BEN ROSE



Brindle Road, Bamber Bridge, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this four-bedroom semi-detached property, situated in the popular residential area of Bamber Bridge. Offering generous accommodation arranged over two floors, this home presents an excellent opportunity for buyers looking to put their own stamp on a property, with modernisation required throughout. Boasting two reception spaces, two ground-floor bedrooms, two further first-floor bedrooms and a particularly generous rear garden, the property offers plenty of potential for growing families, those looking to downsize without compromising on space, or buyers seeking a home they can gradually transform to suit their own tastes. Bamber Bridge is a well-established and conveniently positioned area, offering a good range of local shops, supermarkets, schools and everyday amenities, alongside a selection of cafés, pubs and restaurants. The location also benefits from excellent transport connections, with Bamber Bridge railway station providing links towards Preston and Blackburn, while nearby bus services offer convenient access to surrounding areas. For commuters, the M6, M61 and M65 motorways are all accessible, making journeys towards Preston, Chorley, Blackburn and further afield straightforward. With the larger towns of Leyland and Chorley also within easy reach, the property is ideally placed for those wanting a balance of residential surroundings and everyday convenience.

Upon entering the property, a small porch leads through into the welcoming reception hall, which is bright and airy and provides access to the staircase and the principal ground-floor accommodation. To the right is the spacious front lounge, where a large bow-fronted bay window allows plenty of natural light to fill the room, while a traditional gas fire with a slate-clad surround creates an attractive focal point. Straight ahead from the hallway, a door opens into the generously proportioned kitchen diner, offering ample space for both cooking and family dining. The fitted kitchen benefits from a range of integrated appliances, tiled walls and flooring, a large rear-facing window overlooking the garden and useful integrated storage cupboards. The dining area features wooden-clad walls, adding character to the space, alongside a glazed door and full-height glazed panel which provide access out to the rear garden. Returning to the hallway, doors to the left lead to the two ground-floor bedrooms and family bathroom. The master bedroom is positioned towards the front of the property and benefits from a large front-facing window, while bedroom two is a well-sized double room overlooking the rear garden. Completing this floor is the tiled three-piece family bathroom, fitted with an electric walk-in shower and laminate plank flooring.

Moving upstairs, the landing provides access to two further bedrooms, along with an integrated storage cupboard which offers useful additional space for household belongings. Bedroom three is a comfortable double room, featuring a side-facing window and a fitted wardrobe, providing practical built-in storage. Bedroom four is a smaller box room, which could lend itself to use as a nursery, home office or dressing room, depending on individual requirements. This room also benefits from a skylight, allowing natural light to enter, and a small door providing access to useful eaves storage.

Externally, to the front of the property is a tarmacked driveway providing off-road parking for one vehicle, which continues down the side of the home towards the detached garage, offering further parking or valuable storage potential. The frontage is particularly attractive, with a beautifully maintained walled garden laid predominantly to lawn, complemented by a mature hedge along the right-hand boundary and a collection of neatly maintained bushes positioned outside the lounge bay window. A tarmacked pathway runs across the front of the property, leading towards the entrance porch. To the rear, the property boasts a particularly generous lawned garden, offering plenty of space for families, keen gardeners or those who simply enjoy spending time outdoors. The garden also features a small, partially gravelled and paved seating area tucked away behind the garage, providing a more sheltered spot for outdoor relaxation, alongside a large established tree which adds character to the setting. Overall, this is a fantastic opportunity to acquire a spacious four-bedroom home with plenty of outdoor space, a detached garage and excellent potential to modernise and create a wonderful long-term family home in a well-connected Bamber Bridge location.




