



Well Orchard, Bamber Bridge, Preston

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this spacious detached bungalow set within a quiet cul-de-sac in the highly regarded area of Clayton Brook. Offering generous single-level living and a flexible internal layout, this home is well suited to couples, families or those looking to downsize. Beautifully decorated throughout with new carpets and flooring already in place, the property is ready to enjoy. The location is particularly desirable, with Leyland and Chorley both close by, providing a wide choice of shops, supermarkets, schools, cafés and everyday amenities. Excellent travel links include nearby rail services from Bamber Bridge to Preston and Blackburn, strong bus connections to Leyland, Preston and Chorley, and easy access to the M6, M61 and M65. Cuerden Valley Park is also within easy reach, ideal for walking and outdoor leisure.

Stepping through the bright entrance hall, you have convenient access to all principal rooms. The spacious L-shaped lounge, equipped with a wall-mounted gas fire and dining area forms the heart of the home, offering plenty of room for both relaxing and entertaining, with sliding doors opening onto the garden and a folding door leading into the modern fitted kitchen with fully tiled walls and ample workspace. The extended master bedroom is a standout feature, incorporating a pleasant sitting area overlooking the garden. There is also a second double bedroom and a comfortable single bedroom, both with fitted storage, along with a modern three piece family bathroom.

Externally, the property benefits from a well maintained front garden with manicured hedging, shrubs and a gravel planting area, plus a driveway providing parking for two cars and access to the garage. The secluded rear garden is beautifully landscaped with two raised decking areas, paved patio, gravel seating space, lawn and mature borders, along with a summer house and shed. With power and plumbing available in the garage, this is a versatile bungalow with excellent potential in a peaceful setting.













