



Grey Gables Avenue, Bamber Bridge, Preston

Offers Over £309,950

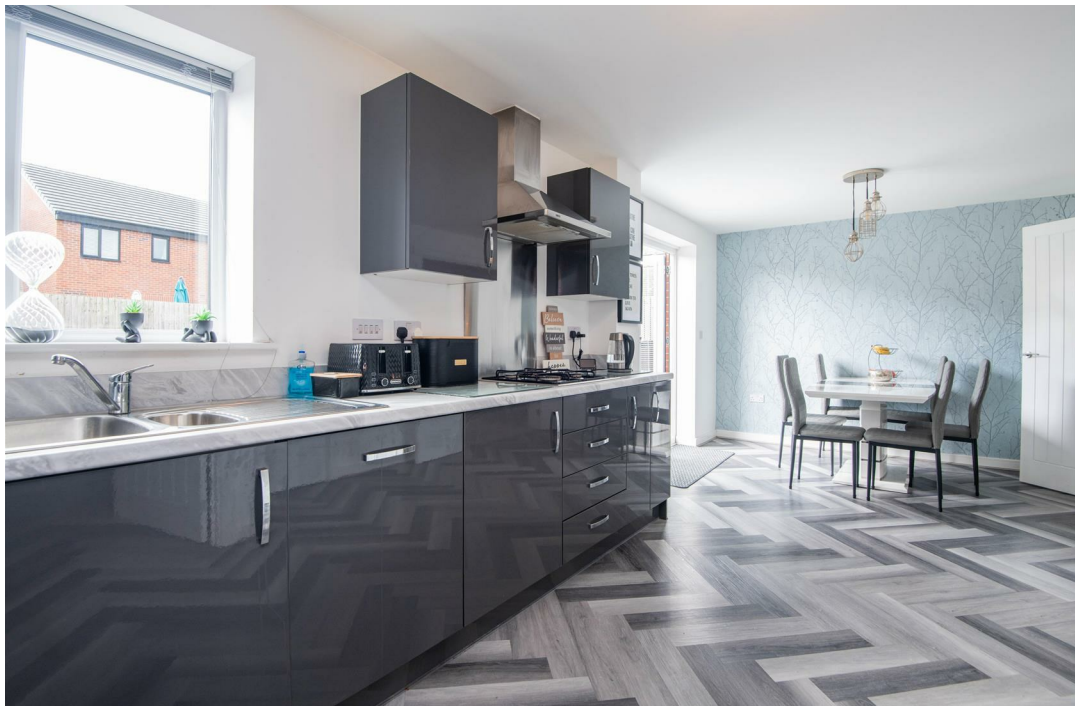
Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated on a peaceful cul-de-sac in the highly desirable area of Bamber Bridge, Preston. Finished to a high standard throughout, this spacious home offers modern living with thoughtful design features including solar panels, making it both stylish and energy efficient. Ideal for growing families, the property enjoys a quiet residential setting whilst still being within close proximity to a wide range of amenities. Excellent local schools, supermarkets, and leisure facilities are all nearby, with convenient transport links including Bamber Bridge train station, regular bus routes, and easy access to the M6, M61 and M65 motorways. Preston city centre is just a short drive away, offering further shopping, dining and entertainment options.

Upon entering the home, you are welcomed by a bright entrance hall which provides access to the first floor staircase, internal access to the garage, a convenient ground floor WC, and the main lounge. The lounge is a stylish and comfortable space, featuring a contemporary media wall and wall-mounted fire, perfect for relaxing evenings. Double doors open through to the generously sized kitchen and dining area, creating an ideal space for both everyday family life and entertaining. The modern kitchen is fitted with sleek cabinetry, multiple integrated appliances, and benefits from an adjoining utility room, providing additional storage and practicality.

Moving upstairs, the landing leads to four well-proportioned bedrooms, each offering ample space for family living. The master bedroom benefits from its own private en suite, adding a touch of luxury and convenience. The remaining bedrooms are served by a modern family bathroom, finished to a high standard and designed to accommodate the needs of a busy household.

