



Langden Crescent, Bamber Bridge, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, located in the highly sought-after area of Bamber Bridge, Lancashire. Perfectly suited to families and presented with no onward chain, the property enjoys close proximity to Bamber Bridge town centre, offering a range of local shops, bars, restaurants, pubs, and well-regarded schools. Excellent transport links are available via nearby rail services to Preston and Blackburn, along with superb bus routes and convenient access to the M6 motorway, M65 motorway, and M61 motorway, making this an ideal location for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. From here you will enter the open-plan kitchen/diner. The kitchen offers ample storage with an integrated oven and hob, while the dining area features a built-in breakfast bar with seating for four. This space flows seamlessly into the bright and spacious family room at the rear, which offers versatile additional living space and benefits from sliding patio doors leading out to the garden. Completing the ground floor is a modern three-piece shower room located off the entrance hall.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. The property also benefits from having a loft with pull down ladder and light, which is very useful for extra storage.

Externally, the home boasts a pleasant front garden alongside a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property and leads to the single detached garage at the rear. The garage is equipped with power and lighting and is accessed via an up-and-over door from the front.

The rear garden is generously sized and features a laid lawn, wooden decking area, and a charming pergola, creating a private and inviting space ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.













BEN ROSE

GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.

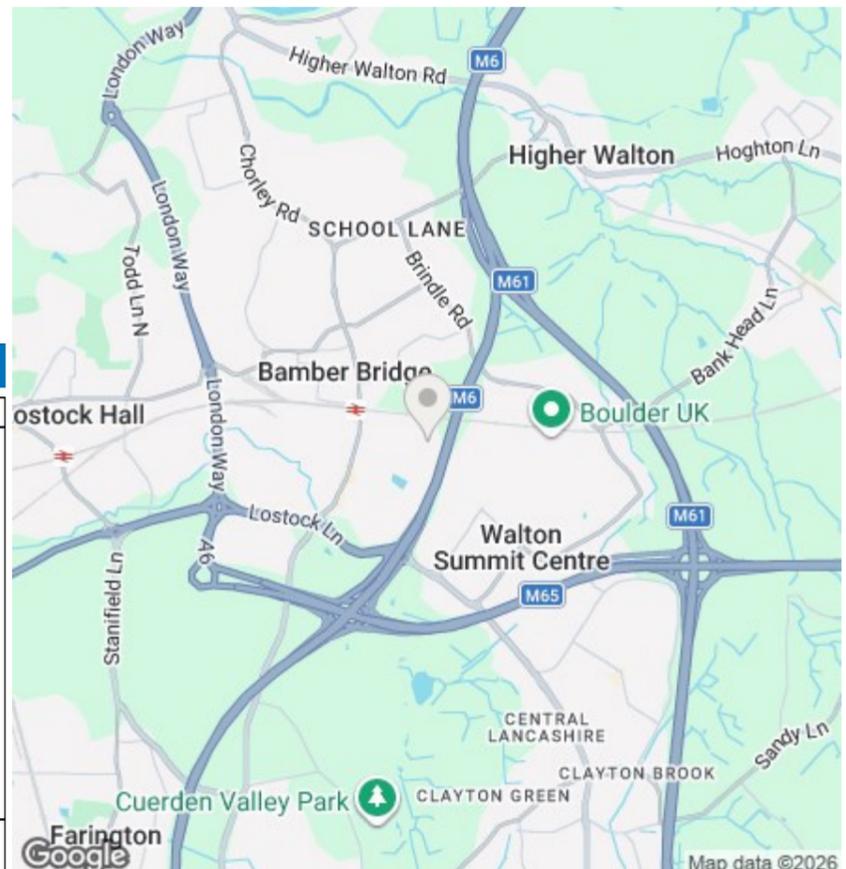


TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.

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	74	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 (CO₂) 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	