



**Regents Way, Bamber Bridge, Preston**

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated in the ever-popular residential area of Bamber Bridge. Ideal for growing families, this lovely home offers spacious and versatile accommodation throughout, complemented by a fantastic south-facing rear garden that provides a wonderful sense of privacy and seclusion. Conveniently positioned, the property is within easy reach of a wide range of local amenities including supermarkets, shops, cafés and well-regarded schools, whilst excellent leisure facilities and green spaces are also close by. Commuters will appreciate the superb transport links, with Bamber Bridge railway station offering direct services to surrounding towns and cities, regular bus routes nearby, and excellent access to the M6, M61 and M65 motorways, making travel towards Preston, Blackburn, Manchester and beyond both quick and convenient.

Stepping into the property, you are welcomed by a bright and airy reception hall with attractive vinyl plank flooring and the staircase positioned to the right, providing access to both the lounge and kitchen/breakfast room. The spacious front lounge is filled with natural light thanks to its large front-facing window and benefits from built-in storage, continued vinyl plank flooring and sliding patio doors that open directly onto the rear patio, creating a seamless connection between the indoor and outdoor living spaces. The modern fitted kitchen/breakfast room enjoys dual-aspect windows, allowing plenty of natural light throughout the day, and features a range of integrated appliances, ample worktop and cupboard space, a useful storage room and an external door providing further access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, making it perfectly suited to family living. The generous master bedroom benefits from fitted wardrobes and a pleasant front-facing aspect, whilst the second bedroom overlooks the beautiful rear garden. Bedroom three enjoys views over the driveway and includes useful built-in storage, making it an ideal child's bedroom, nursery or home office. Completing the first floor is the modern three-piece family bathroom, fitted with an overhead shower above the bath.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two vehicles. To the rear lies the standout feature of the home - a large, secluded south-facing lawned garden offering an excellent space for families to enjoy throughout the warmer months. A paved patio spans the width of the property, providing the perfect spot for outdoor dining and entertaining, whilst mature borders, established trees beyond the rear boundary and a pathway leading through the garden all enhance the peaceful setting. At the rear of the garden are two substantial external buildings, including a large wooden building measuring approximately 3.89m x 5.55m and a concrete building measuring approximately 2.48m x 4.2m, offering excellent storage, workshop potential or a variety of additional uses. Combining generous living accommodation, a fantastic family-friendly garden and an excellent location, this is a wonderful opportunity to purchase a home ready to be enjoyed for years to come.













