BEN ROSE



Langden Crescent, Bamber Bridge, Preston **Offers Over £175,000**

** NO CHAIN**

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached home, occupying an impressive corner plot in the sought-after area of Bamber Bridge. Offering generous living accommodation, a substantial plot with excellent potential to extend (subject to the necessary planning permissions), and a double garage, this property is ideal for families, first-time buyers and couples alike. Conveniently situated close to Bamber Bridge town centre, the home enjoys easy access to a wide range of local shops, bars, restaurants, pubs and well-regarded schools. Excellent transport links are also nearby, including regular rail services to Preston and Blackburn, frequent bus routes, and straightforward access to the M6, M61 and M65 motorways, making commuting across the region simple.

Stepping into the property, you are welcomed by the entrance hall, which provides access to the ground floor accommodation. The spacious lounge/diner stretches the full length of the property, creating a bright and versatile living space with sliding patio doors opening onto the rear garden, allowing plenty of natural light to flood the room. The fitted kitchen offers ample storage and worktop space, along with direct access to the garden. Completing the ground floor is a modern three-piece family bathroom.

To the first floor, the landing leads to three well-proportioned bedrooms, including a generous master bedroom and a second double bedroom, both offering comfortable accommodation. The third bedroom provides a versatile space, ideal as a child's bedroom, nursery or home office.

Externally, the property benefits from a low-walled front garden with an attractive wrap-around lawn, enhancing its generous corner plot position. To the rear, there is off-road parking for two vehicles leading to a substantial double garage, alongside a low-maintenance paved garden that offers excellent outdoor space for relaxing or entertaining. With its sizeable plot, extension potential and fantastic location, this is a wonderful opportunity to purchase a home that can be enjoyed for years to come.





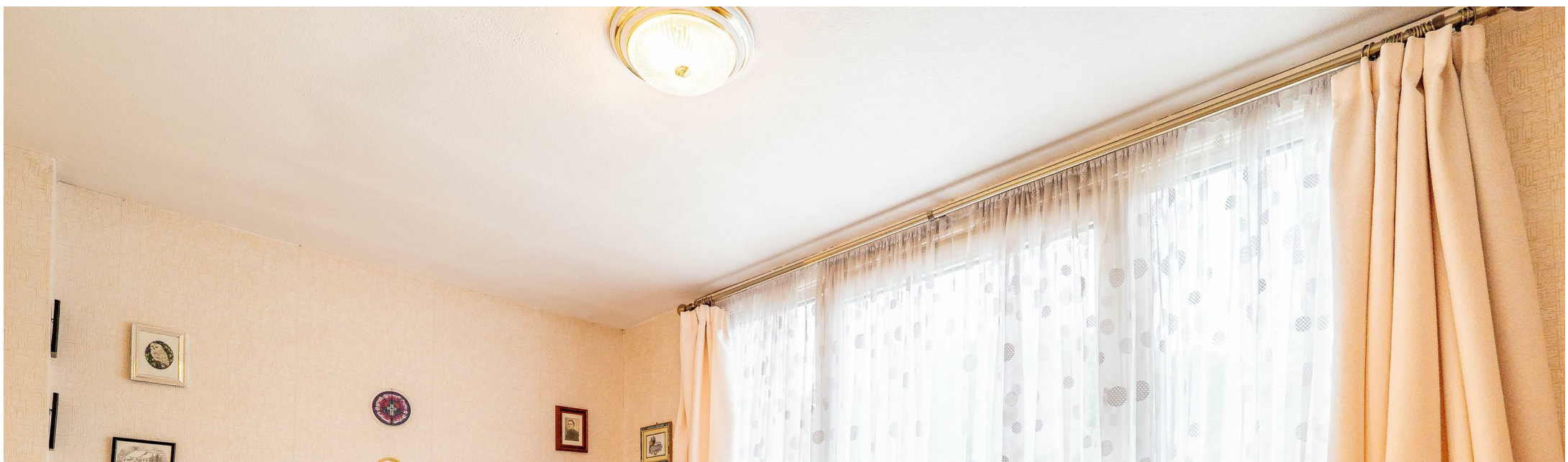
















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IMPORTER
FINLAND
SWISS
CHEESE
CUTS
VALIO




