BEN ROSE



Loom Crescent, Bamber Bridge, Preston

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, finished to a high standard throughout and offering well-proportioned accommodation ideally suited to modern family life. Positioned within the popular residential area of Bamber Bridge, the property enjoys a convenient setting close to a wide range of everyday amenities, including shops, supermarkets, schools, leisure facilities and local eateries. Excellent transport connections are also within easy reach, with Bamber Bridge railway station providing services towards Preston and Blackburn, whilst the nearby A6 and M6 motorway network offer straightforward connections across Lancashire and further afield. Preston city centre is also just a short distance away, providing an extensive selection of shopping, dining, entertainment and leisure facilities.

Stepping into the welcoming reception hall, you are immediately greeted by a bright and airy entrance with the staircase positioned off the hall and access leading through to the principal living spaces. To the left is the spacious front lounge, where a large bay-fronted window allows plenty of natural light to fill the room whilst overlooking the attractive front garden. Vinyl plank flooring continues through the ground floor, complemented by useful under-stairs storage and a door towards the rear of the lounge leading into the impressive kitchen diner. This generously proportioned space provides an excellent setting for both everyday family life and entertaining, incorporating a modern fitted kitchen with a comprehensive range of integrated appliances alongside ample room for a dining table and chairs. Large twin Velux windows further enhance the sense of space and light, whilst glazed double doors provide a lovely connection with the rear garden and allow the room to open naturally onto the outside space. A further door provides access to a convenient two-piece downstairs WC.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom enjoys a large front-facing window and benefits from a private three-piece en-suite shower room, complete with tiled walls and practical vinyl plank flooring. Bedroom two is another well-sized room with a large front-facing window, whilst bedroom three overlooks the rear garden and would make an ideal child's bedroom, guest room or home office depending on the needs of the family. Completing the accommodation is the generous four-piece family bathroom, which features both a separate shower and an overhead shower above the bath, alongside vinyl plank flooring and useful recessed, tiled storage compartments positioned within the bath wall. A storage cupboard at the end of the landing, situated between bedroom three and the family bathroom, provides further practical storage and houses the hot water cylinder.

Externally, the property is approached via a tarmacked driveway providing parking for up to two cars and leading directly to the integrated garage, while the front garden is laid to lawn with attractive planted borders providing a pleasant approach to the home. A flagged pathway with gravel borders leads towards the entrance, with a further gravelled area positioned to the opposite side of the driveway. A flagged pathway also runs along the right-hand side of the property, providing access through a gate into the rear garden. To the rear is a particularly generous lawned garden which slopes gently towards the back and has been thoughtfully arranged to provide excellent space for outdoor entertaining and family enjoyment. Two ceramic-tiled patio areas create distinct seating spaces, with one spanning the width of the property and a second positioned towards the rear of the garden, connected by matching ceramic-tiled pathways running down either side. Tall fencing panels enclose the garden, creating a private and secluded setting. Overall, this is an excellent family home combining attractive presentation, generous accommodation, versatile living space and a superb garden, making it a particularly appealing choice for families seeking a ready-to-move-into detached property in a well-connected Bamber Bridge location.





