



TOTAL FLOOR AREA : 114.85 sq. m. ( 1236.25 sq. ft. ) 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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**Grey Gables Avenue, Bamber Bridge, Preston** **Offers Over £299,950**

Ben Rose Estate Agents are delighted to present to the market a fantastic opportunity to acquire this elegant, four bedroom detached family home. The property is in immaculate condition and is well placed in a highly desirable location within this new build development. This home is spacious and well-proportioned throughout and offers versatile living. It is ideally placed for Bamber Bridge and Preston Centres, is located close to great motorway links and excellent local schools. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall where the downstairs WC can be found. Just off here is the spacious lounge that is ideal for family living, giving through access into the kitchen/diner via the double doors. The modern kitchen/diner features integral appliances throughout such as an oven, fridge/freezer, hob and dishwasher. There is also space for a family dining table to be placed and access into the garden via the patio doors. You can also find the convenient utility room located just off the kitchen that houses the washer and dryer.

Moving upstairs, you'll find four good sized bedrooms with the master benefitting from a modern three piece ensuite. You'll also find the three piece family bathroom on this floor.

Externally, to the front of the property is space for up to three cars and leads up to the single integrated garage. To the rear is a generously sized garden that is primarily lawned throughout - ideal for families with children and pets.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?  
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		93	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B	83		(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
EU Directive 2002/91/EC					
England & Wales			England & Wales		





