



## Spinners Avenue, Bamber Bridge, Preston

£339,995

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached family home, situated in a highly sought-after area of Bamber Bridge. This beautifully presented property offers an ideal setting for families, benefitting from excellent local amenities, including well-regarded schools, shops, and leisure facilities. The home also boasts superb travel links, with easy access to the M6 and M61 motorways, as well as convenient transport connections to nearby towns and cities, making it perfect for commuters.

Upon entering, you are welcomed into a spacious and inviting reception hall that provides access to the staircase and to the conveniently located downstairs WC. You'll also find the utility room that can house a washer and dryer. The heart of the home is the bright and airy lounge, a perfect family space featuring elegant French doors that lead out to the rear garden, allowing natural light to flood the room. On the opposite side of the hall, the stylish open-plan kitchen/dining room showcases sleek modern worktops and features integrated appliances throughout such as double oven, hob, dishwasher, and fridge freezer. The room is further enhanced by a large bay window that bathes the space in natural light, while a second set of French doors provides direct access to the rear garden, seamlessly blending indoor and outdoor living. This well-designed layout offers an excellent space for both everyday family life and entertaining guests.

Moving to the first floor, you'll find four generously sized double bedrooms, each tastefully decorated and offering plenty of room for storage. The master bedroom benefits from its own private three-piece ensuite, complete with a modern walk-in shower. The remaining bedrooms are all well-proportioned and share access to the beautifully finished, four-piece family bathroom. This luxurious space includes both a bathtub and a walk-in shower, providing flexibility for the whole family. The landing also offers additional storage space, perfect for keeping the home neat and organized.

Externally, the property boasts a well-maintained frontage with a tarmac driveway that can accommodate up to two cars, leading up to an integrated garage for secure parking and additional storage. To the rear, the private garden is a true highlight of the home, featuring a central astro turfed lawn, enclosed by surrounding fencing and wall for added seclusion. A generously sized patio area provides the perfect spot for outdoor furniture, making it an excellent space for dining, entertaining, or simply relaxing in the warmer months.

With its combination of modern interiors, fantastic location, and excellent outdoor space, this home is an outstanding opportunity for families looking to settle in this desirable area.



