BEN ROSE



Brindle Road, Bamber Bridge, Preston

Offers Over £264,950

Ben Rose Estate Agents are pleased to present to market this deceptively spacious five-bedroom semi-detached home, which has been thoughtfully extended to provide generous and versatile accommodation, making it an ideal choice for growing families or those seeking additional space for multi-generational living. Situated just outside Bamber Bridge town centre, the property is conveniently positioned within walking distance of a range of local amenities, including supermarkets, cafés and reputable schools. The home also benefits from excellent transport links, with Bamber Bridge train station nearby and easy access to both the M6 and M61 motorways, making it well placed for commuters travelling throughout the North West.

Upon entering, you are welcomed into the entrance hall, which provides access to the staircase and the main lounge. This spacious reception room features a large front-facing window, allowing plenty of natural light to fill the space, alongside an attractive log-burning fireplace that creates a cosy focal point. From here, access leads through to the modern kitchen, which is generous in length and offers ample wall and base units, together with integrated appliances including an induction hob and oven. There is also a useful under-stairs storage cupboard, while the kitchen provides access to the remaining ground floor accommodation. This includes a fifth bedroom and a particularly spacious wet room, offering excellent flexibility for elderly relatives or those who would benefit from ground floor living. Completing this floor is the conservatory, accessed directly from the kitchen. This lovely, sun-filled space overlooks the rear garden and provides direct access outside. Its versatility makes it ideal for a variety of uses, whether as a children's playroom, home office, additional sitting room or dining area.

Moving upstairs, the spacious landing leads to four well-proportioned bedrooms. The master bedroom is particularly generous in size and benefits from a large front-facing bay window, while bedroom two features fitted wardrobes and bedroom three offers useful built-in storage. Bedroom four comfortably accommodates a single bed, making it ideal as a child's bedroom or study. A modern three-piece shower room completes this floor. From the main landing, a further staircase leads to the converted loft room, providing an additional generous space that could be utilised as a sixth bedroom, home office, playroom or hobby room, depending on individual requirements.

Externally, the property benefits from a large front driveway providing off-road parking for two to three vehicles, with established hedging offering a degree of privacy. To the rear, there is a generous, low-maintenance garden, primarily laid with flagged paving. The garden also benefits from a garage, currently utilised for storage, with access available via the side of the property. Overall, this is a deceptively spacious and adaptable family home, offering an excellent amount of accommodation both inside and out, in a convenient location close to local amenities and transport links.










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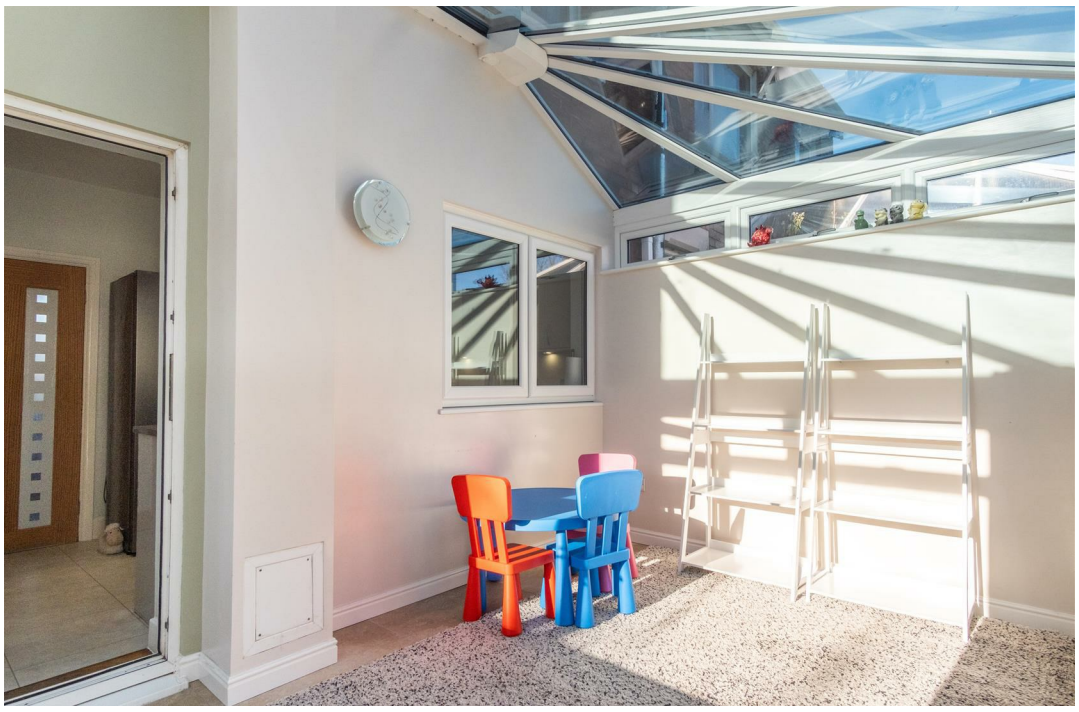

