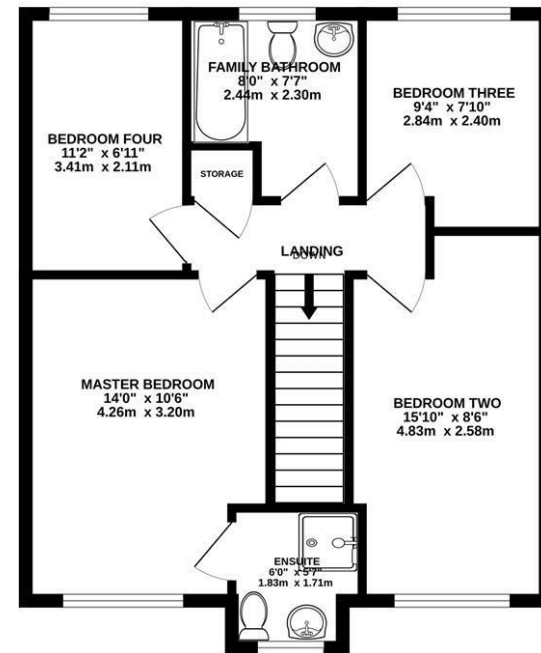
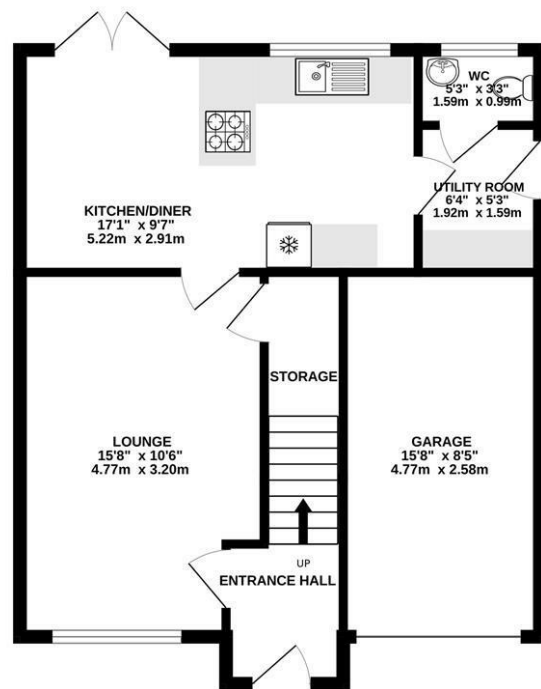


GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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## Grey Gables Avenue, Bamber Bridge, Preston

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this gorgeous, four-bedroom, detached property, situated on a quiet and modern estate of Grey gables just outside of Bamber Bridge. This house offers modern living whilst remaining practical and homely. Situated close to the northern city of Preston, the property is ideal for those who want to be close to the city whilst still being a nice distance away from the noise. The location also boasts ample travel links either via bus or driving to the A6, taking you straight to the city centre.

The ground floor welcomes you with a bright and cosy lounge with ample space for a large sofa and table, as well as providing access to convenient under-stair storage. Further into the house is a spacious well equipped kitchen diner with modern fitted amenities such as induction hob, fridge freezer and oven as well as plenty of space for a dining table. Adjacent to the kitchen, is a utility room with a washing machine and dryer as well as a convenient downstairs WC. This spacious and bright kitchen is perfect for dining and socializing and offers a seamless transition into the garden through the patio doors.

On the first floor, you'll discover four well-appointed bedrooms. The master bedroom is equipped with its own en-suit boasting a large shower, sink and toilet. The remaining three bedrooms share a modern three-piece family bathroom, which includes an over-the-bath shower, catering to the needs of a growing family.

Externally, There is a spacious garage as well as a driveway capable of hosting several vehicles. The rear garden captures plenty of light throughout the day, perfect for entertaining guests. Overall, this home manages to combine comfort, luxury, and practicality, making it an ideal choice for larger families of couples looking to live in the area.

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		94
(81-91) B		83
(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		