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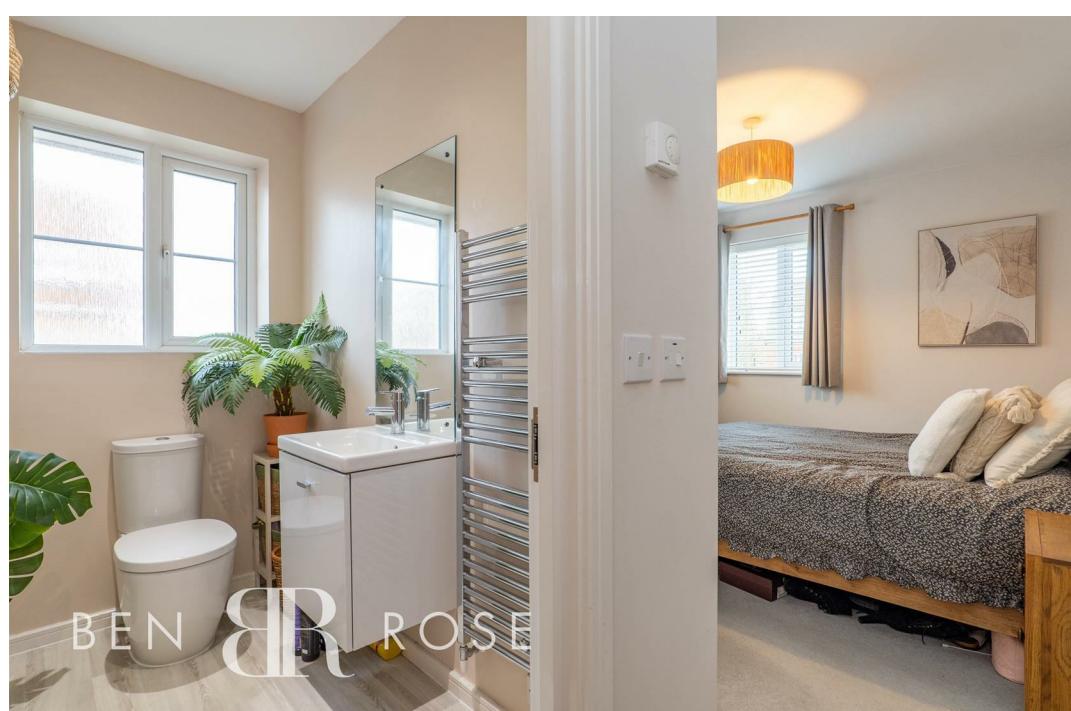
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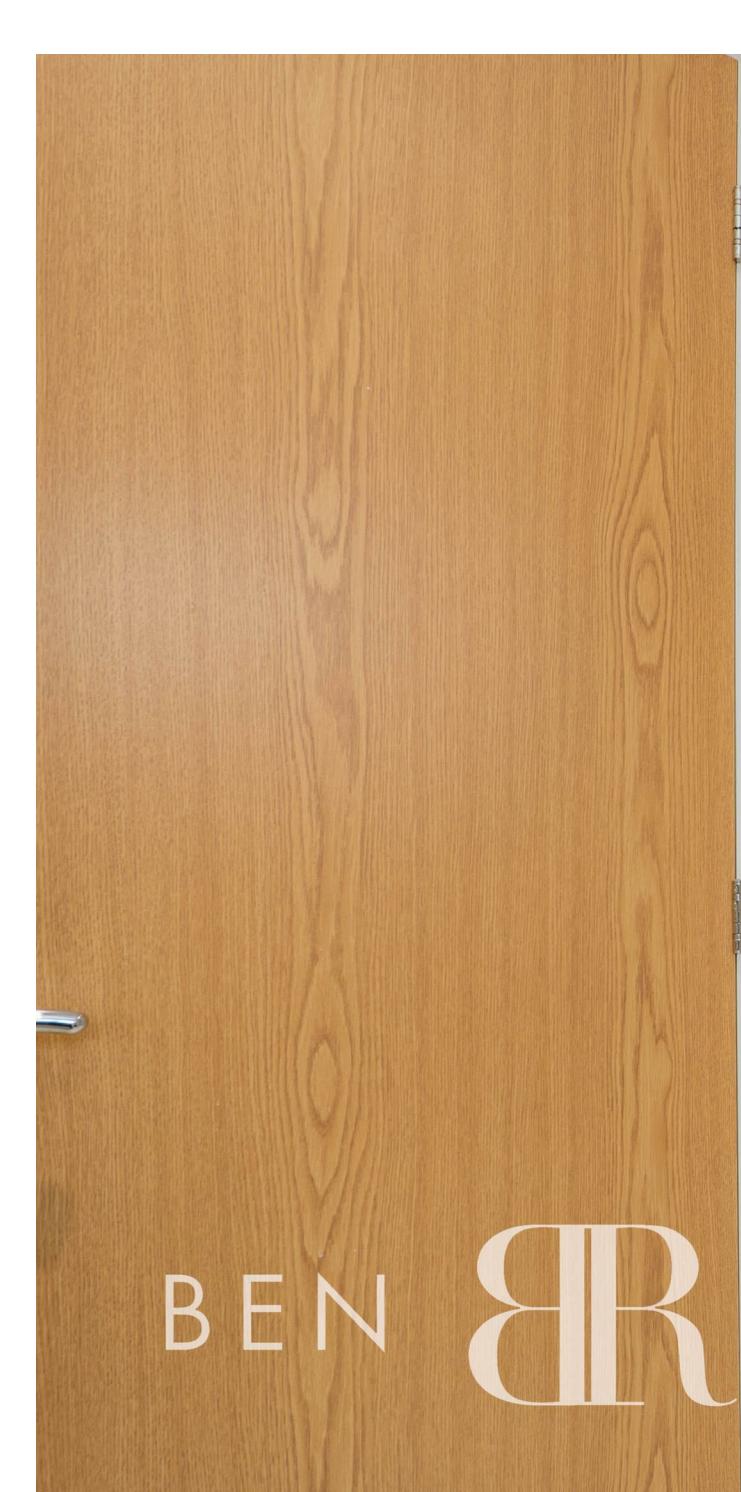


