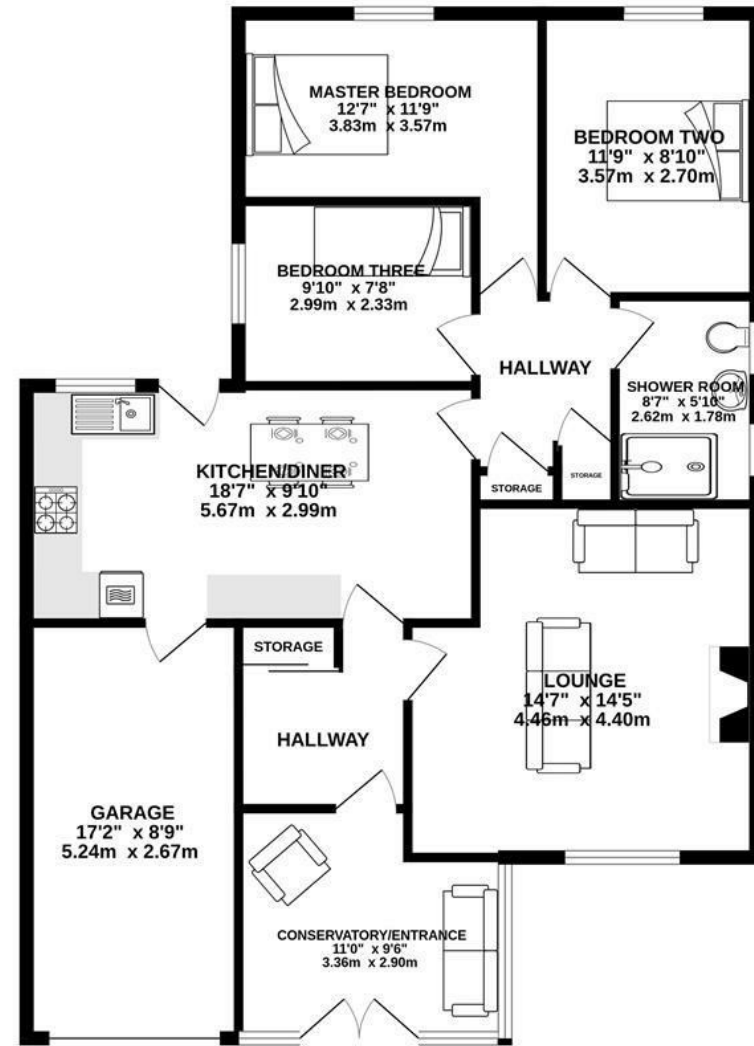
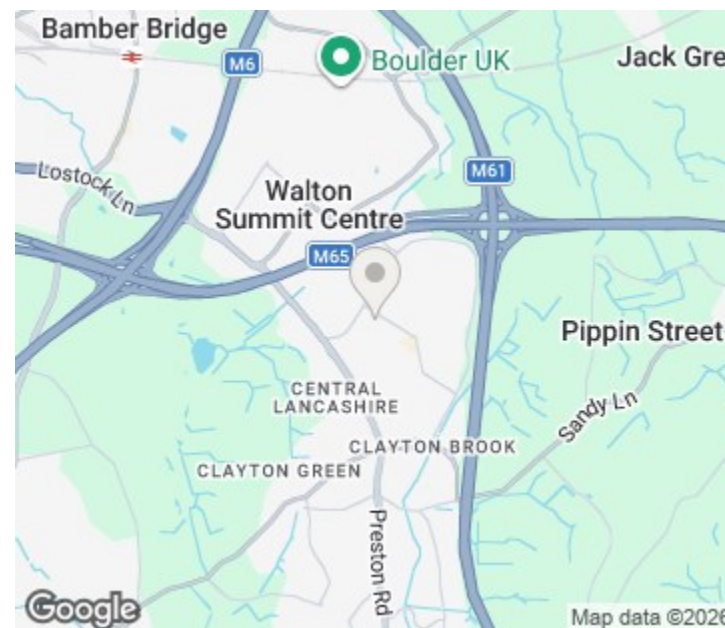


GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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.
Made with Metropix 62026



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
70	78

Very energy efficient - lower running costs
(92 plus) A
(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 CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

BEN  ROSE



School Field, Bamber Bridge, Preston

Offers Over £234,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached bungalow, located in Bamber Bridge, Lancashire and offered with no onward chain. The home provides spacious and comfortable accommodation throughout and is ideally suited to those seeking convenient single-storey living. Situated on a quiet residential road, the property enjoys convenient access to a wide range of local amenities including supermarkets, schools, and leisure facilities. The nearby towns of Preston, Leyland, and Chorley are all just a short drive away, while excellent travel links are available via Bamber Bridge train station, local bus routes, and the M6 and M61 motorways, making this an ideal choice for commuters.

Stepping into the property you will find yourself in the bright and welcoming conservatory, which offers versatile living space and provides a spacious entrance to the home. From here you will enter the main hallway which benefits from integrated storage and provides access to the lounge and kitchen/diner. The spacious lounge features a central fireplace and a large window overlooking the front aspect. The modern kitchen offers ample storage with an integrated double oven and hob. The dining area provides plenty of space for a large family dining table with internal access to the attached garage, as well as a single door leading out to the rear garden.

Continuing through the home you will discover three well-proportioned double bedrooms along with a contemporary three-piece shower room.

Externally, the property boasts a private driveway to the front providing off-road parking and access to the garage via an up-and-over door. To the rear is a generously sized garden featuring a lawn, flagged patio areas, a greenhouse, and a convenient storage shed.

Early viewing is highly recommended to avoid disappointment.

