



**Withy Trees Avenue, Bamber Bridge, Preston**

**Offers Over £239,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached bungalow, situated in the highly sought-after area of Bamber Bridge, Preston. This spacious home has been well finished throughout and offers versatile living accommodation that would be ideal for families looking for a property ready to move straight into. Conveniently positioned close to a range of local amenities including supermarkets, schools, cafés and leisure facilities, the home also benefits from excellent travel links. Bamber Bridge railway station is only a short distance away, whilst nearby bus routes and easy access to the M6, M61 and M65 motorways make commuting to Preston, Blackburn, Chorley and Manchester highly convenient.

Entering the home, you are welcomed into the entrance hall which leads through to the generously sized lounge. This impressive space features a modern media wall complete with a wall-mounted fire, creating a stylish focal point to the room, whilst the unique spiral staircase provides access to the converted loft space above. The lounge continues through to an internal hallway which gives access to all three double bedrooms, with the master bedroom being particularly spacious. Also located on this floor is the contemporary three-piece family bathroom, finished to a modern standard. To the rear of the home is the large kitchen, fitted with integrated appliances and complemented by a central island with seating, ideal for casual dining and entertaining. Sliding doors open directly onto the rear garden, allowing plenty of natural light into the space.

Heading upstairs via the spiral staircase, the converted loft opens into a substantial room offering fantastic versatility. Whether used as a home office, hobby room or guest space the room offers plenty of potential alongside ample storage space, making it a highly practical addition to the home.

Externally, the property has been maintained to a high standard throughout. To the front is a well-kept lawn complemented by mature bushes and attractive flower beds, alongside a driveway providing off-road parking for multiple vehicles which leads up to the garage. To the rear, the enclosed garden offers a pleasant outdoor setting with a lawn, raised flower beds and a paved seating area ideal for outdoor furniture and entertaining during the warmer months. Surrounded by fencing for added privacy, this wonderful bungalow combines spacious and flexible living with a fantastic location, making it an excellent opportunity for families seeking their next home.









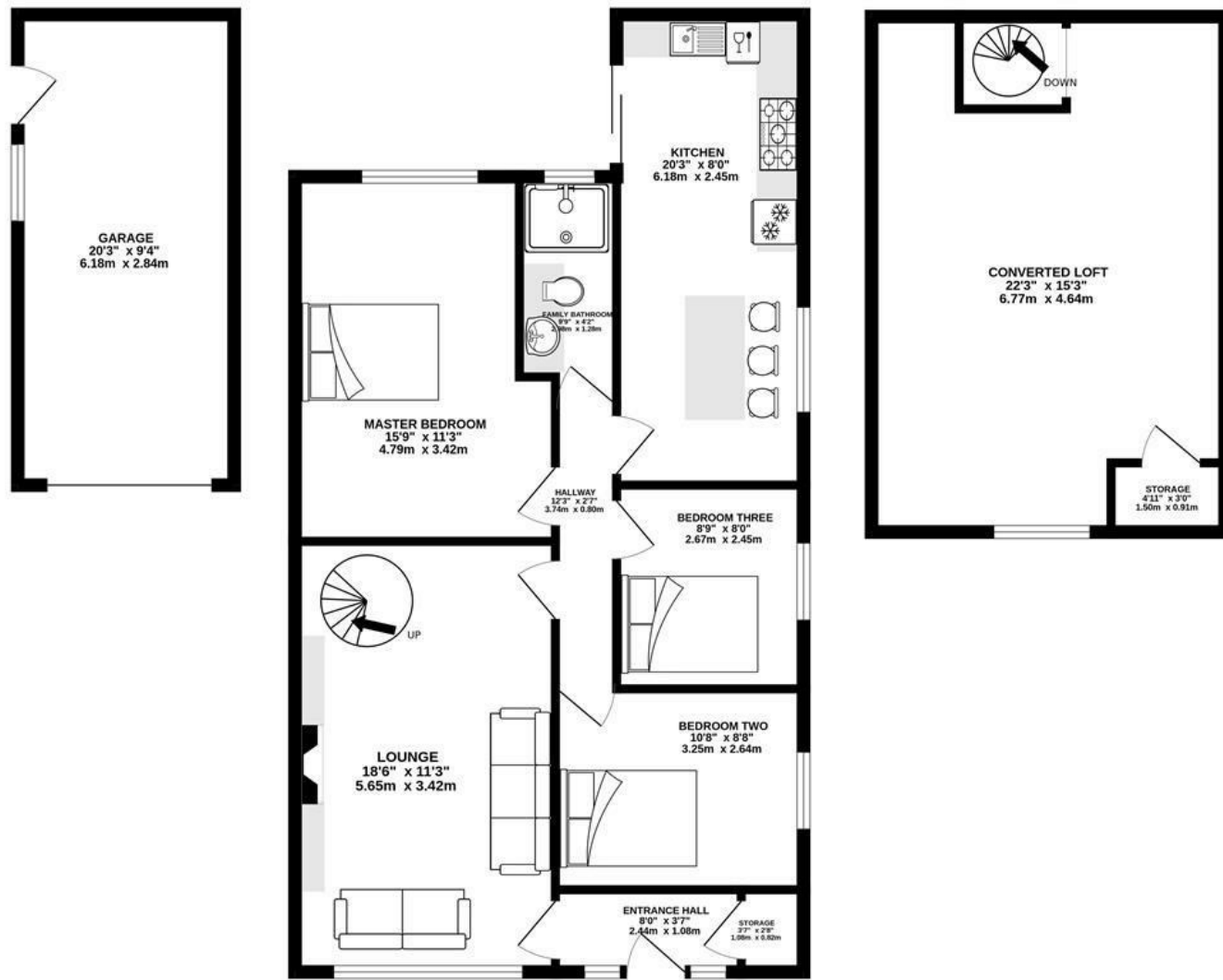




# BEN ROSE

GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

