



## Homestead, Bamber Bridge, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are delighted to present to market this deceptively spacious four-bedroom mid-terrace property, located in a quiet residential area of Bamber Bridge. This home would be ideal for families or those looking to take their first step onto the property ladder. Conveniently situated, the property benefits from easy access to the M6 and M61 motorway links, Chorley and Leyland town centres, and is within close proximity to highly regarded schools, nurseries, and local amenities. Preston city centre is also easily accessible, while nearby countryside walks including the popular Cuerden Valley further enhance the appeal.

Stepping into the property, you will find yourself in the welcoming entrance hallway which provides access to a convenient utility room and ground floor WC. To the right, you will enter the spacious kitchen/diner. The contemporary fitted kitchen offers ample storage with an integrated oven and hob, along with space for freestanding appliances. The dining area provides plenty of room for a large family dining table, with double patio doors opening onto the rear garden. Just off this space is the generous lounge, featuring a central fireplace and a large window overlooking the rear aspect.

Moving upstairs, you will find four well-proportioned bedrooms along with a modern three-piece family shower room.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden comprising a low-maintenance flagged patio, artificial lawn, and multiple storage sheds offering excellent additional storage.

Early viewing is highly recommended to avoid potential disappointment.

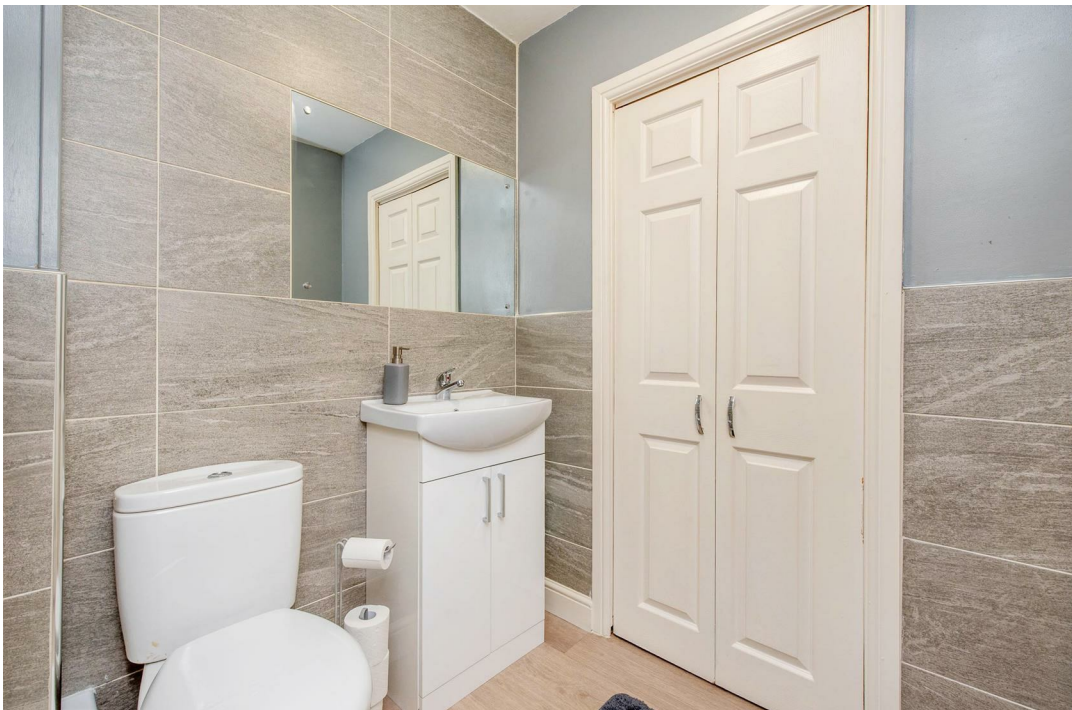


















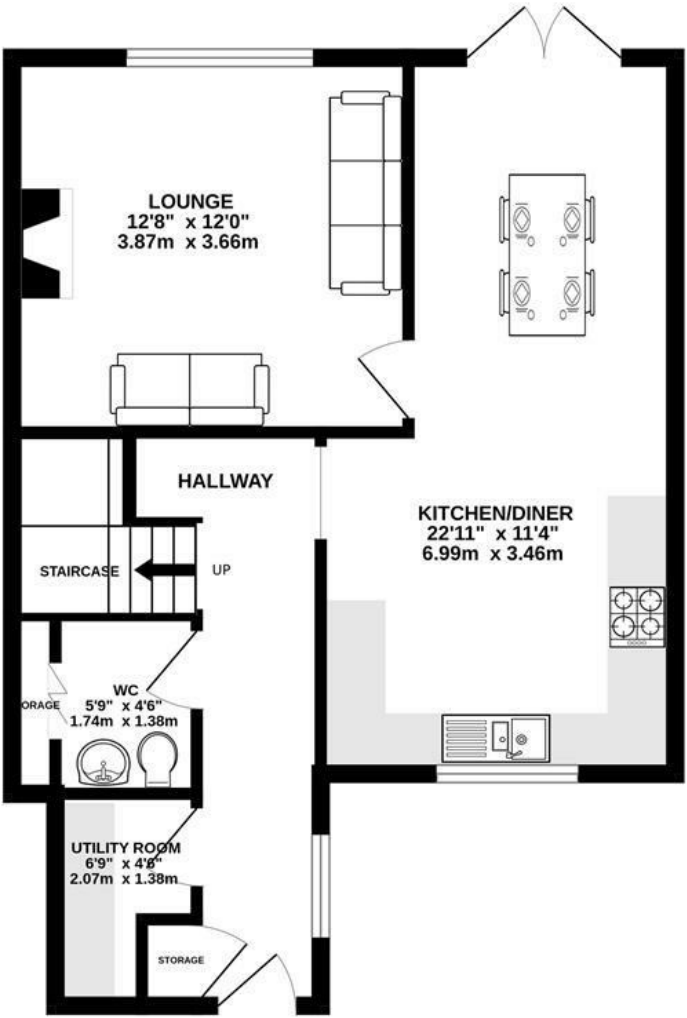




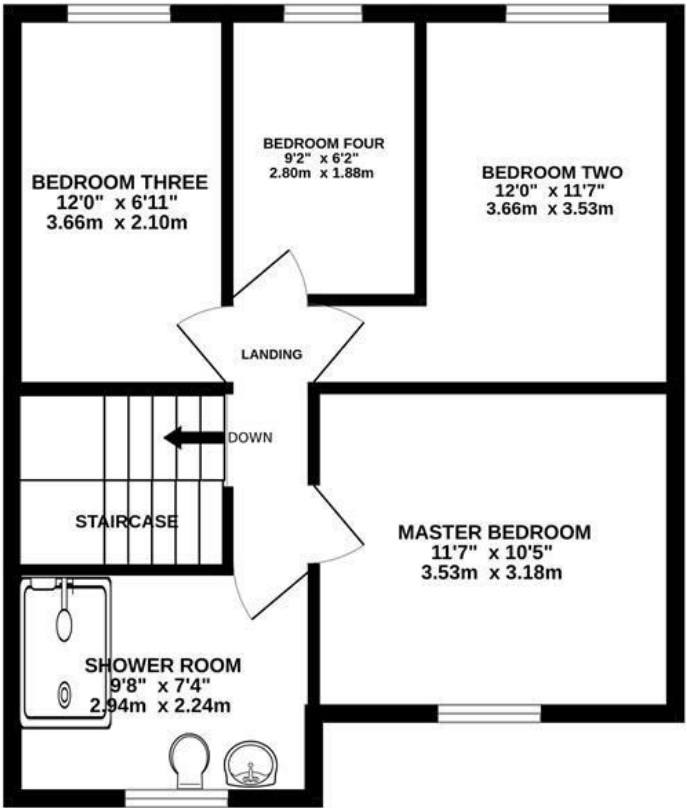




GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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		
(81-91) B		
(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	

