



## Orpington Place, Bamber Bridge, Preston

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached property, situated in the heart of Bamber Bridge, Lancashire. Ideal for families, this charming home offers modern living within a well-connected and convenient location.

Bamber Bridge provides a wealth of local amenities, including shops, reputable schools, and parks, making it perfectly suited for day-to-day living. For commuters, the area benefits from excellent transport links, with easy access to the M6, M61, and M65 motorways, as well as nearby train stations and regular bus services connecting to Preston and surrounding towns.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a convenient WC is located, along with the staircase to the upper level. On the left, you will enter the spacious lounge, which features a beautiful bay window overlooking the front aspect, complete with bespoke fitted shutters. Continuing through, you will enter the open plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances including a fridge, freezer, oven, hob, washing machine, and dishwasher. The dining area provides plenty of space for a large family dining table, with double patio doors opening out onto the rear garden.

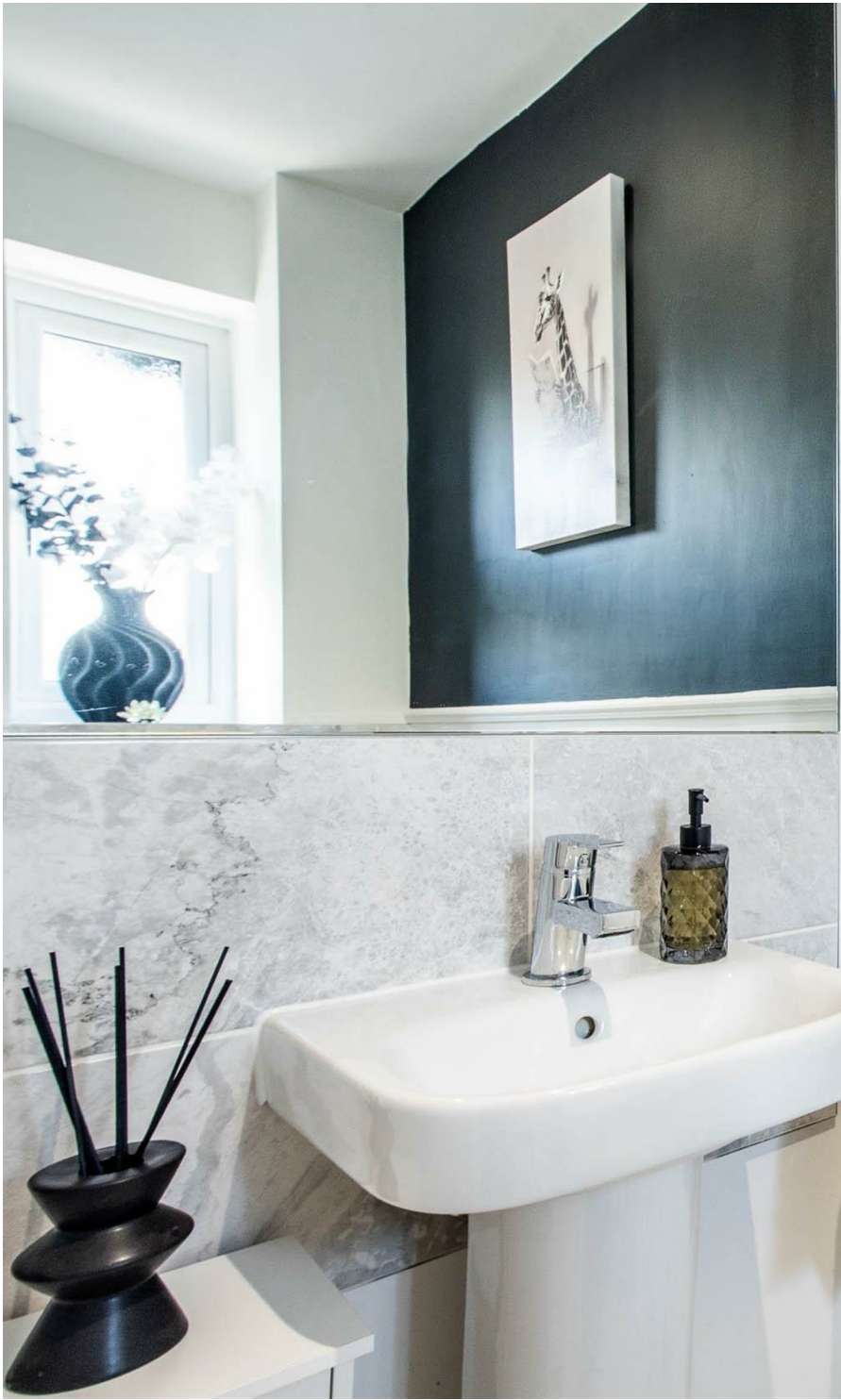
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private ensuite shower room. A three-piece family bathroom completes this level.