Externally, the property continues to impress with a driveway to the front providing off-road parking for multiple vehicles, along with the added benefit of an EV charging point and access to the garage. To the rear, the south-facing garden offers a fantastic outdoor space, featuring a well-maintained lawn, raised composite decking ideal for outdoor seating and entertaining, and paved walkways complemented by flower beds and a secure fence surround. This exceptional home perfectly combines comfort, efficiency, and location, making it a superb choice for families seeking a move-in ready property in a sought-after area.





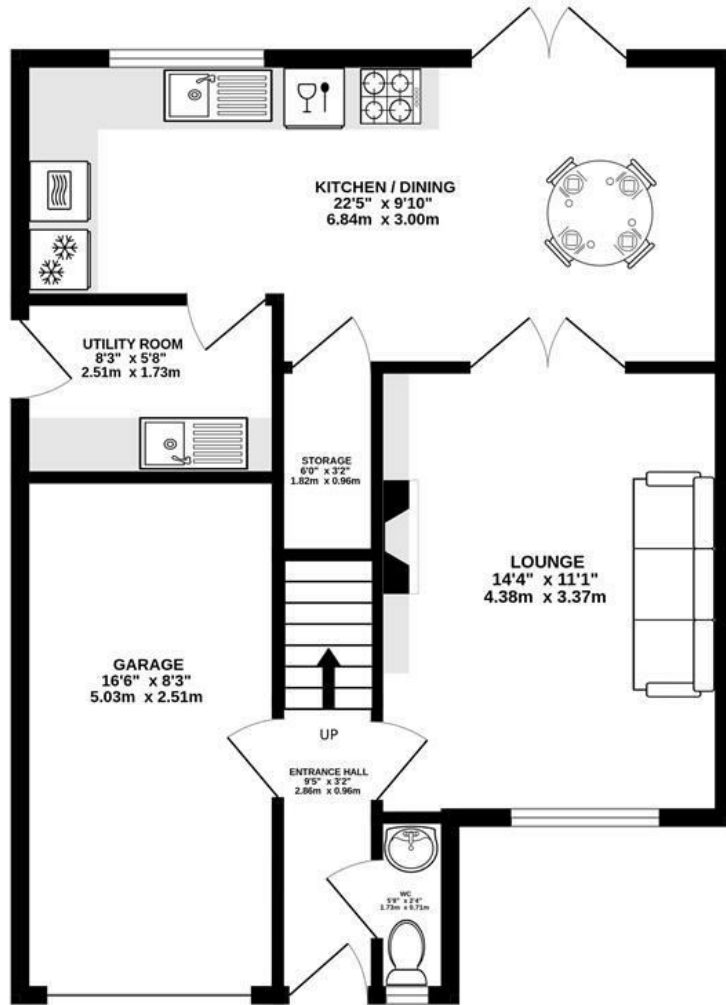




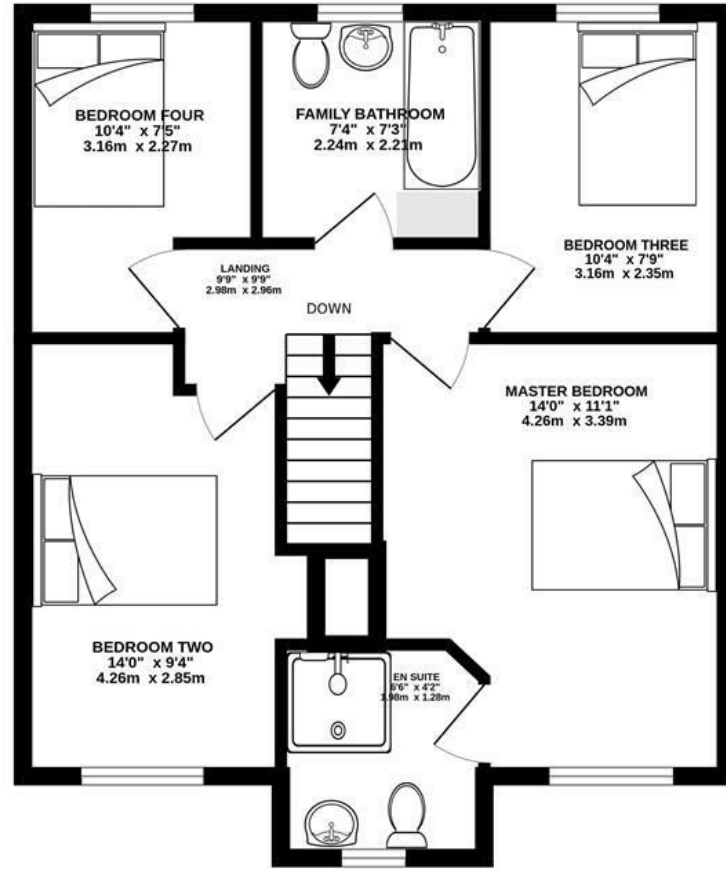




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.

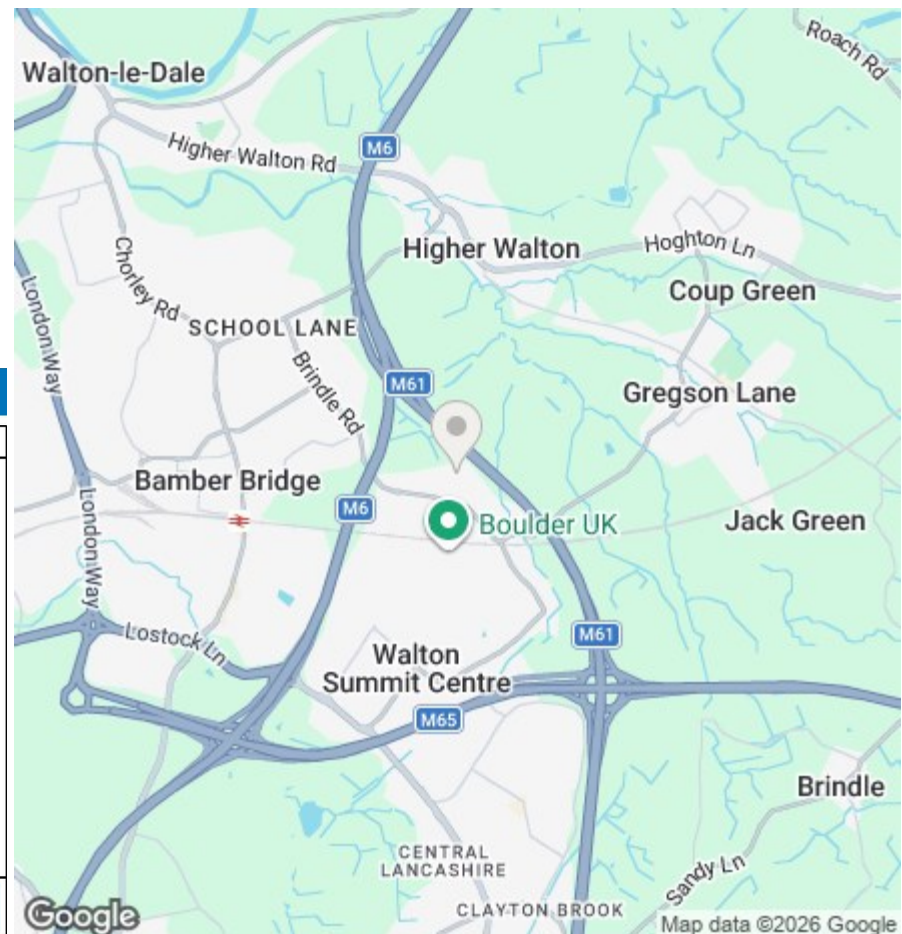


TOTAL FLOOR AREA: 1174 sq.ft. (109.0 sq.m.) approx.

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		93
(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 (CO₂) 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	