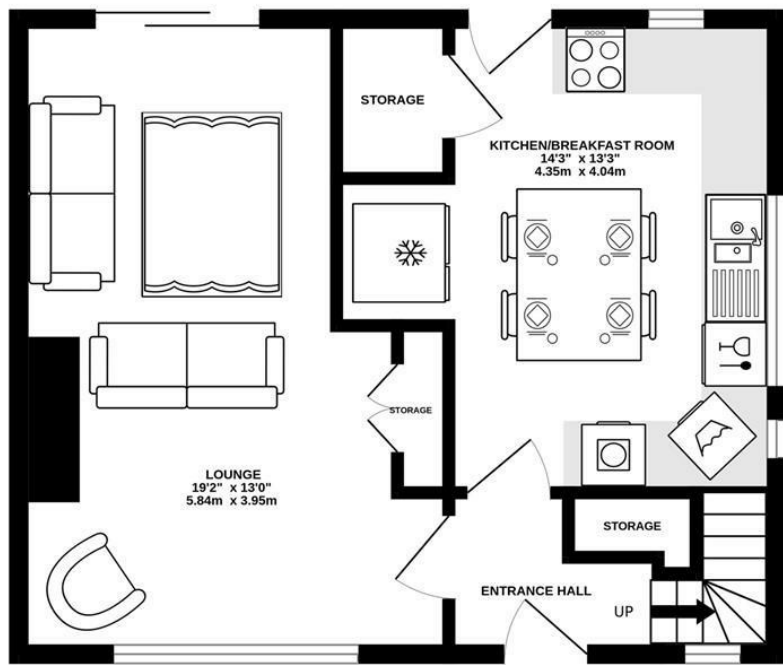




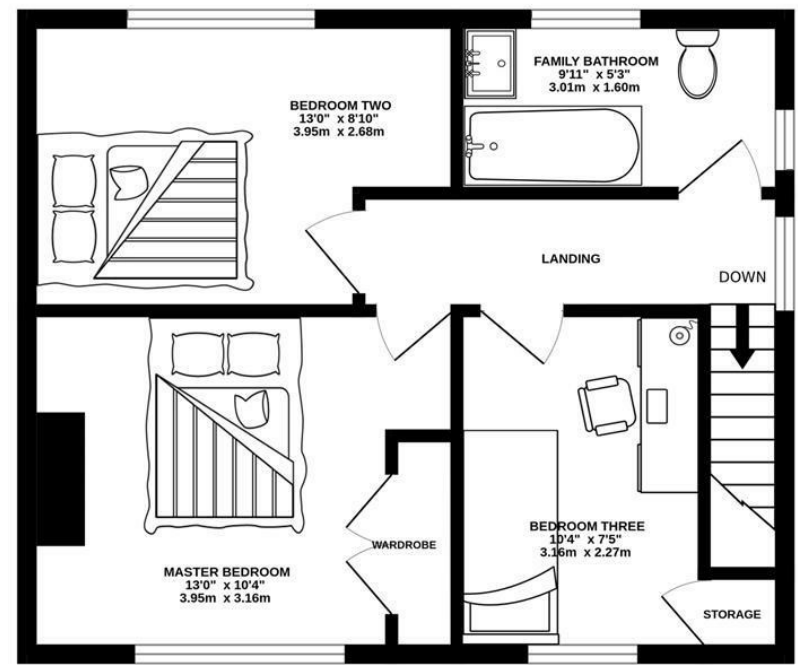




GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



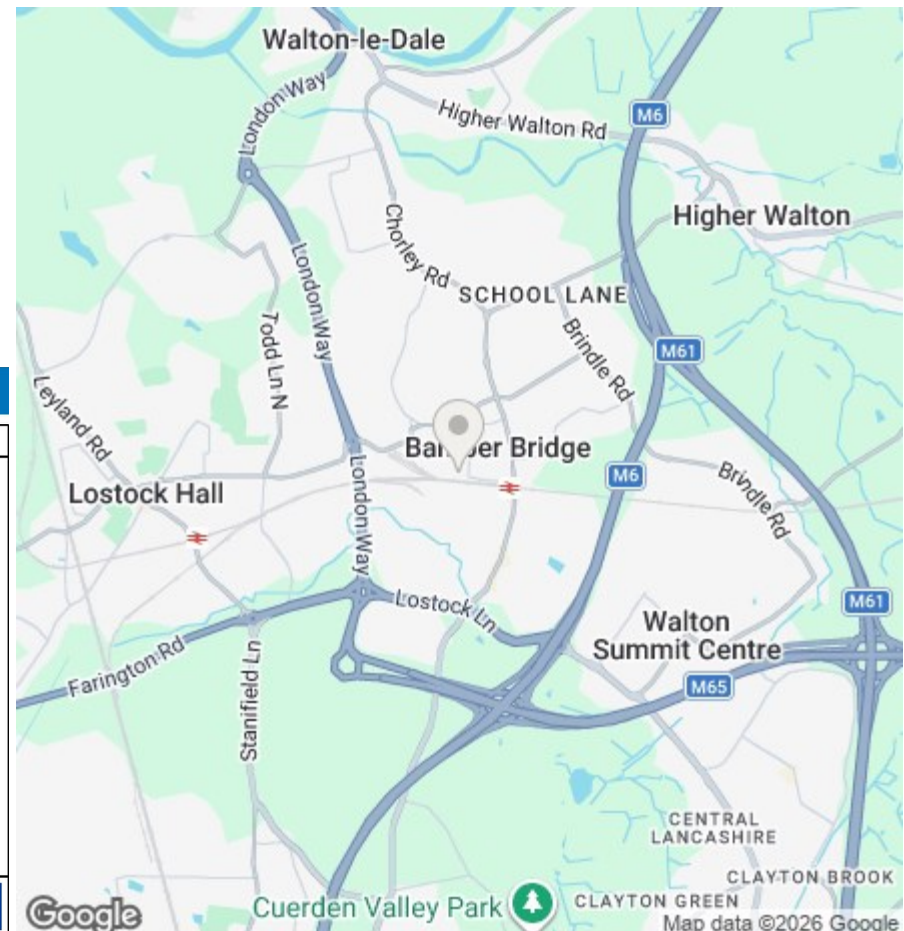
1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		