The home also benefits from a part-boarded loft, providing additional storage space and accessed via a convenient pull-down ladder.

Externally, to the front, the home features a private driveway providing off-road parking for two vehicles with EV charging point. To the rear is a generously sized garden with a lawn and two patio areas, including an extended Indian stone patio - perfect for relaxing or entertaining in the sunshine.







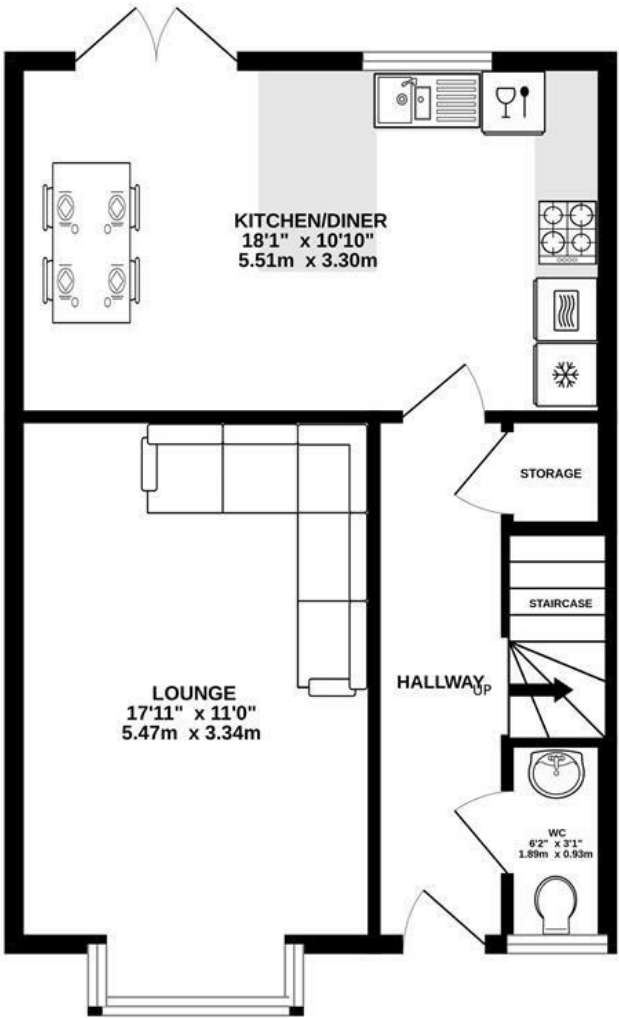




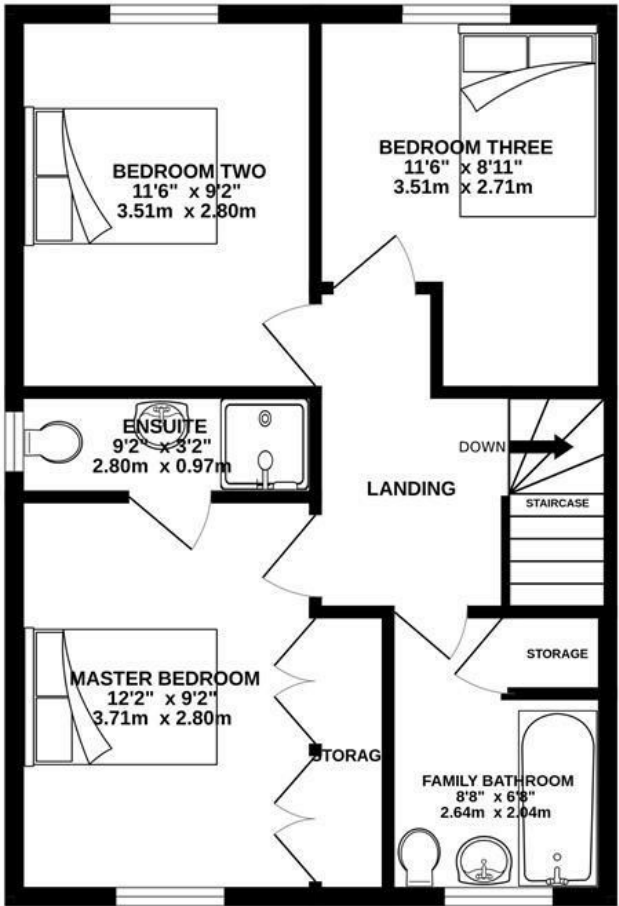


BEN ROSE

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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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                                 | 84      | 94                         |
| (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<br>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<br>2002/91/EC  |

