



**Spinners Avenue, Bamber Bridge, Preston**

**Offers Over £269,950**

Ben Rose Estate Agents are delighted to present to the market this well presented three-bedroom link-detached home, located in the highly sought-after area of Bamber Bridge. This charming property offers an ideal living environment for families, benefiting from a wealth of excellent local amenities, including well-regarded schools, a variety of shops, and leisure facilities. The home also enjoys superb transport links, with easy access to the M6 and M61 motorways, as well as convenient connections to nearby towns and cities—making it an ideal choice for commuters.

As you step into the property, you are welcomed by an inviting entrance hallway, where a staircase leads to the upper level. To the right, you'll find a spacious lounge featuring a beautiful bay window that overlooks the front aspect. This room also offers access to convenient under-stairs storage. Continuing through, you enter the open-plan kitchen/diner. This bright and airy space boasts a contemporary fitted kitchen with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. The dining/family area is generously sized, easily accommodating a family dining table with additional space for a sitting area if desired. Double patio doors open out to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, you will find three well-proportioned bedrooms. The master bedroom benefits from fitted storage and a private en-suite shower room. Additional storage is available on the landing, and the level is completed by a modern four-piece family bathroom.

Externally, the front of the property features a private driveway providing off-road parking, which leads to a single attached garage. The garage is accessible via an up-and-over door and is equipped with lighting and power. To the rear, the generously sized garden includes a flagged patio, lawn, raised vegetable beds, and established fruit trees—creating a beautiful and functional outdoor space.

The property further benefits from solar panels with battery storage and an air source heat pump, offering increased energy efficiency, reduced utility costs, and a lower environmental impact—making it a more sustainable choice for modern living.

Early viewing is highly recommended to avoid disappointment.





