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hotpoint



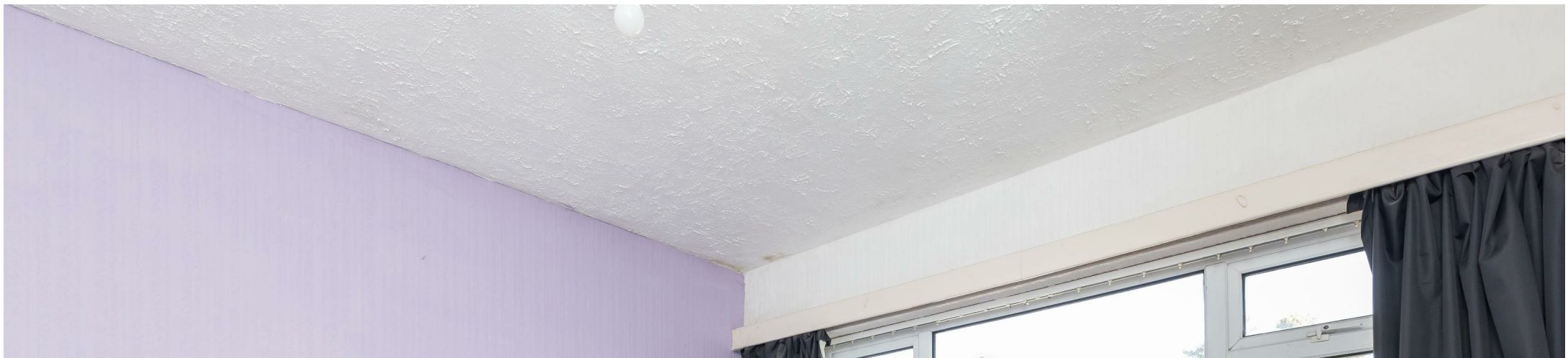



Goodmans
Compact
Specials
Innex


The dog has been f
















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32
2K UHD
3840 x 2160
EURO2024
GERMANY
65"







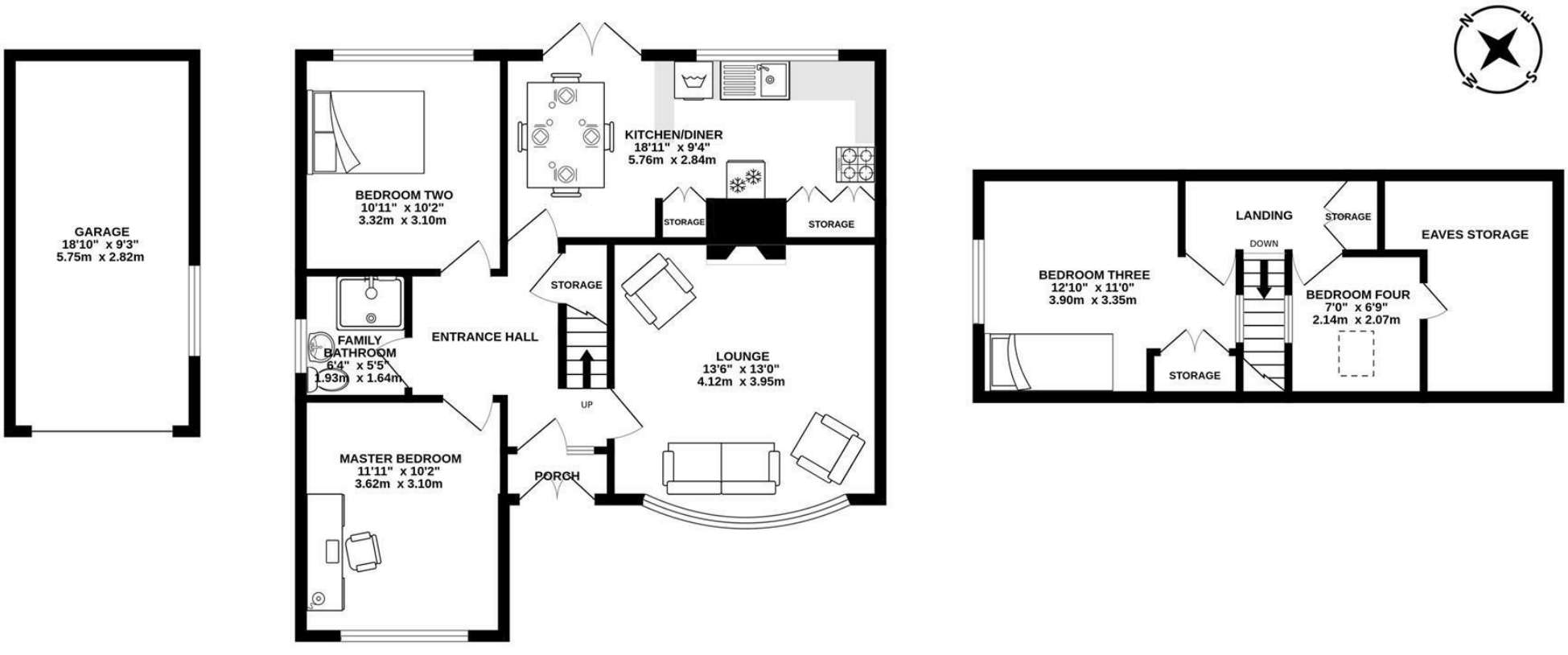




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GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.