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The SMURFS
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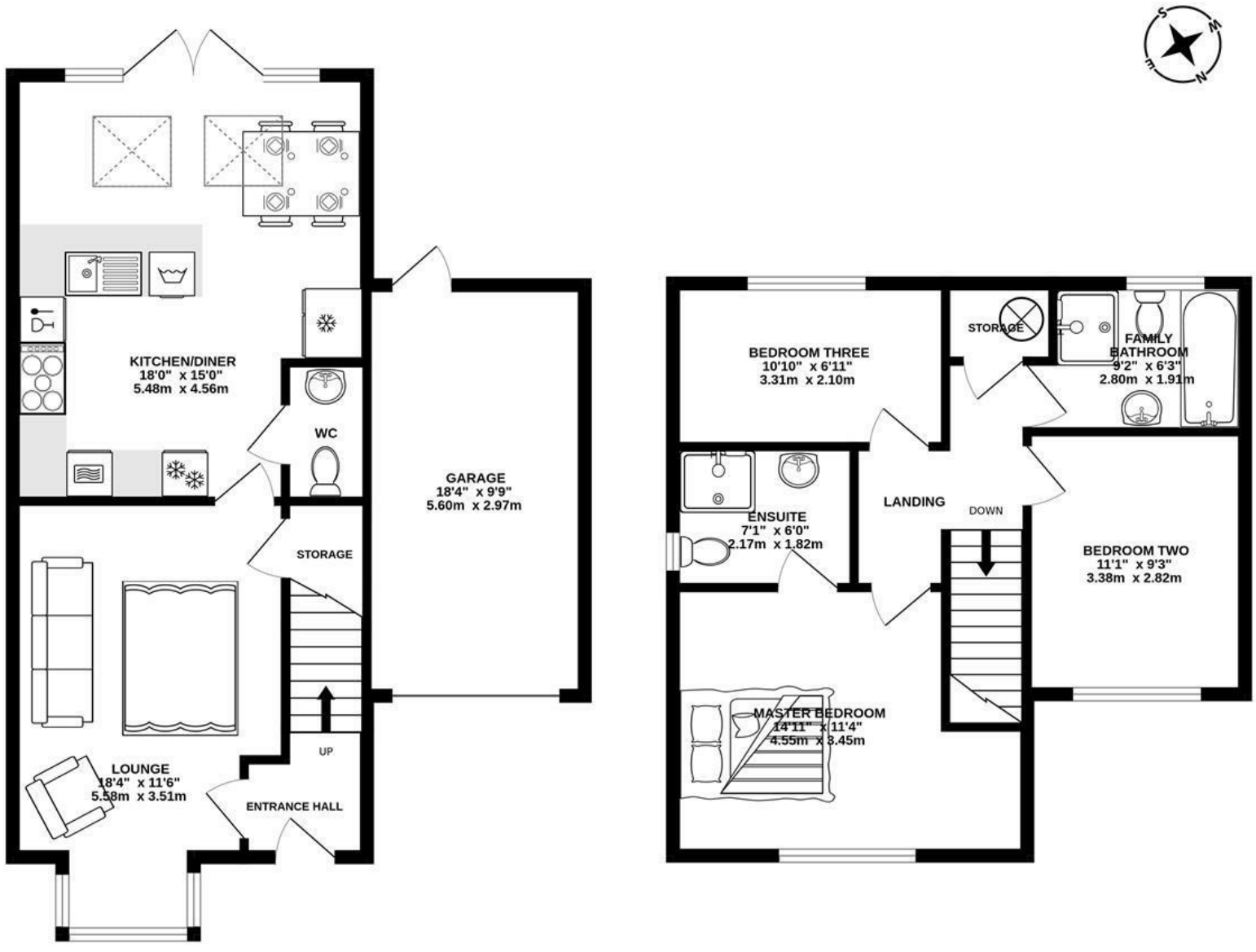




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GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.

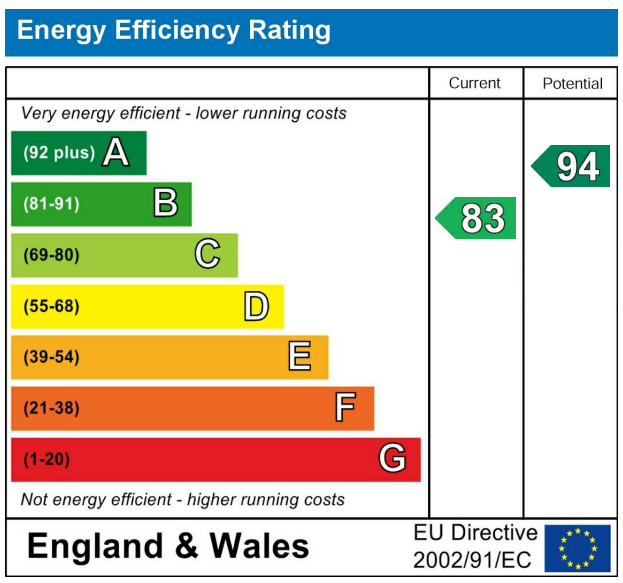
1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

