BEN ROSE

School Field, Bamber Bridge, Preston

Offers Over £174,950

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, ideally positioned within the popular and well-connected area of Bamber Bridge. Offering well-proportioned accommodation arranged over two floors, the property provides a spacious and practical layout with a particularly impressive open-plan living and dining area forming the heart of the home. Having been well finished throughout and offered with no onward chain, this ready-to-move-into property is ideally suited to families looking for a comfortable home within easy reach of a wide range of everyday amenities. Bamber Bridge itself offers a selection of shops, supermarkets, eateries, schools and local facilities, whilst nearby Preston, Leyland and Chorley provide an even wider choice of shopping, leisure and entertainment. Bamber Bridge railway station is conveniently located nearby, offering regular services towards Preston and Blackburn, with onward connections available from Preston, while local bus services provide further links throughout the surrounding areas. The property is also well placed for access to the wider road network, including the M6 and M65, making it an excellent base for commuters travelling throughout Lancashire and beyond.

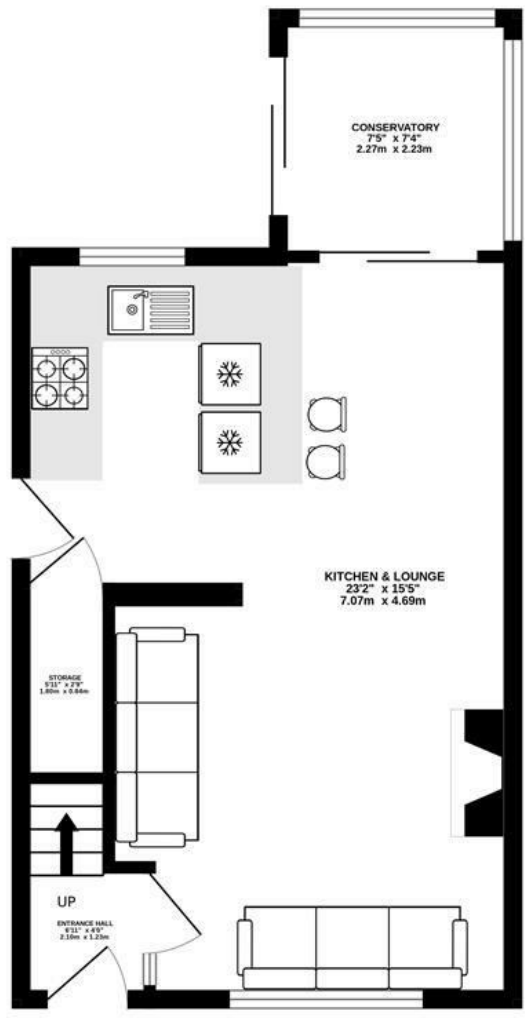
Entering the property, the welcoming entrance hall provides access to the first-floor accommodation as well as the main living space. Continuing through, the lounge forms part of an impressive open-plan arrangement with the kitchen, creating a generous and sociable area ideally suited to modern family life. A large front-facing window floods the lounge with natural light, whilst double doors positioned towards the rear open into the conservatory, further enhancing the sense of space and allowing light to flow throughout the ground floor. The lounge itself offers ample room for a range of furnishings and benefits from a feature fireplace, adding a pleasant focal point to the room. The modern kitchen is well equipped with a good amount of worktop space, plentiful storage and several integrated appliances, whilst a useful breakfast bar provides the perfect spot for more casual meals or morning coffee. Off from the kitchen is the conservatory that creates a further reception space to be enjoyed throughout the warmer months with views over the rear garden.

Heading upstairs, the first-floor landing provides access to all three bedrooms, the family bathroom and additional useful storage. There are two comfortable double bedrooms, both offering plenty of space for bedroom furniture, whilst the third bedroom provides a versatile additional room which could be utilised as a child's bedroom, nursery, home office or hobby space depending on the needs of the family. Completing the first floor is a well-presented three-piece family bathroom including a shower bath with glass screen, providing a practical and comfortable space for the household.

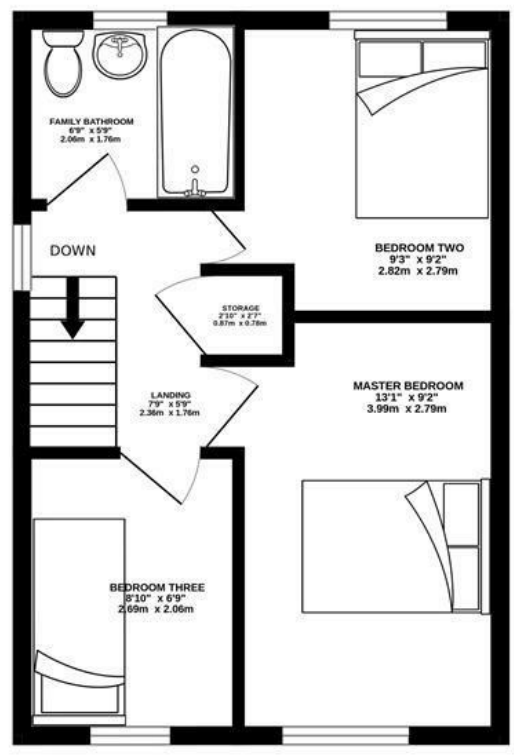
Externally, the property is approached via a driveway providing parking for multiple vehicles, with the front garden further benefiting from an established lawn, mature flower beds and bushes which create an attractive approach and add to the property's kerb appeal. The driveway also leads to a useful shed, providing valuable additional storage for garden equipment, bicycles and household items. To the rear, the property enjoys a desirable South-West facing garden, with a paved seating area providing an ideal space for outdoor furniture and entertaining during the warmer months, alongside a lawn and further mature flower beds which give the garden a pleasant established feel. Overall, this is a well-finished and inviting family home offering generous living accommodation, useful outdoor space and excellent local connectivity, whilst the combination of its ready-to-move-into condition and no onward chain makes it an appealing opportunity for those looking to make their next move in Bamber Bridge.

