



**Fourfields, Bamber Bridge, Preston**

**Offers Over £230,000**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom detached home, with NO CHAIN, situated in the heart of Bamber Bridge. This lovely property offers generous living accommodation, making it an excellent choice for families or first-time movers looking for a long-term home. Ideally located, the property benefits from being within walking distance of Bamber Bridge town centre, where you'll find an excellent selection of local shops, schools, pubs, restaurants and bars. For commuters, the home is well-served by rail links to Preston and Blackburn, with bus services providing easy access to nearby towns. Major road connections, including the M6, M61 and M65, are also within close reach, making travel across Lancashire and beyond highly convenient.

Stepping inside, you are welcomed by a bright and inviting entrance hall that flows into the spacious lounge and dining room, which spans the full width of the property. This room features a charming fireplace as its focal point, creating a cosy yet versatile living space for both everyday family life and entertaining. French doors open into a delightful conservatory that provides a peaceful retreat, filled with natural light and offering direct access to the rear garden. The kitchen/breakfast room is positioned to the rear of the home and comes complete with modern fitted units, a gas hob, tiled flooring and space for informal dining.

To the first floor, the property boasts three well-proportioned bedrooms. The master and second bedrooms both accommodate double beds, while the third bedroom offers flexibility as a comfortable single, nursery or study for home working. A stylish three-piece family shower room completes this level, fitted with contemporary fixtures and designed for everyday convenience.

Externally, the home enjoys off-road parking for two vehicles at the front, providing both practicality and ease. The rear garden is a true highlight, offering a secluded and private space bordered by mature plants and trees. A patio seating area is perfect for outdoor dining or entertaining during the warmer months, while a useful workshop provides additional storage or hobby space.

In summary, this is a superb family home that balances comfort, space and location, offering buyers an excellent opportunity to settle into a sought-after part of Bamber Bridge.