KENWOOD











































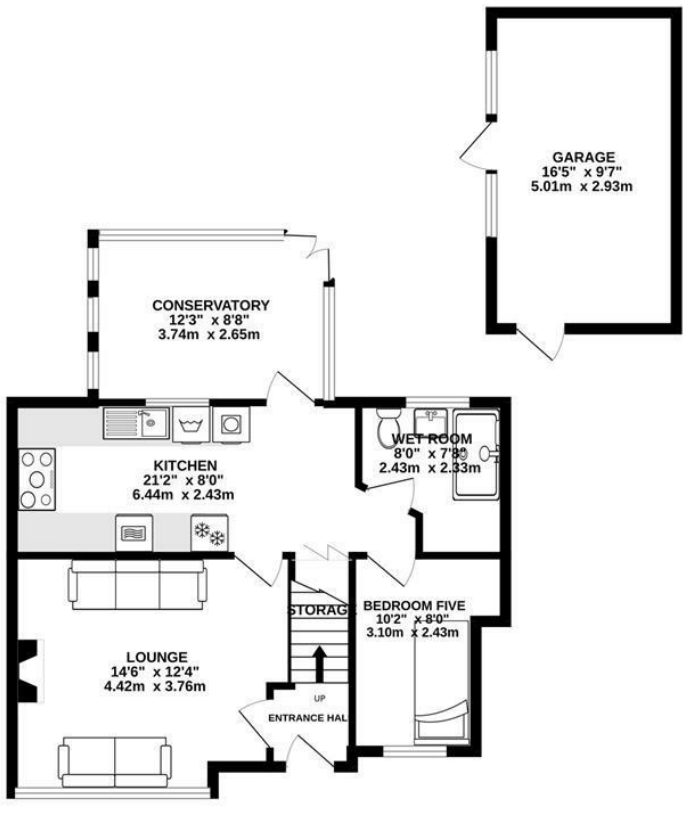




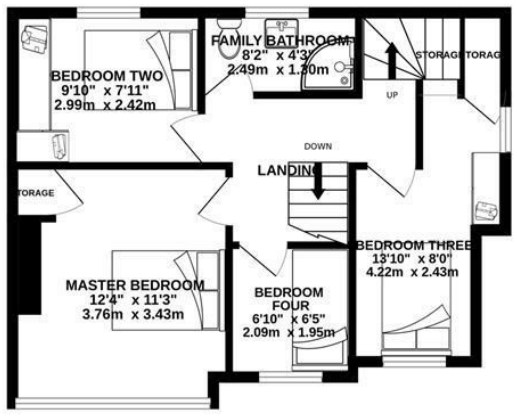
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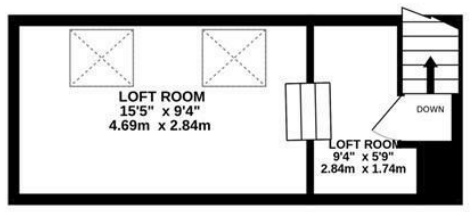
GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



