



**Longbrook Avenue, Bamber Bridge, Preston**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, end-terrace home situated in a quiet cul-de-sac in the sought-after area of Bamber Bridge. Ideal for first-time buyers, this well-presented property offers a perfect blend of comfort, space, and convenience. Positioned just a short stroll from a nearby park and open green spaces, it provides a peaceful setting while remaining close to a wide range of local amenities. Bamber Bridge itself benefits from a variety of shops, schools, and eateries, with excellent travel links including Bamber Bridge Train Station, regular bus routes, and easy access to the M6, M61, and M65 motorways – making commuting to Preston, Chorley, or Manchester a breeze.

As you enter the home, you're welcomed into a bright entrance hall that leads directly into the spacious front lounge. This inviting space features a cosy fireplace and a stylish open staircase that ascends to the first floor, creating a lovely focal point. The lounge seamlessly flows into the dining room, offering a sociable layout that's perfect for both everyday living and entertaining. From here, you move through to the kitchen, which is well-equipped and enjoys views over the rear garden. Completing the ground floor is a bright and airy conservatory at the rear of the home – an ideal spot for relaxing or enjoying a morning coffee while looking out onto the garden.

Upstairs, the property has three well-sized bedrooms, each offering plenty of natural light. The master bedroom features two built-in wardrobes, providing excellent storage space. The remaining two bedrooms are perfect for children, guests, or even a home office if needed. Serving all three bedrooms is a modern three-piece family bathroom, complete with an over-the-bath shower for added practicality.

Externally, the home benefits from a sizeable driveway at the front, offering off-road parking for multiple vehicles, along with access to a single detached garage to the rear. To the rear, you'll find a generous garden space with low-maintenance artificial lawn and a paved patio area, perfect for outdoor dining or hosting during the summer months.



















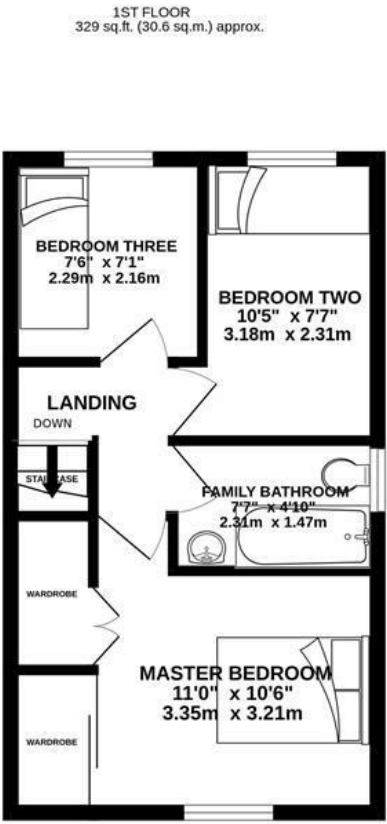
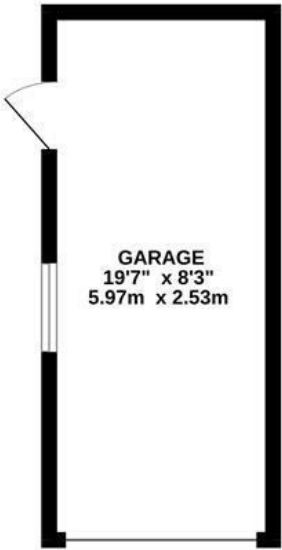








# BEN ROSE




TOTAL FLOOR AREA : 955 sq.ft. (88.7 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	71	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	86
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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