



Brindle Road, Bamber Bridge, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom home, one of the original manager's houses to the former mill, located in the heart of Bamber Bridge. Rich in character with traditional features throughout, this property offers an exciting opportunity for first-time buyers to step onto the property ladder with a home full of history and personality. Perfectly situated, the property benefits from excellent travel links with Bamber Bridge train station within walking distance, as well as easy access to the M6, M61 and M65 motorways for travel across Lancashire and beyond. The area also offers a host of local amenities including schools, shops, parks and leisure facilities, with Preston city centre just a short drive away.

Stepping inside, you are first greeted by a quaint vestibule, complete with beautiful stained-glass windows that set the tone for the home's period charm. This leads into a welcoming reception hall, where the stunning wood staircase immediately draws the eye. To the front sits a spacious lounge, enhanced by a bay-fronted window that fills the room with natural light, alongside a feature fireplace that creates a warm and homely focal point. Moving through, the generously sized dining room provides a versatile space for family meals or entertaining, again benefitting from a striking fireplace. The kitchen, positioned to the rear, offers access to handy under-stair storage and leads out into a rear porch.

Ascending the staircase to the first floor, an open landing provides access to three well-proportioned bedrooms. The master bedroom stands out with its original fireplace, adding to the home's charm, while the further two bedrooms present ideal spaces for children, guests or a home office. Completing the floor is a three-piece family bathroom, featuring an over-bath shower and retaining its original storage cupboard, a nod to the property's heritage.

Externally, the property enjoys a welcoming frontage with gated access leading to a garden and pathway towards the front door, with space for on-road parking available. To the rear, a private and enclosed garden provides the perfect spot to relax, complete with a lawn and established plant beds. A particularly appealing addition is the outbuilding, fitted with electrics and offering excellent versatility as it houses a workshop, garden storage and the original outdoor WC.

Altogether, this wonderful home offers a perfect blend of character, history and practicality, making it an excellent choice for first-time buyers seeking a unique property in a well-connected location.















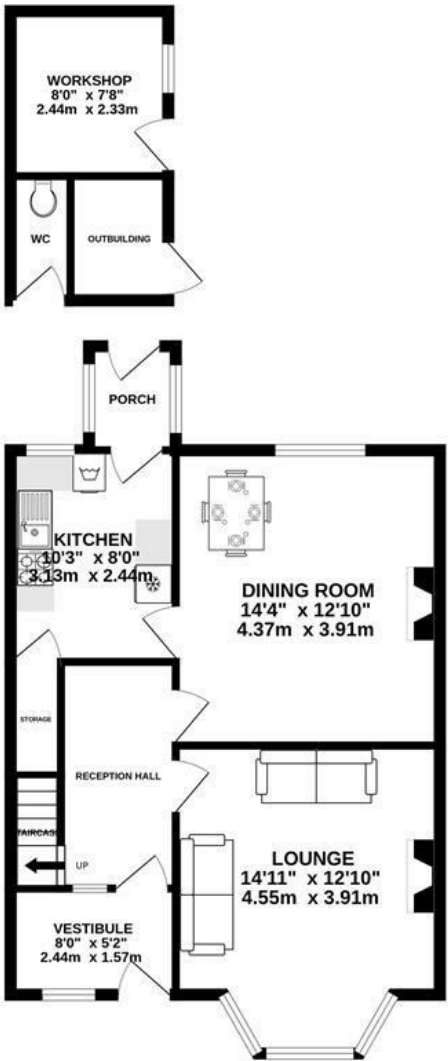




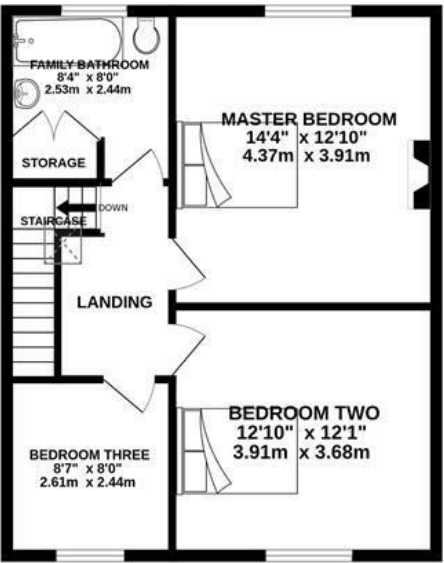


BEN ROSE

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(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

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