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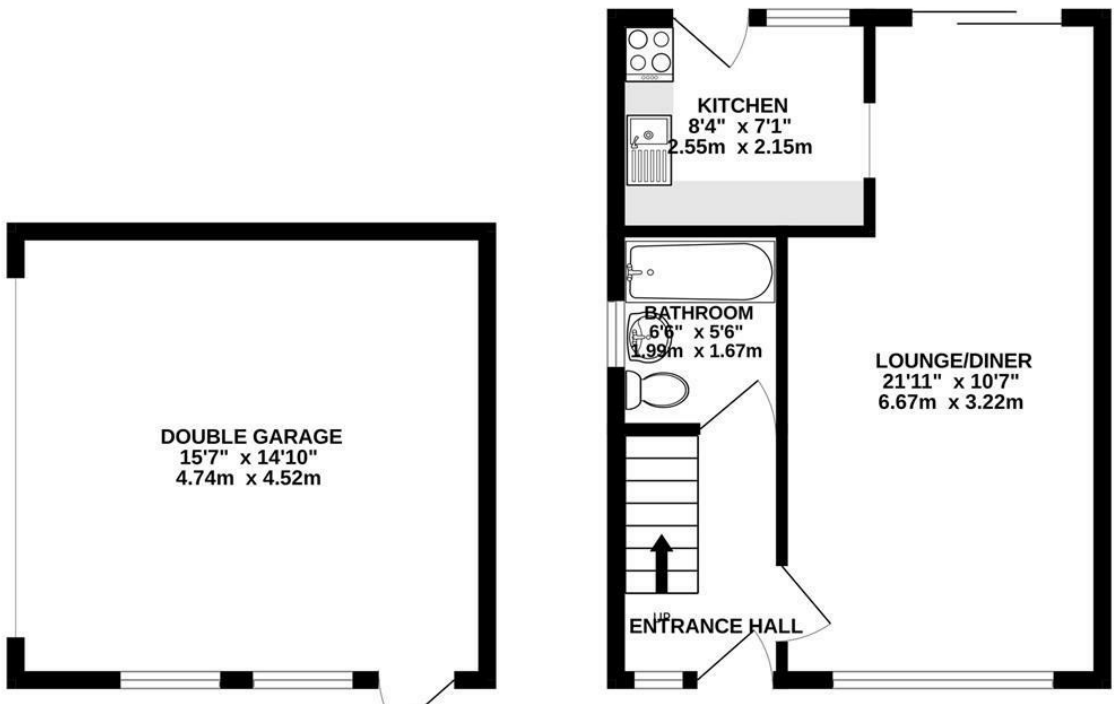


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GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

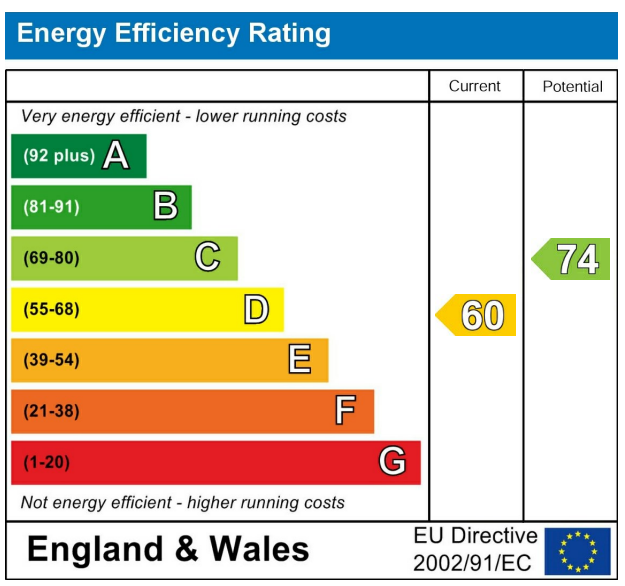
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

