



**Swallowtail Way, Bamber Bridge, Preston**

**Offers Over £235,000**

Ben Rose Estate Agents are delighted to present to market this stunning three-bedroom home, situated in the heart of Bamber Bridge, Lancashire. Spanning three floors, this beautifully presented property offers modern living and is perfect for families seeking a comfortable home in a well-connected area.

Bamber Bridge provides a wealth of local amenities, including shops, reputable schools, and parks, making it ideal for day-to-day living. For commuters, the area boasts excellent transport links, with easy access to the M6, M61, and M65 motorways, as well as nearby train stations and regular bus services connecting to Preston and surrounding towns.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge. A large front-facing window allows plenty of natural light to fill the room, and there is also access to the understairs storage. Moving through, you enter the central hallway, where a staircase leads to the upper level. Here, you will find a convenient WC with utility space. Continuing further, you reach the open-plan kitchen/diner at the rear of the property. This beautifully fitted kitchen is equipped with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. There is ample space for a family dining table, and double patio doors open out to the garden.

On the first floor, there are two well-proportioned double bedrooms and a stylish three-piece family bathroom with an over-bath shower.

Ascending to the top floor, you will find the master bedroom, which boasts a spacious en-suite shower room and plenty of additional storage.

Externally, the front of the property offers two allocated parking spaces along with a convenient EV charging point. The generously sized rear garden features a well-maintained lawn and a flagged patio area, perfect for outdoor enjoyment.

Early viewing is highly recommended to avoid missing out.



















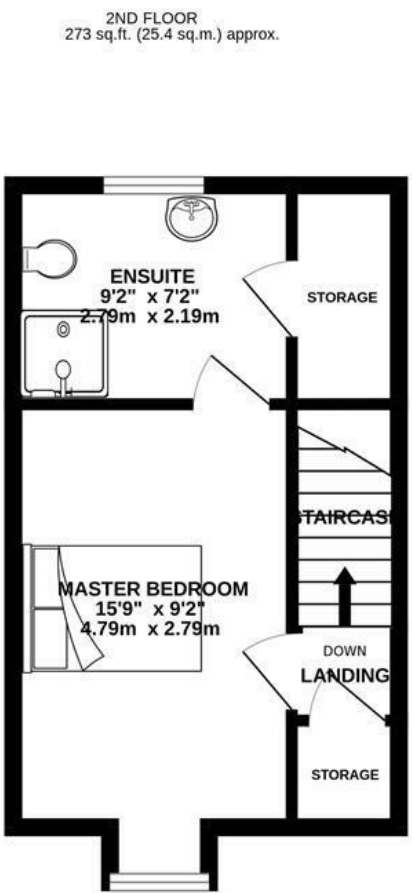
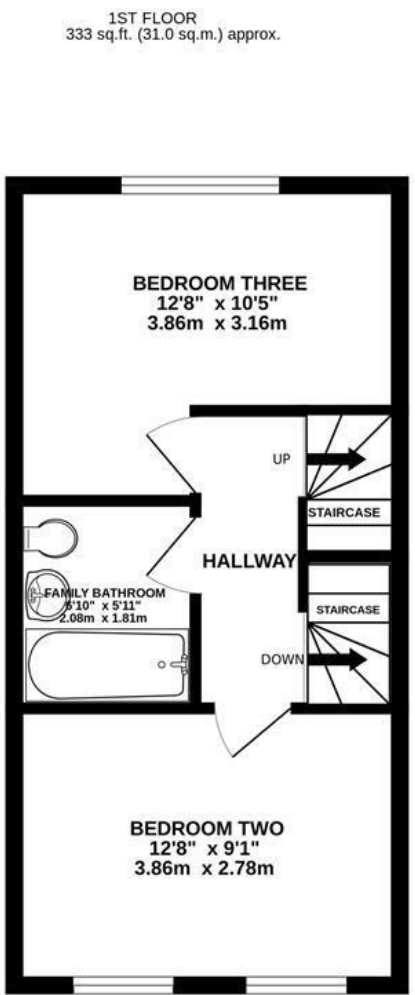
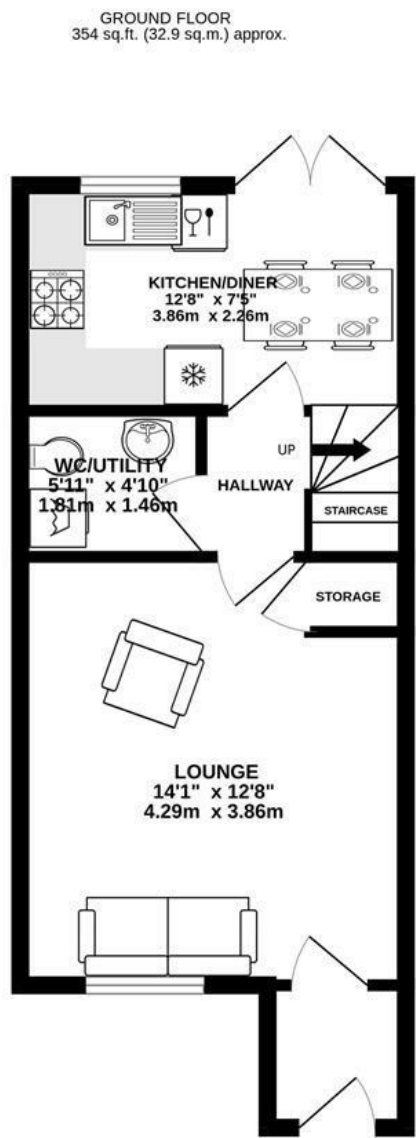








# BEN ROSE



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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		96
(81-91) B	86	
(69-80) C		
(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 (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	