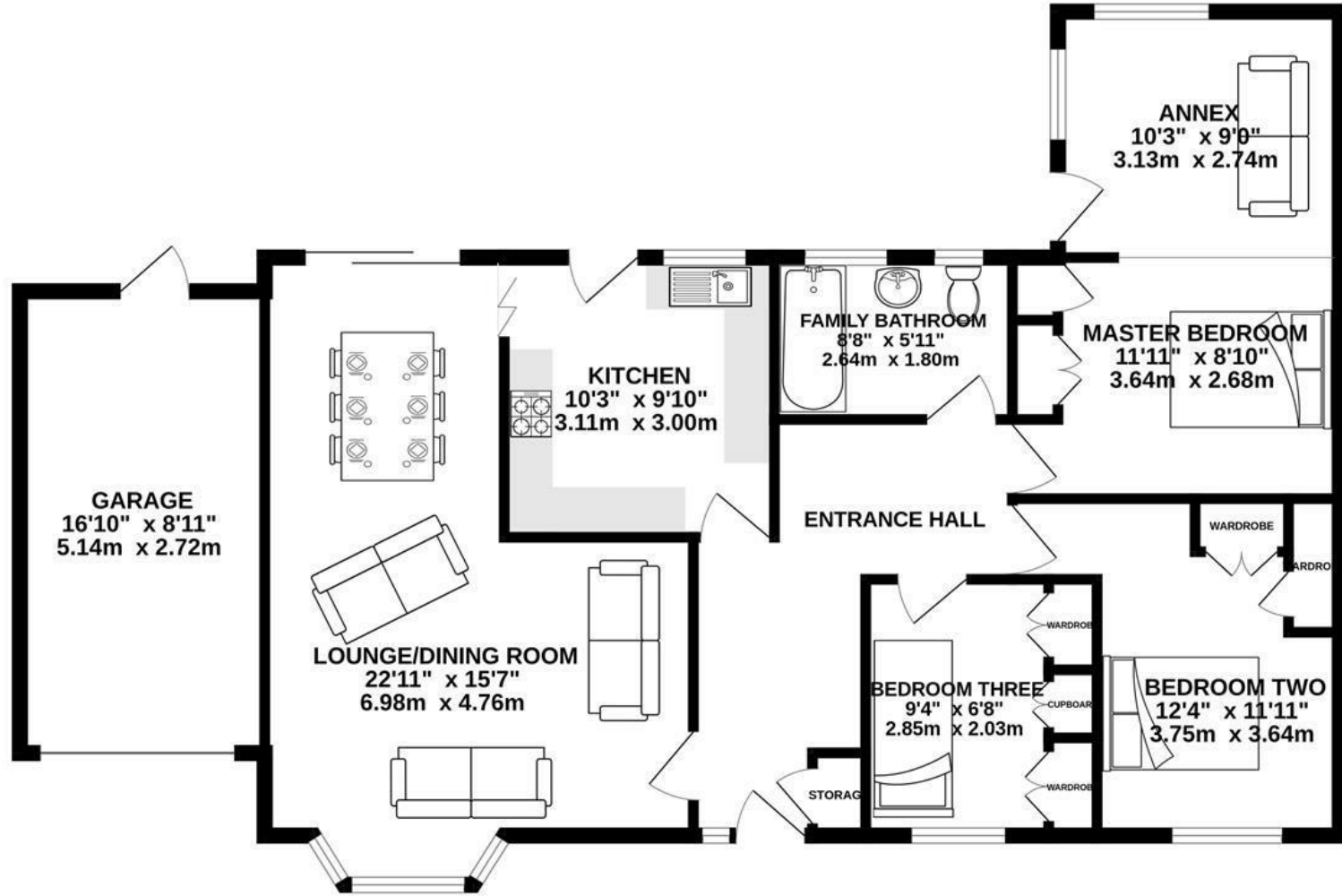








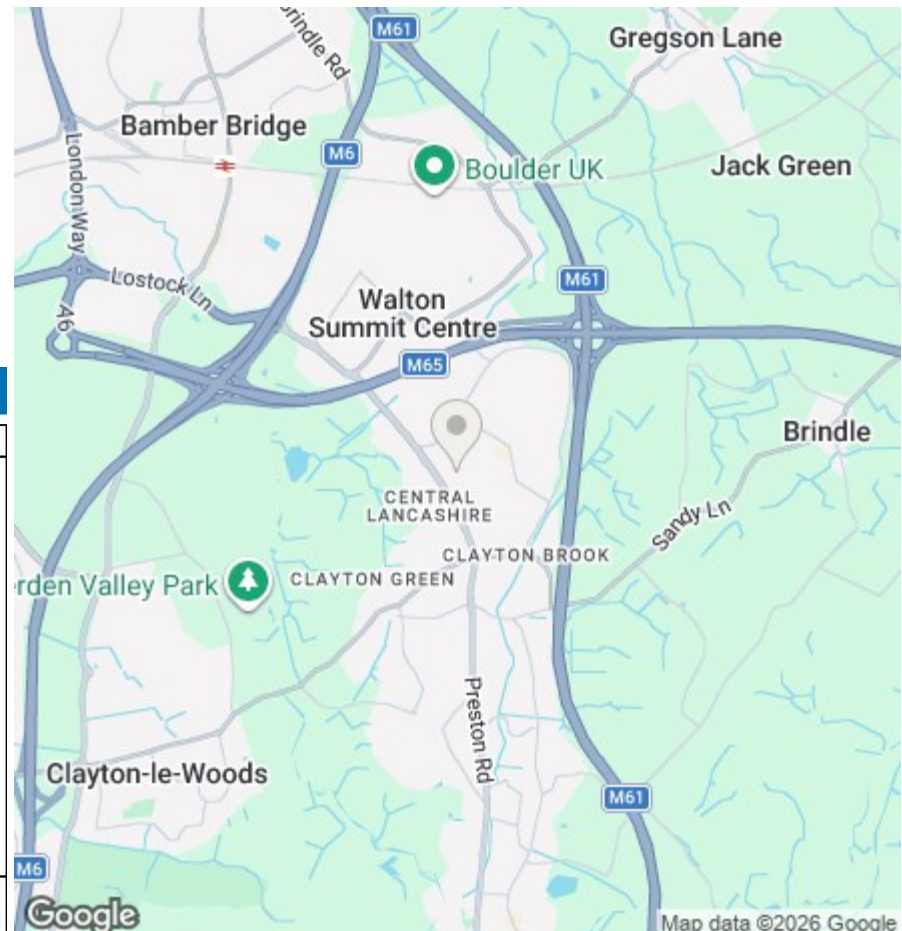
GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	