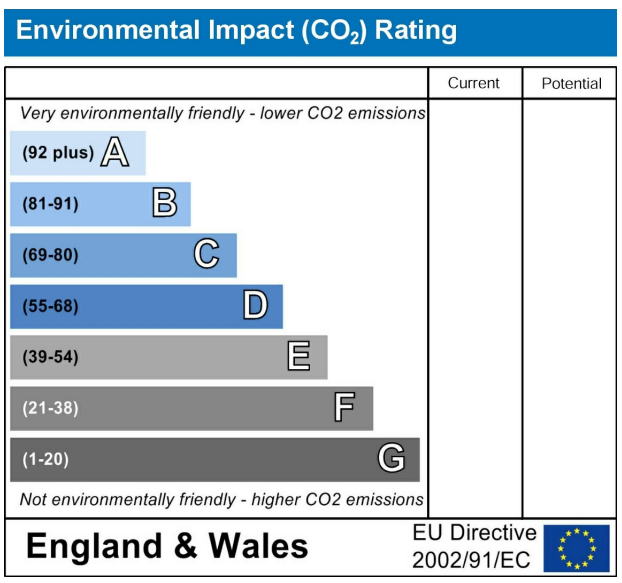


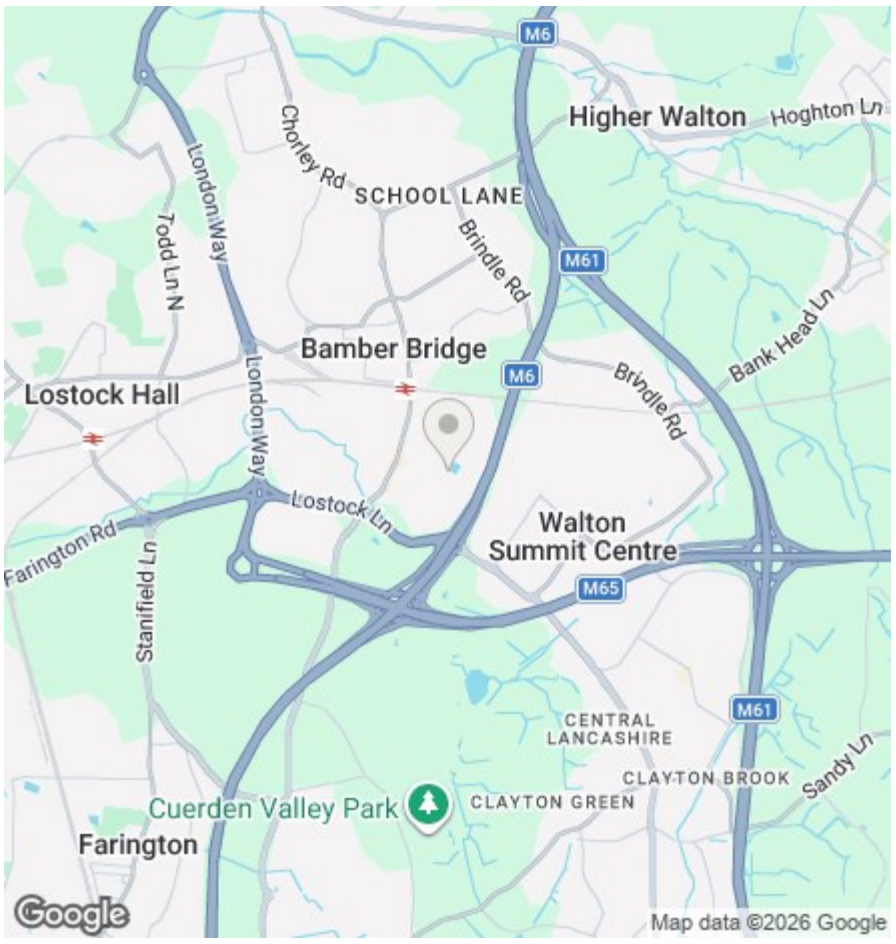
TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

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.







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