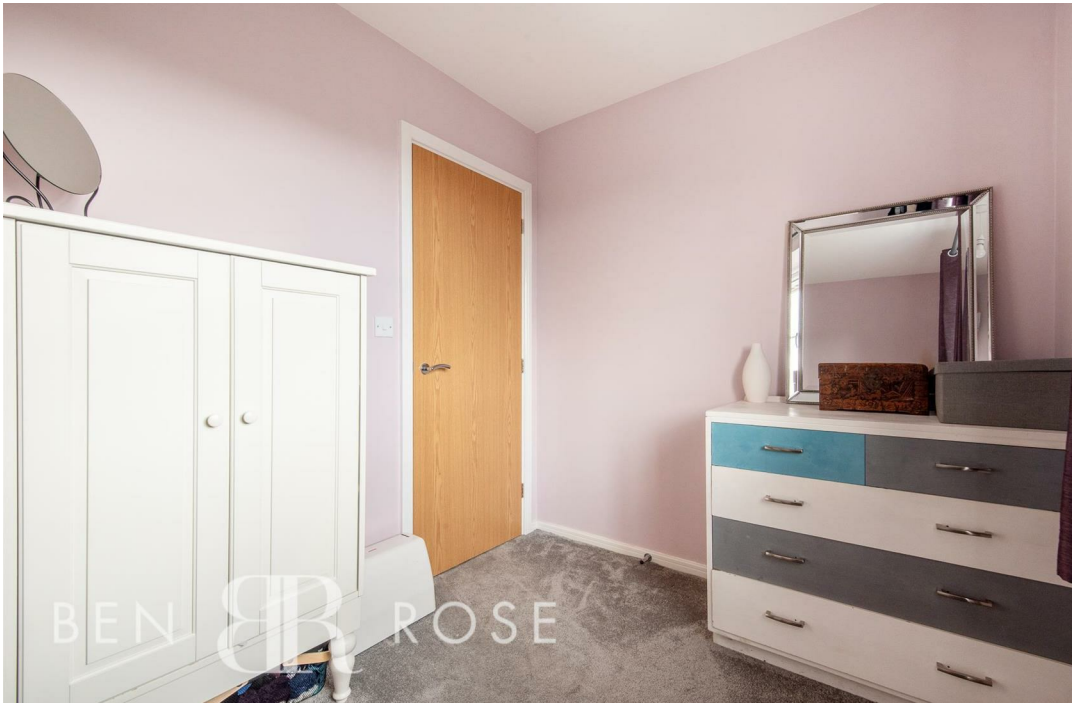








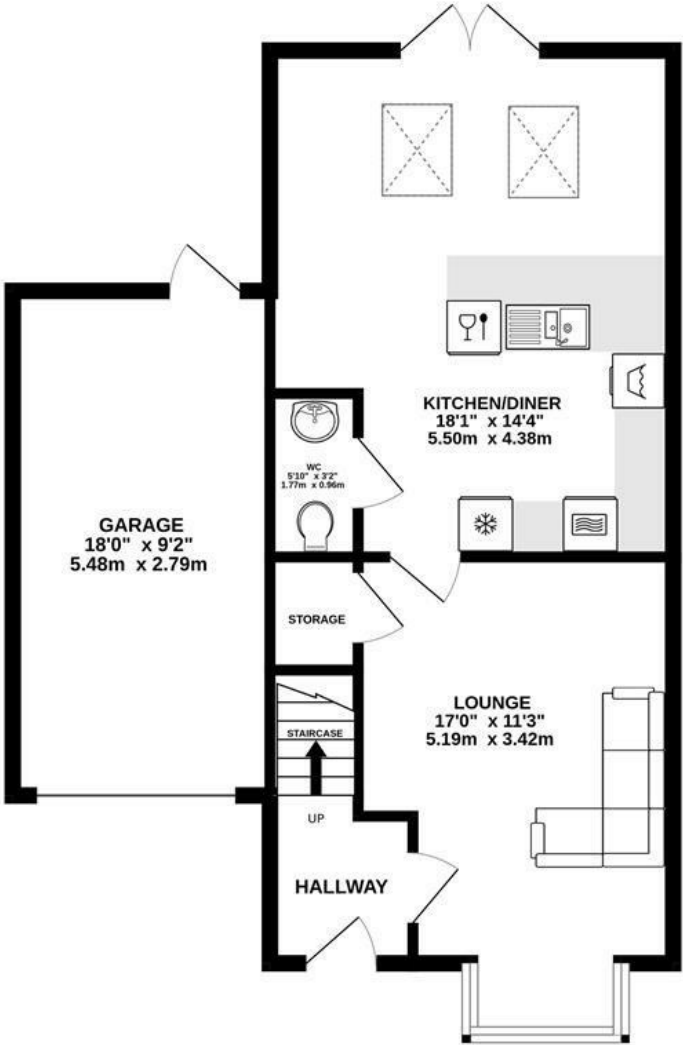




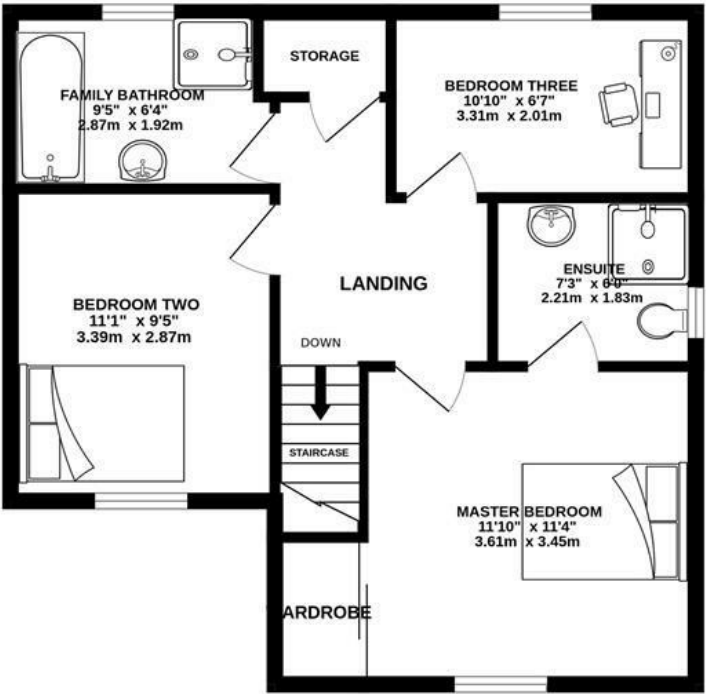


# BEN ROSE

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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	84	95
(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		

