



**Carr Street, Bamber Bridge, Preston**

**Offers Over £159,950**

Ben Rose Estate Agents are delighted to present this deceptively spacious three-bedroom end-terraced home, perfect for first-time buyers and growing families. Situated on a quiet road in the highly sought-after area of Bamber Bridge, this beautifully finished property combines modern living with charming character. The home benefits from close proximity to a variety of local amenities, including shops, cafes, and reputable schools, while also offering excellent transport links. Bamber Bridge train station and frequent bus routes provide seamless connections to Preston and beyond, and for those commuting by car, the M6, M61, and M65 motorways are just a short drive away, making it an ideal location for professionals and families.

Upon entering, a welcoming porch leads into the spacious lounge/diner, which features an open staircase and a newly installed electric fire. The open-plan layout creates a bright and inviting space, offering ample room for a large sofa set and a family dining table. The modern and generously sized kitchen boasts an abundance of wall and base units, an island, and dual-aspect windows that fill the space with natural light. It also includes a combination of integrated and freestanding appliances and provides access to the rear porch.

Upstairs, a generously sized landing leads to three well-proportioned bedrooms, including two spacious doubles. The large four-piece family bathroom features a bathtub and a standalone corner shower, providing both convenience and comfort.

At the rear, the south-facing yard is a good size and fully flagged, offering a low-maintenance outdoor space. On-road parking is available at the front of the property. Notable recent upgrades include a full damp-proof course, replastering throughout, and replacement windows and doors in the majority of rooms, ensuring the home is finished to a high standard.





















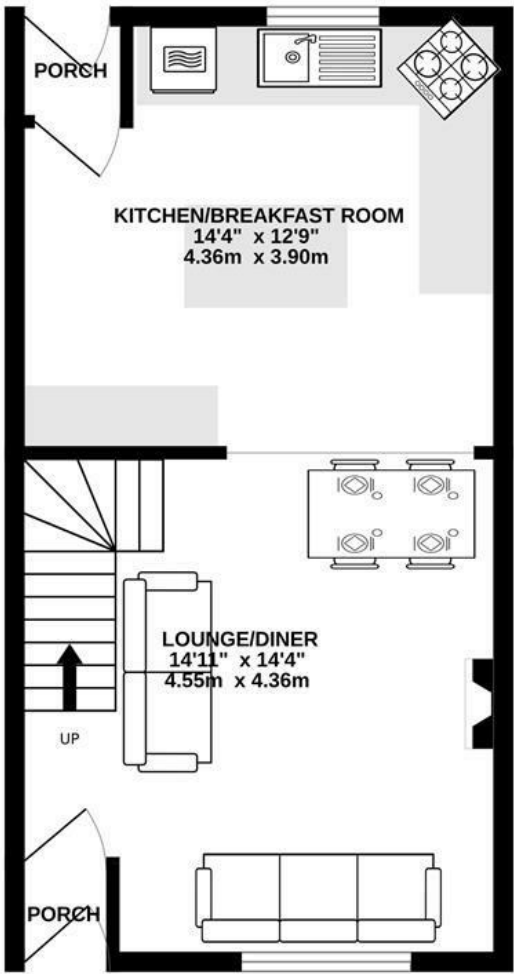




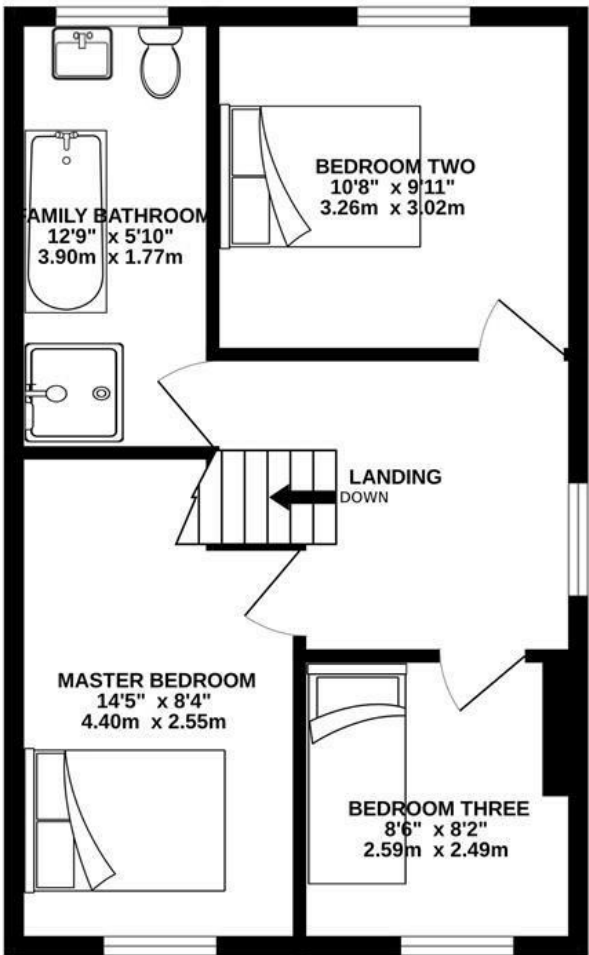


# BEN ROSE

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