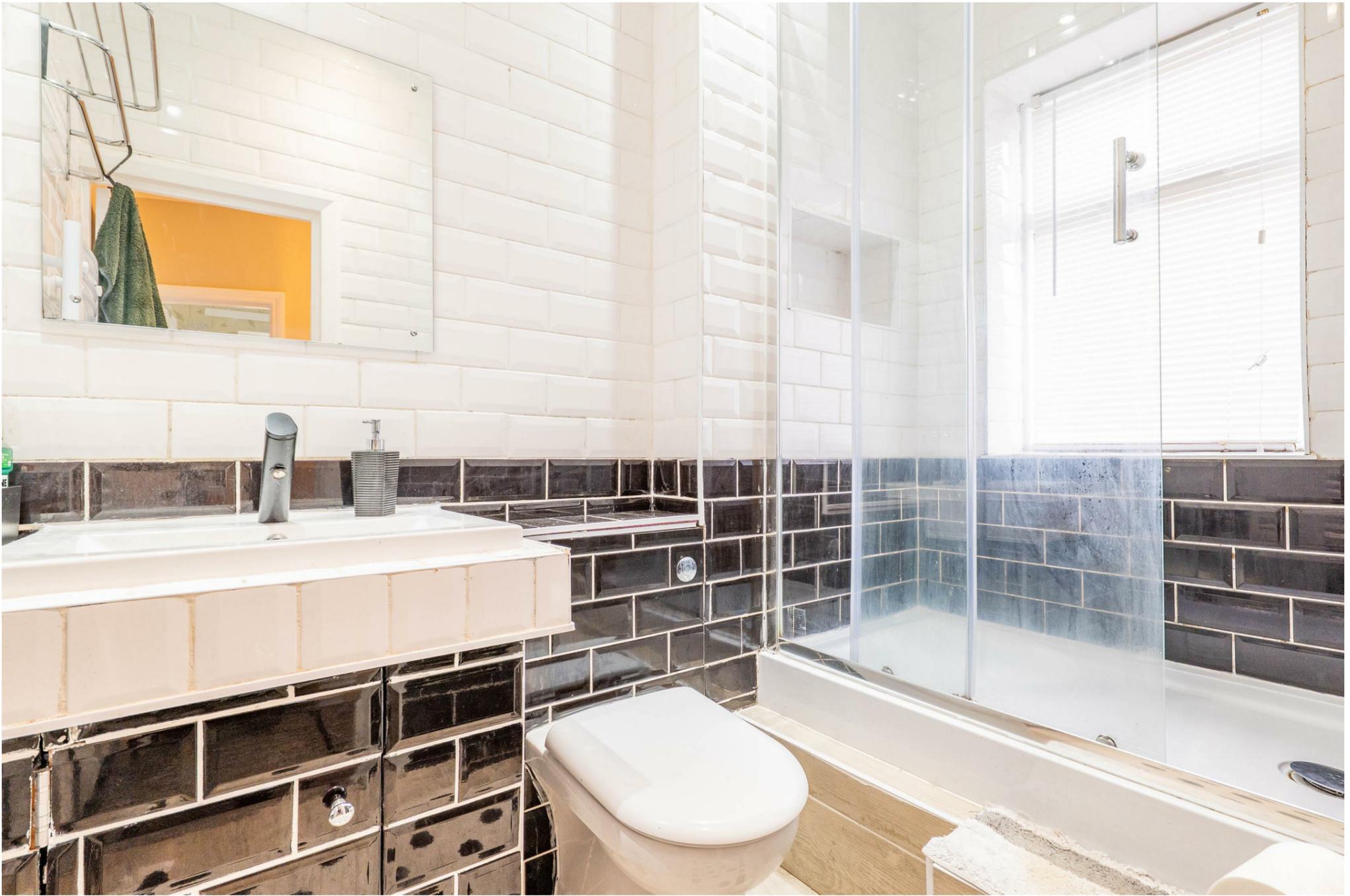










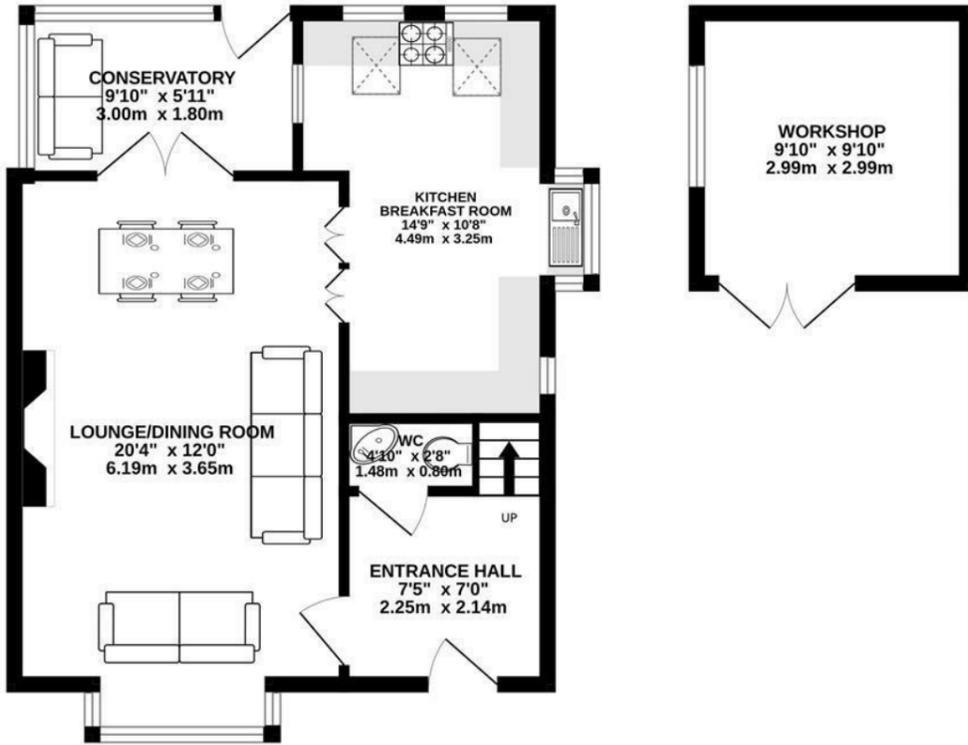




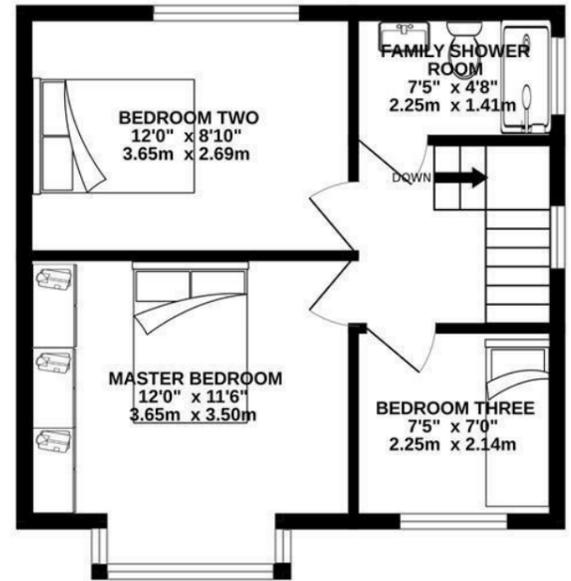


# BEN ROSE

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.