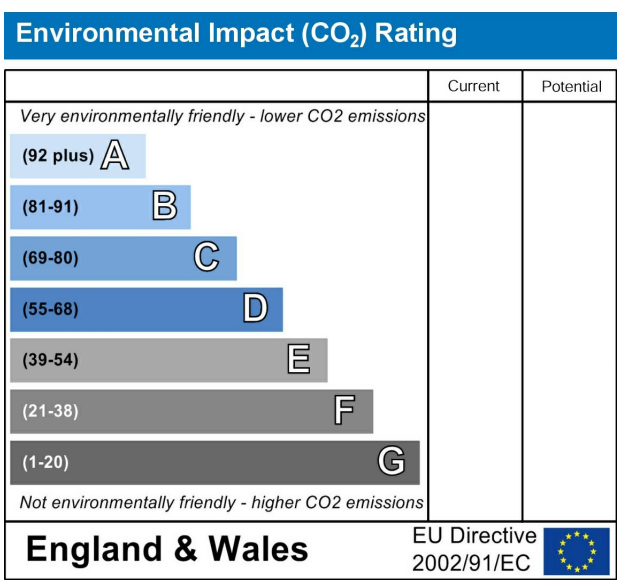


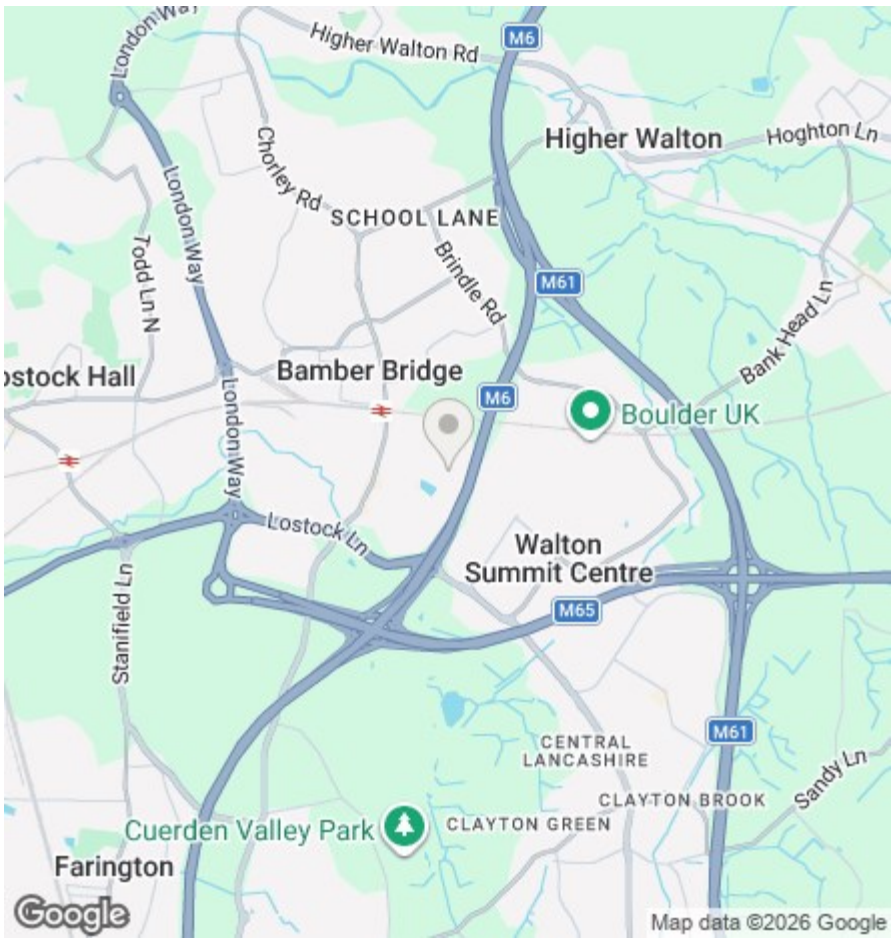
TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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.







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