



**Douglas close, Bamber Bridge, Preston**

**Offers Over £179,950**

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached home, tucked away within a quiet cul-de-sac in the highly sought-after area of Bamber Bridge, Lancashire. Well suited to families and couples alike, the property enjoys a convenient position close to Bamber Bridge town centre, where a range of local shops, cafés, bars, restaurants, pubs and schools can be found. Excellent transport links are readily available, including a nearby rail service to Preston and Blackburn, frequent bus routes, and easy access to the M6, M61 and M65 motorways. The surrounding areas of Preston, Blackburn and Chorley are also within easy reach, making this an ideal location for both commuters and leisure.

Entering the property, the entrance hall provides access to the main living accommodation. A modern three-piece family shower room is thoughtfully positioned on the ground floor, adding practicality and convenience. The spacious lounge is a welcoming space, centred around a charming feature log burner that creates a warm and cosy atmosphere. Moving through, the dining room offers an ideal setting for family meals or entertaining guests. To the rear, the modern fitted kitchen is well equipped with integrated fridge and freezer, providing ample storage and worktop space, while the adjoining conservatory floods the home with natural light and features French doors opening out to the garden.

The first floor continues to impress with three well-proportioned bedrooms. The master bedroom is a generous double, offering plenty of space for furnishings. A second double bedroom provides further flexibility, while the third bedroom is ideal as a child's room, nursery or home office.

Externally, the property benefits from a shared driveway providing parking for up to two vehicles. To the rear is a low-maintenance paved garden, complete with a useful shed for storage. With its desirable location, practical layout and excellent transport links, this home presents a fantastic opportunity for buyers seeking comfortable living in a peaceful yet well-connected setting.





















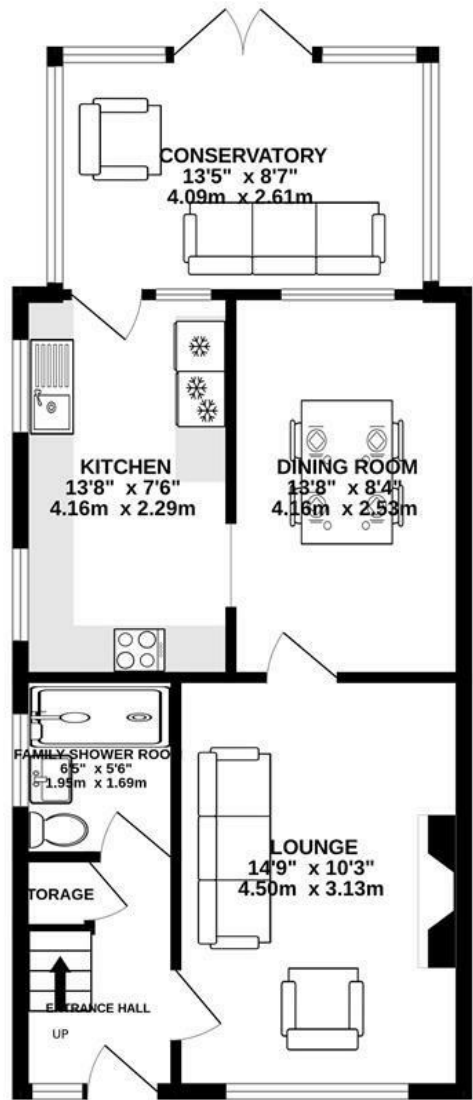




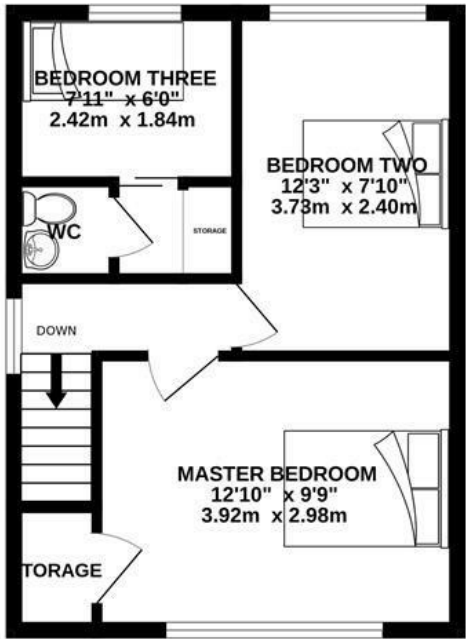


# BEN ROSE

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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		
(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	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	EU Directive 2002/91/EC