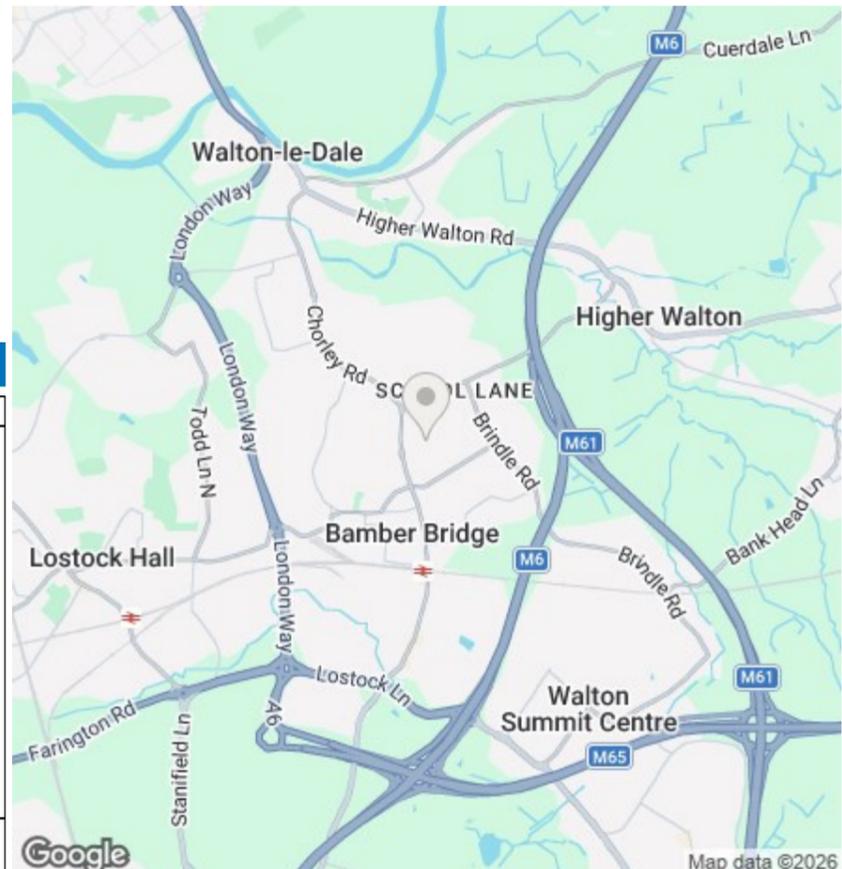


TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>58</b>	<b>73</b>
<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	