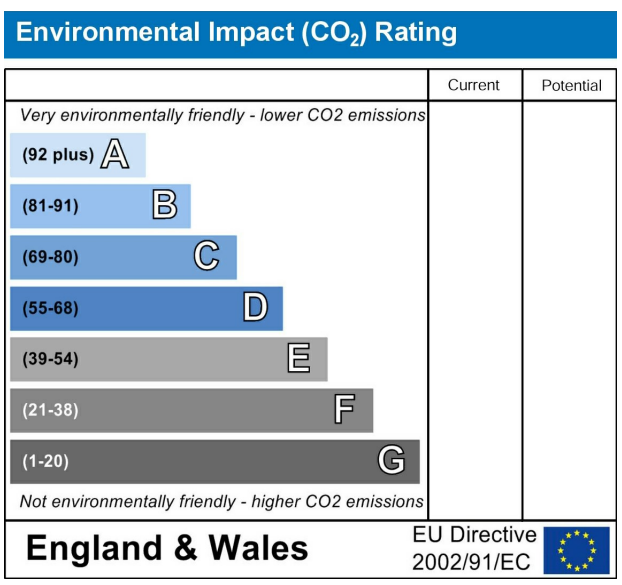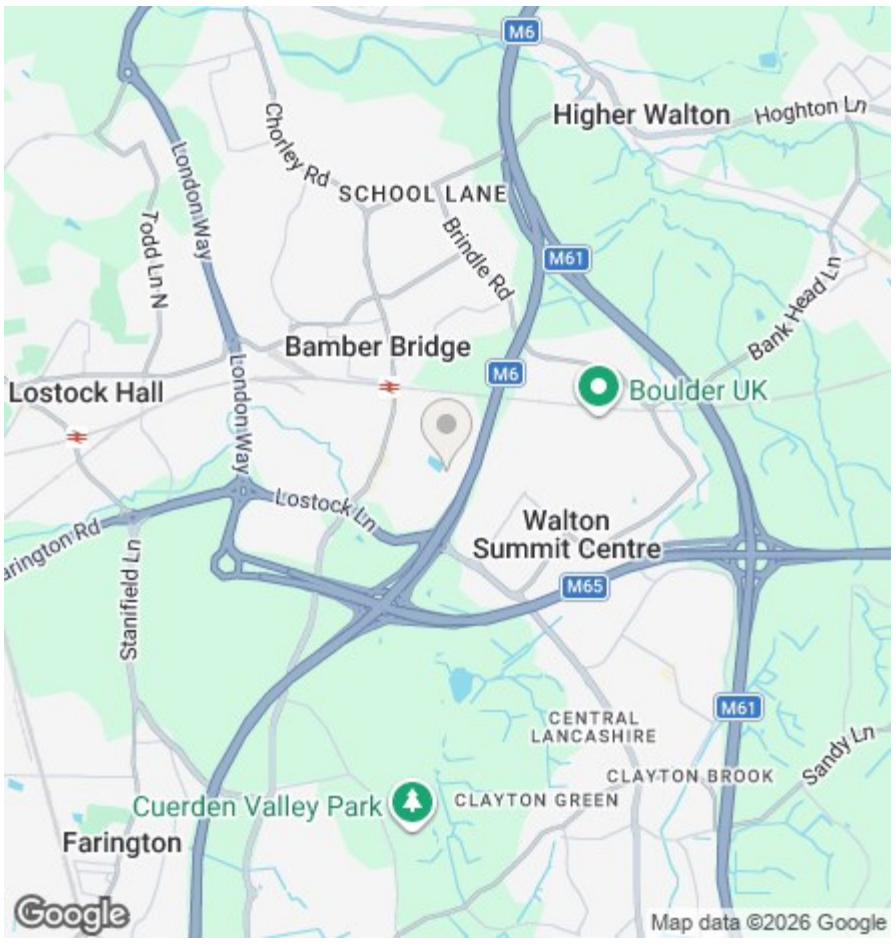
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.