BEN ROSE

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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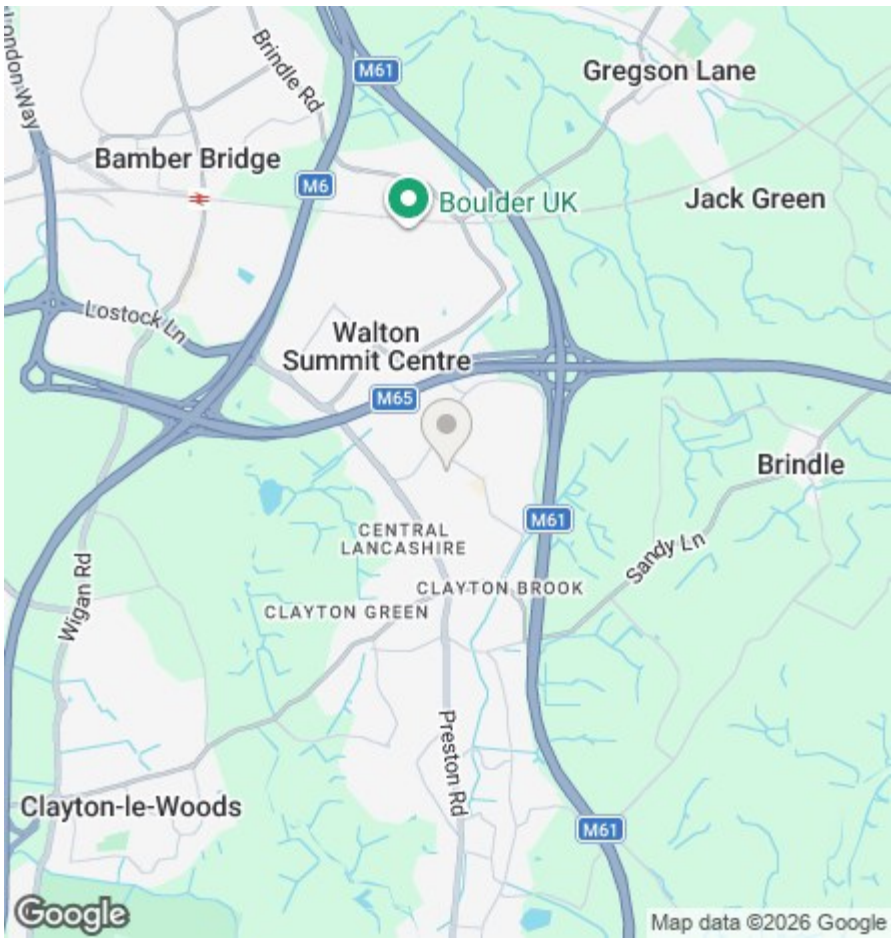
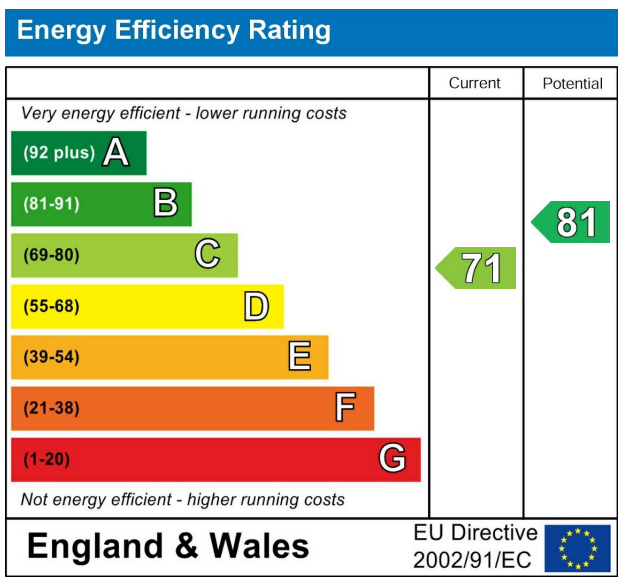
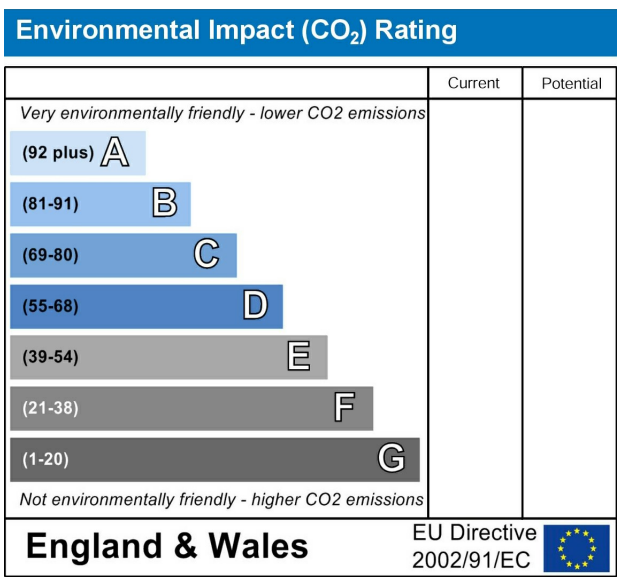
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB