



## Aspenwood Close, Bamber Bridge

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, NO CHAIN, three-bedroom mid-terrace home, located in the heart of Bamber Bridge, Lancashire. Perfectly suited to couples and young families, this property combines contemporary styling with spacious living areas and a private garden, making it an ideal home for modern lifestyles. The property benefits from being within walking distance of Bamber Bridge centre, offering an array of local shops, restaurants, bars, and schools. Excellent travel links are also close by, with regular bus services and a train station providing direct routes into Preston and Blackburn. For those commuting by car, the M6, M61, and M65 motorways are all easily accessible, placing Preston, Chorley, and beyond within easy reach.

On entering the property, you are greeted by a welcoming entrance hall that provides access to a conveniently placed WC. To the front lies a bright and stylish fitted kitchen and dining room, perfectly designed for everyday use and family meals. To the rear, the spacious lounge serves as the heart of the home, offering a light-filled setting for both relaxing and entertaining, with direct access out onto the rear garden.

To the first floor, the large master bedroom is tastefully decorated and offers ample space. Bedroom two is light and airy, providing versatility as a double or children's room, while bedroom three lends itself perfectly to use as a study, nursery, or home office. Completing the floor is a modern three-piece family bathroom finished in a neutral décor to suit all tastes.

Externally, the property benefits from parking for two cars to the front. The private rear garden offers a generous patio area, ideal for outdoor dining and entertaining, and is bordered by mature plants and trees. This charming home combines modern living with an excellent location, making it a superb opportunity for its next owners.





































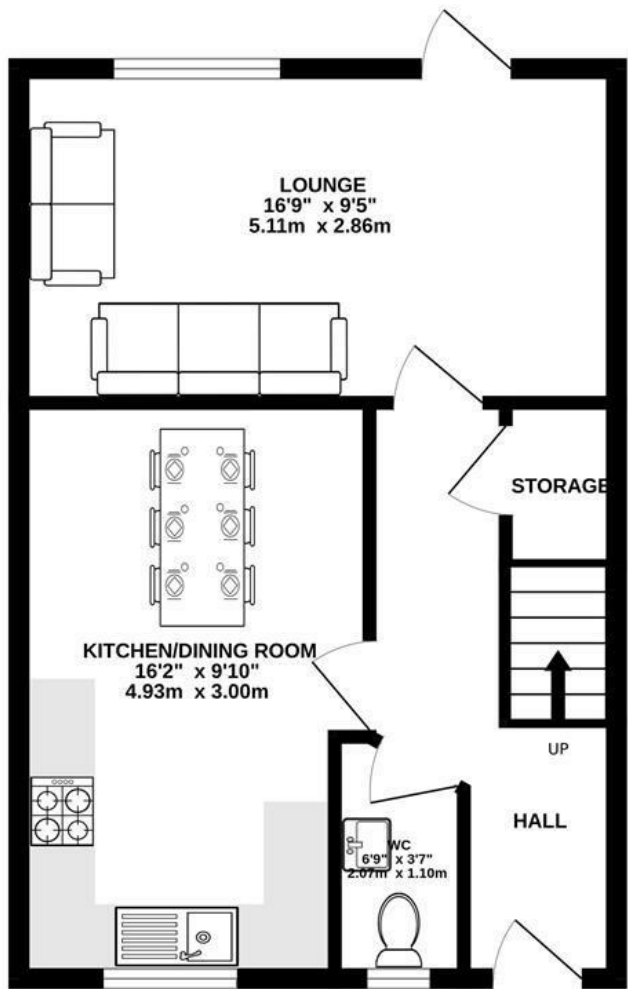




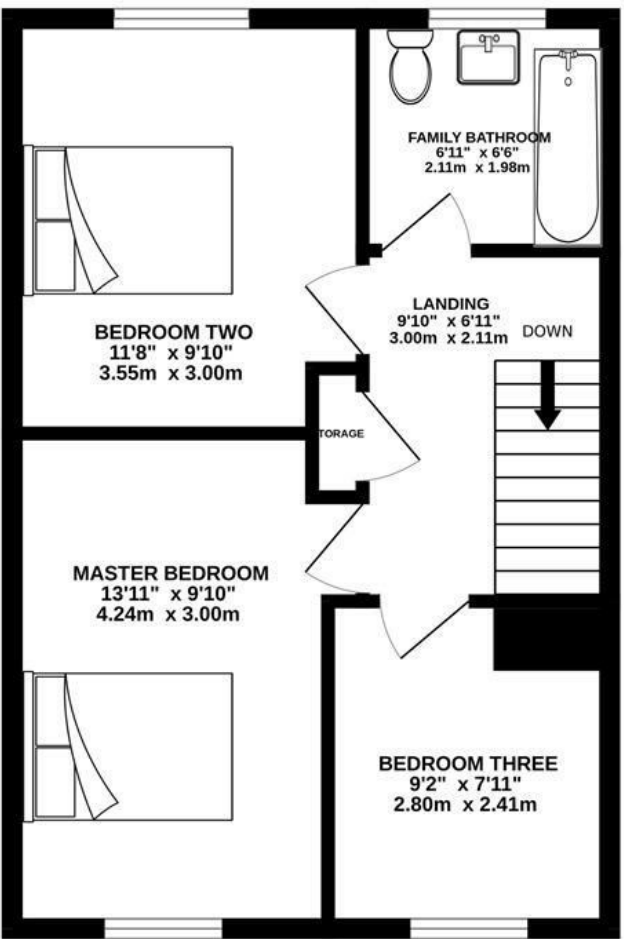


# BEN ROSE

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



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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 |                         |           |
|   | 80                      | 85        |
| England & Wales                             | 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 |           |

