



## **Mounsey Road, Bamber Bridge, Preston**

**£190,000**

Ben Rose Estate Agents are pleased to present to the market this extended four-bedroom semi-detached property, located in a popular and convenient area of Bamber Bridge. Offering spacious and versatile accommodation across two floors, this home is perfectly suited to first-time buyers, young families, or those looking for accessible living accommodation. The property enjoys a sought-after position close to Bamber Bridge town centre, where you'll find a fantastic mix of local shops, bars, restaurants, pubs, and schools. For commuters, Leyland and Bamber Bridge train stations offer direct links to Preston and Blackburn, with excellent bus services providing connections to surrounding towns. The nearby M6, M65, and M61 motorways also provide superb connectivity across Lancashire and beyond.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a large front-facing window and flows seamlessly into the dining room. The dining room offers ample space for a family dining table, with convenient access through to the kitchen. The fitted kitchen provides ample storage and space for freestanding appliances.

Continuing through the home, you will enter a spacious and accessible ground-floor bedroom, featuring ramp access from outside and wide doorways for ease of access. This room benefits from an adjoining wet room located at the rear of the property. Completing the ground floor is a three-piece family bathroom with an over-the-bath shower, conveniently positioned off the entrance hallway.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two both benefiting from integrated storage.

Externally, to the front is a well-maintained lawn alongside a private driveway providing off-road parking. To the rear, you will find a single detached garage and a low-maintenance bark-covered garden, complemented by a charming established plum tree.

Early viewing is highly recommended to fully appreciate the space and accessibility this property has to offer.





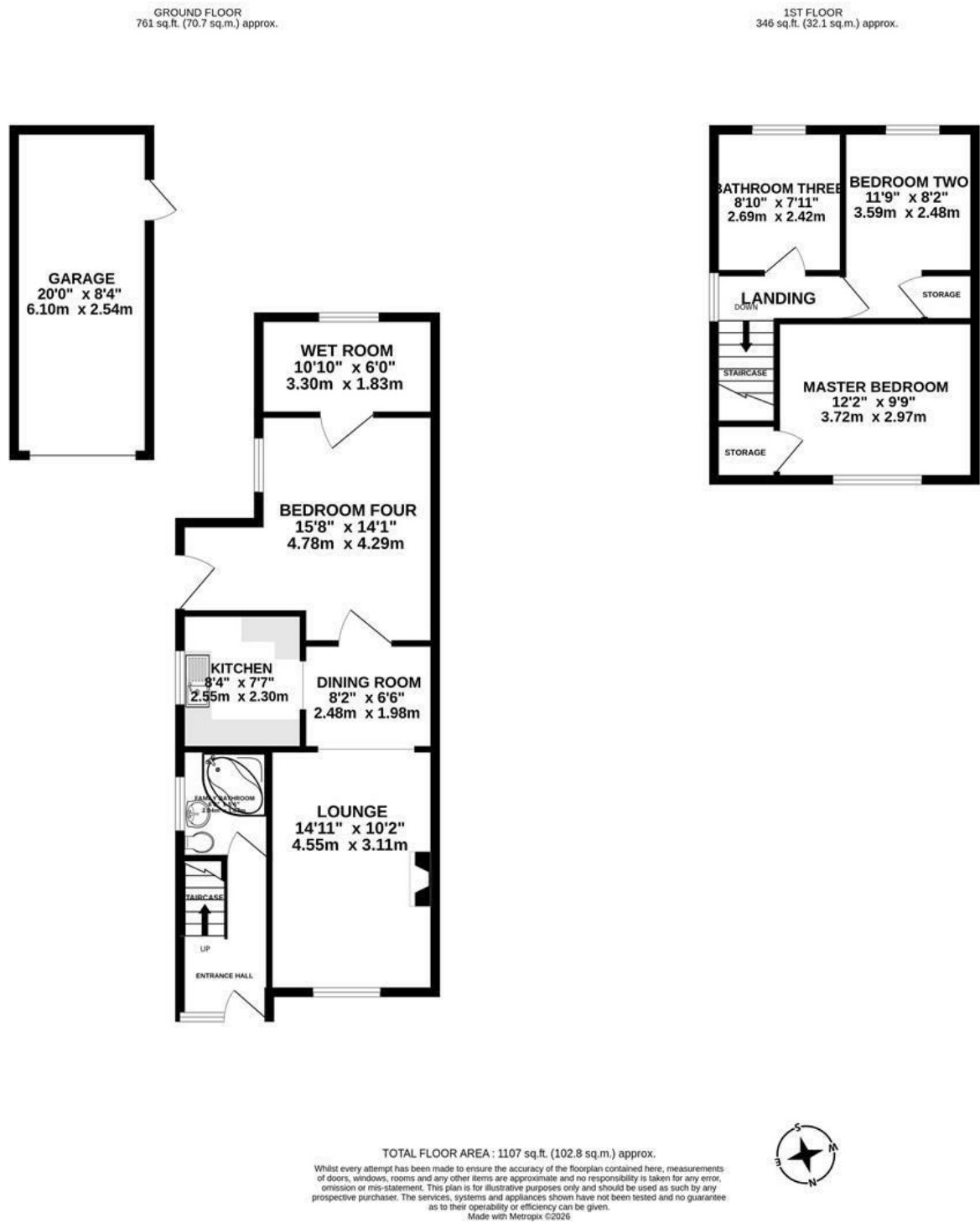








# BEN ROSE



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) <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<br>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<br>2002/91/EC |           |