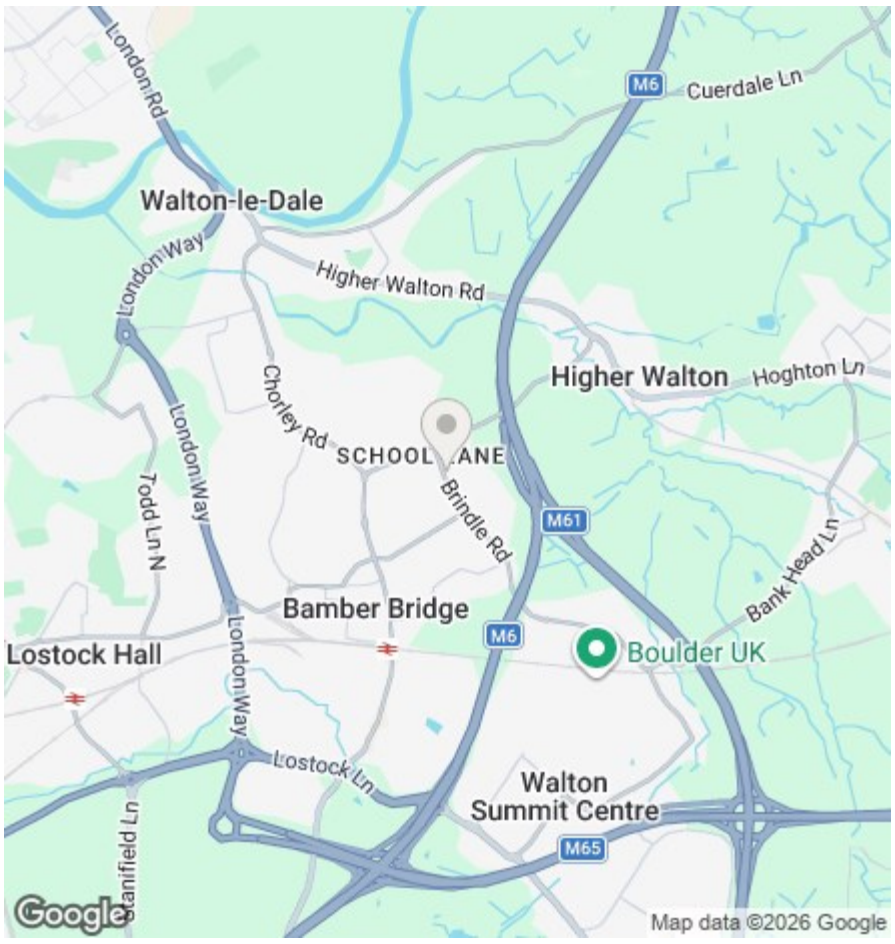
2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.

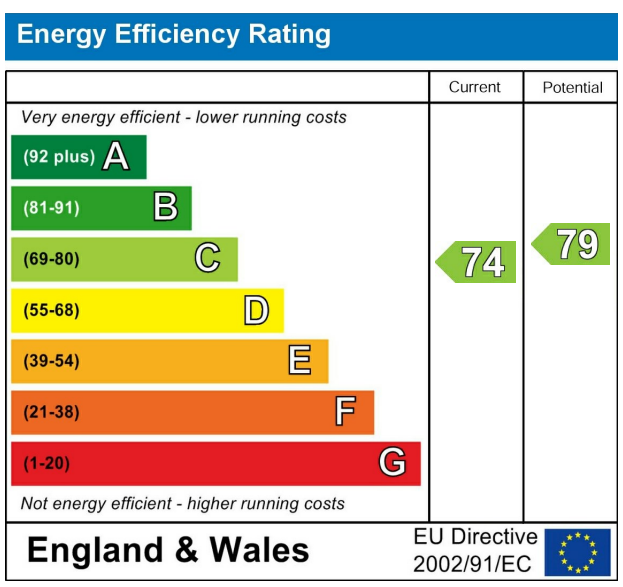


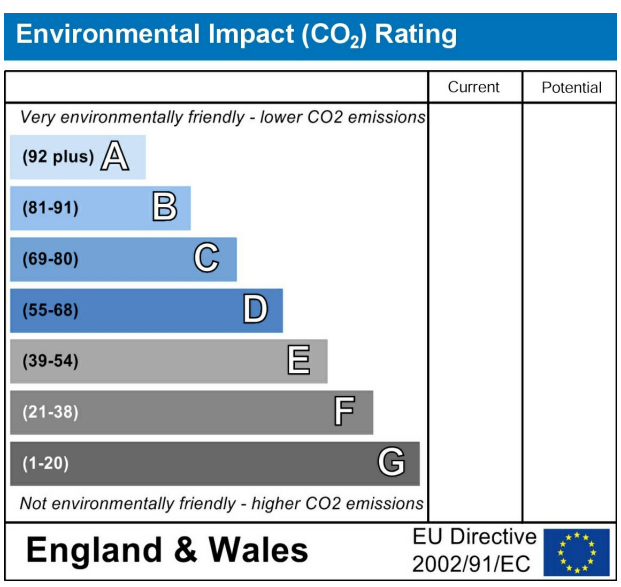
TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

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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