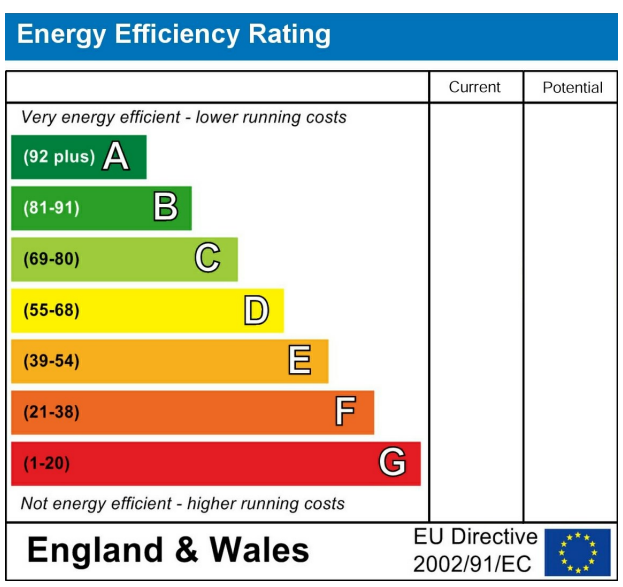
1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

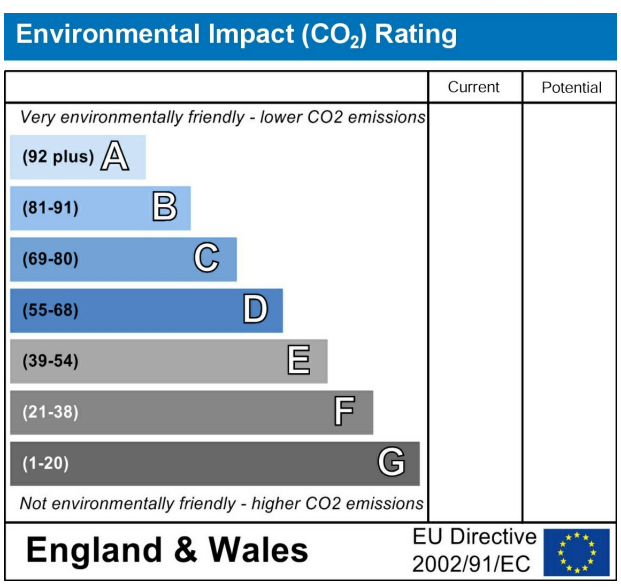


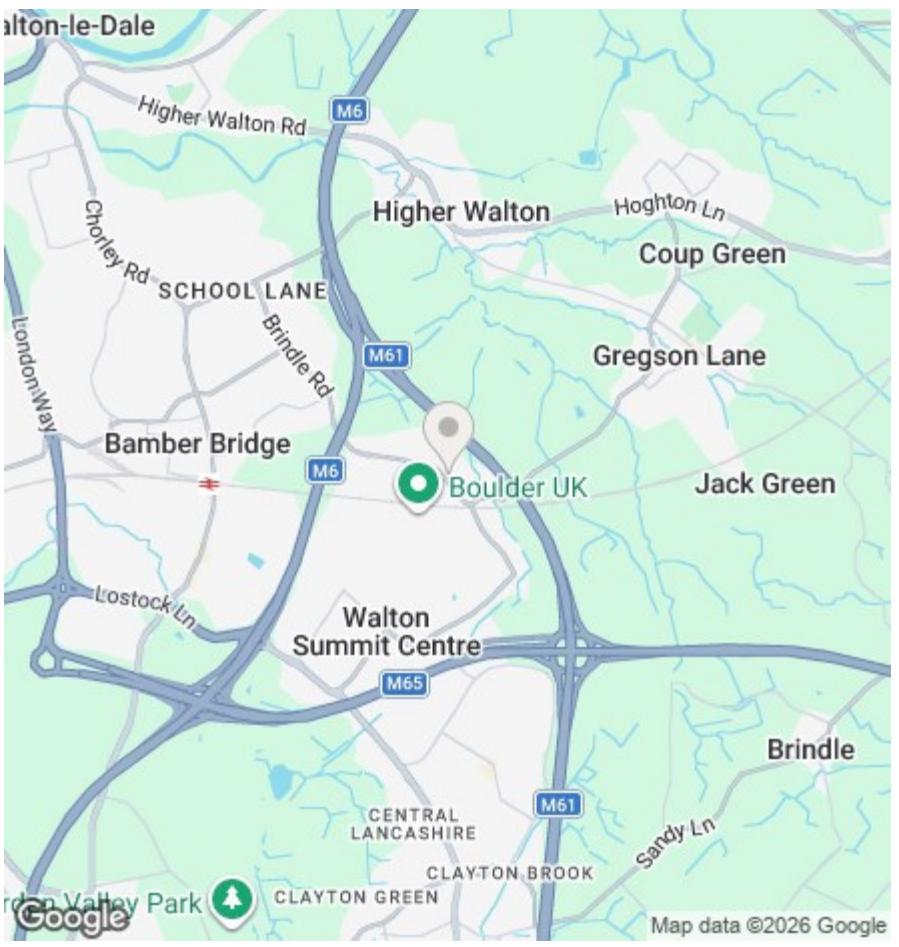
TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

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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