



Langden Crescent, Bamber Bridge, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this well-maintained semi-detached home, in the highly sought-after area of Bamber Bridge, Lancashire. Perfectly suited to families and couples, the property enjoys close proximity to Bamber Bridge town centre, offering a range of local shops, bars, restaurants, pubs and well-regarded schools. Excellent transport links are available via nearby rail services to Preston and Blackburn, along with superb bus routes and convenient access to the M6, M65 and M61 motorways, making this an ideal location for commuters.

Stepping inside, the ground floor offers a welcoming entrance hall that sets the tone for the rest of the home. Immediately accessible is a modern three-piece family shower room, finished to a contemporary standard. The heart of the home is the spacious lounge and dining area, providing a bright and comfortable space for both relaxing and entertaining, enhanced by French doors that open directly onto the rear garden. Completing the ground floor is a stylish fitted kitchen, equipped with built-in appliances including a fridge/freezer, oven, microwave and dishwasher, offering both practicality and a sleek finish.

The first floor continues to impress with three well-proportioned bedrooms. The master bedroom is a generous double, providing ample space for bedroom furniture, while the second double bedroom is ideal for family members or guests. A third single bedroom offers versatility as a child's room, nursery or home office, catering to a range of lifestyle needs.

Externally, the property benefits from a shared driveway with parking for up to two cars. To the rear, there is a large garden featuring a raised patio seating area, well-kept lawns and an outbuilding or workshop, providing excellent outdoor space for entertaining, hobbies or storage.

Overall, this is a fantastic opportunity to secure a comfortable and well-located home in a popular residential setting.







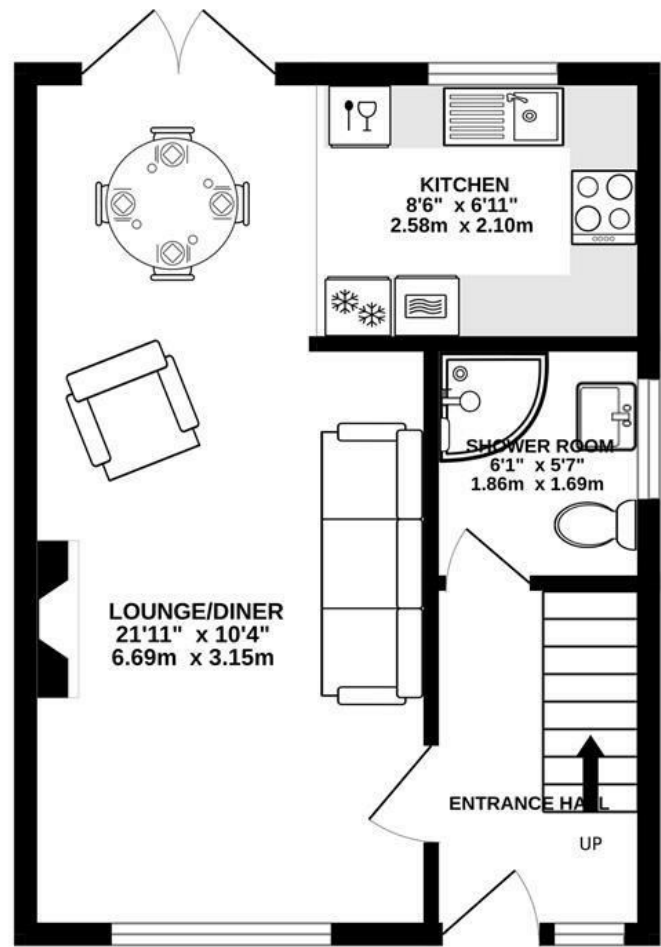




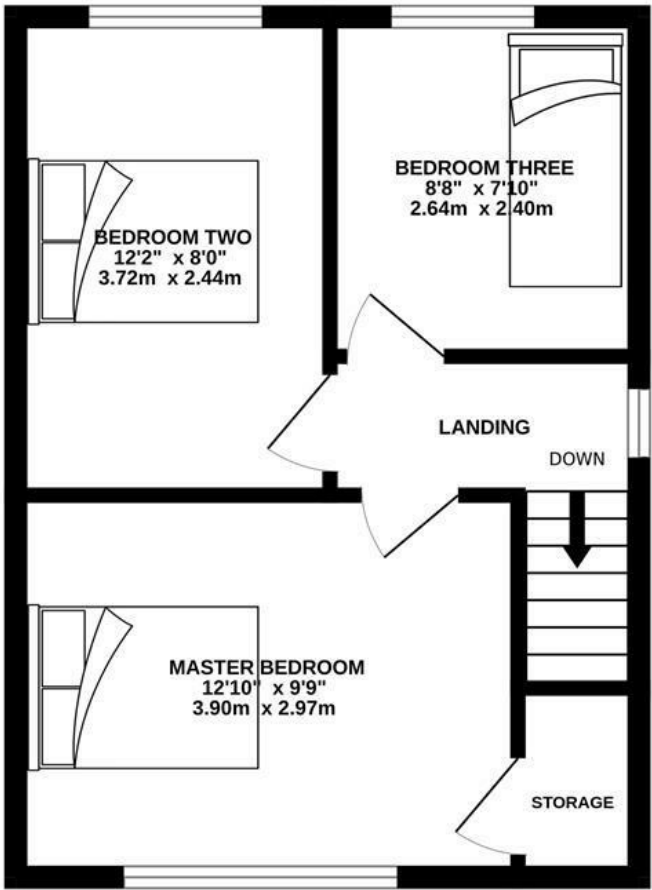


BEN ROSE

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
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		

