



Queensway, Bamber Bridge, Preston

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached family home, situated within the sought-after area of Bamber Bridge. Ideal for first time buyers, couples and growing families alike, this attractive home offers spacious accommodation throughout, blending character with modern convenience. The property enjoys a fantastic location close to Bamber Bridge town centre, where you'll find a great selection of local shops, supermarkets, bars, restaurants, pubs and well-regarded schools. Excellent transport links include regular rail services to Preston and Blackburn, frequent bus routes, and easy access to the M6, M65 and M61, making commuting to Preston, Blackburn and Chorley straightforward.

Stepping inside, you are welcomed by a bright entrance hall, with a convenient WC tucked beneath the stairs. To the front, the spacious lounge is filled with natural light from the attractive bay window and features a charming gas fireplace, creating a warm and inviting living space. Continuing through, the generous dining room offers the perfect setting for family meals and entertaining, while the impressive L-shaped kitchen/breakfast room is fitted with a range of quality units, a Rangemaster gas oven, integrated dishwasher, fridge and freezer, along with a breakfast bar. A door provides direct access to the rear garden.

To the first floor, the spacious master bedroom benefits from fitted wardrobes, while the second double bedroom also features built-in wardrobes. A third single bedroom offers flexibility as a child's room, nursery or home office. Completing the accommodation is the stylish four-piece family bathroom, comprising a walk-in shower, separate bath, wash basin and WC.

Externally, the property boasts a large driveway providing off-road parking for up to three vehicles, alongside a detached garage. To the rear is a beautifully maintained garden featuring a paved patio, well-kept lawn, mature planted borders and a useful garden shed, creating an ideal space for relaxing or entertaining. Offering generous living space, excellent presentation and a highly desirable location, this is a wonderful home ready to be enjoyed.















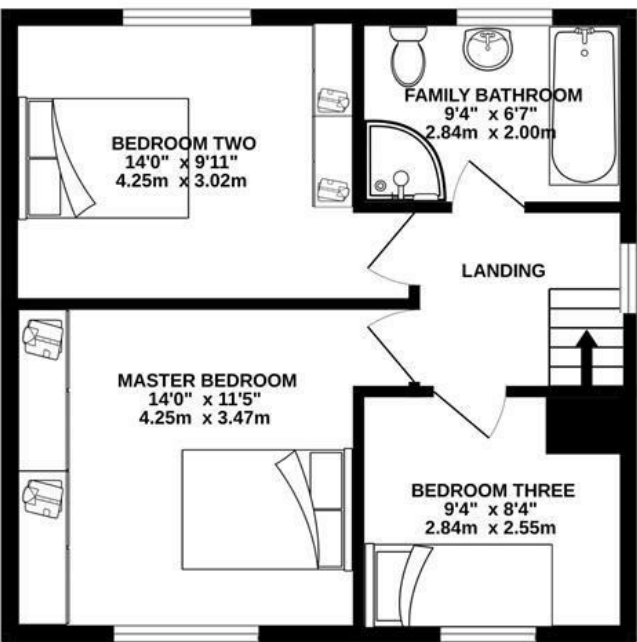
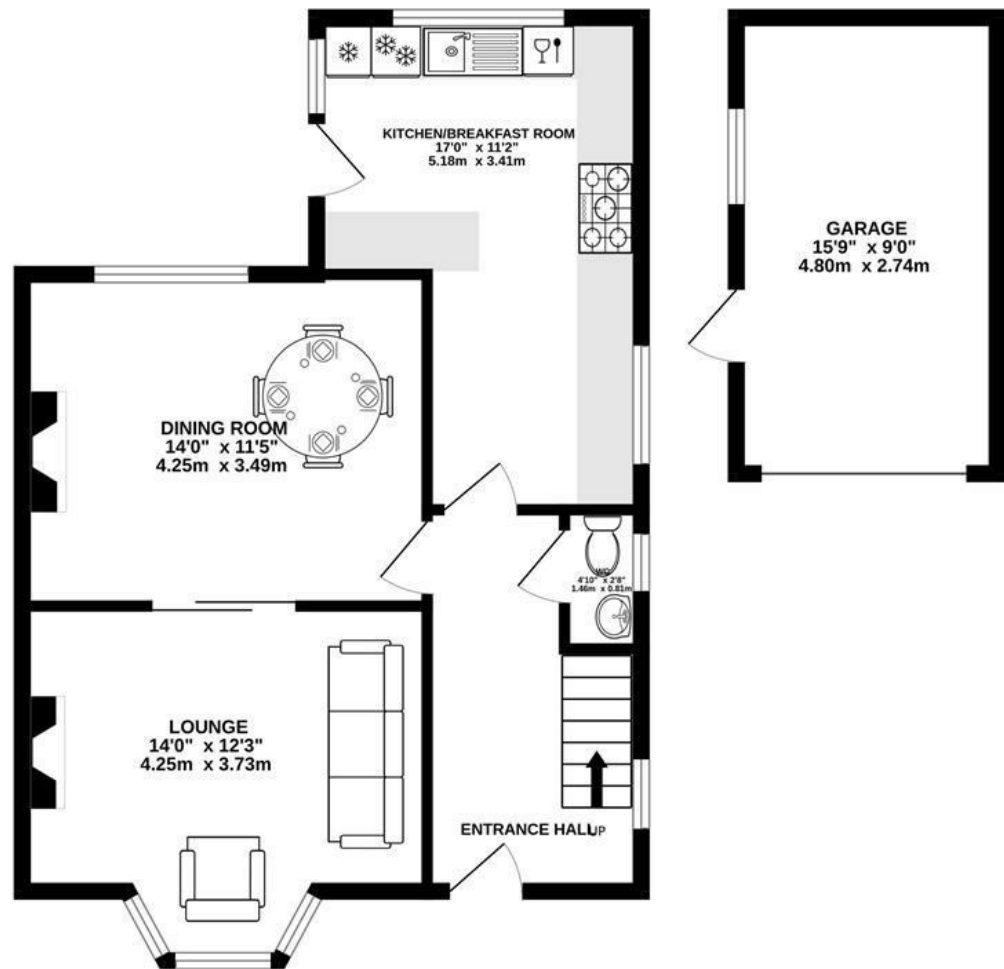






GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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	63	82
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