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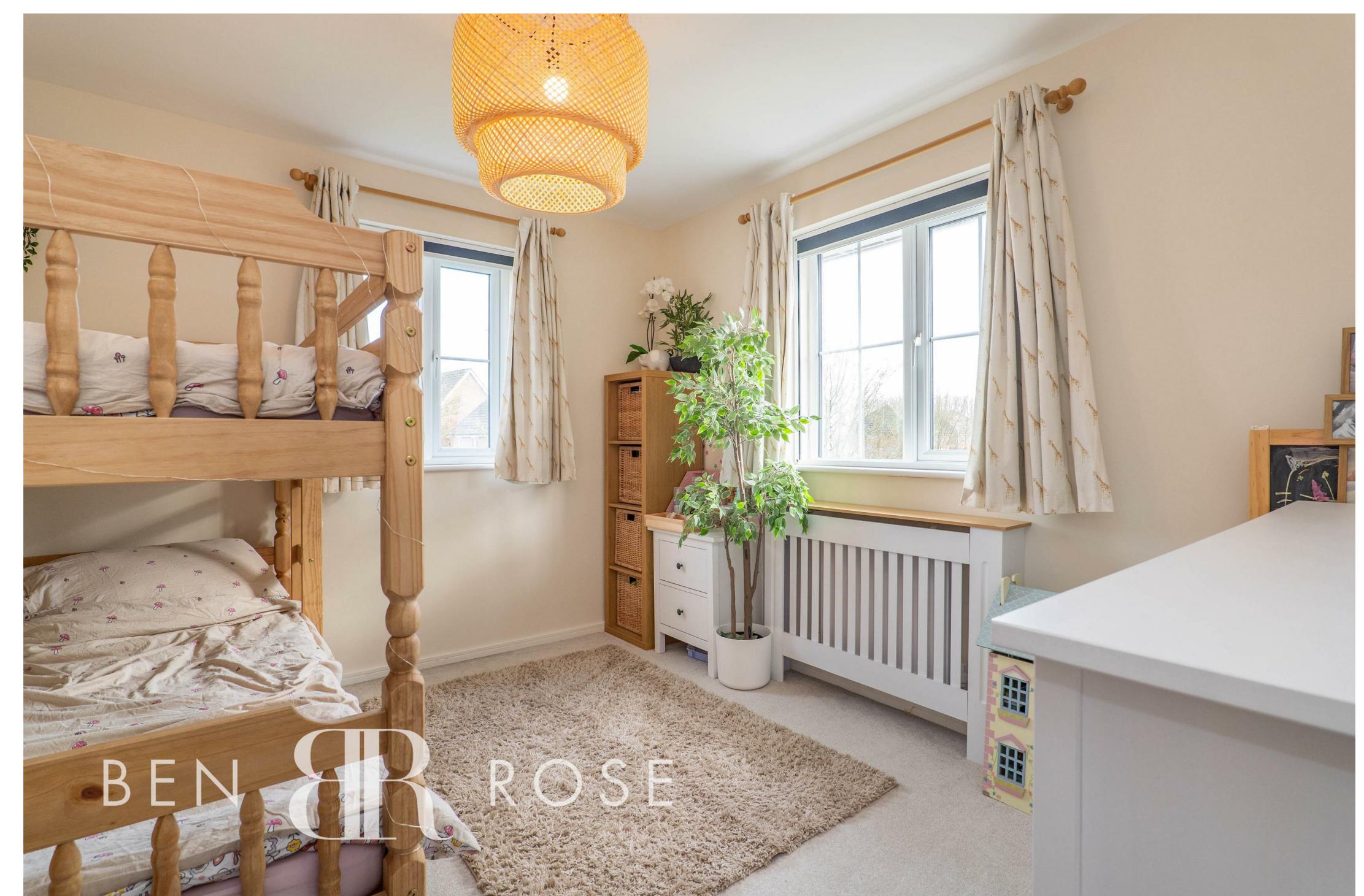


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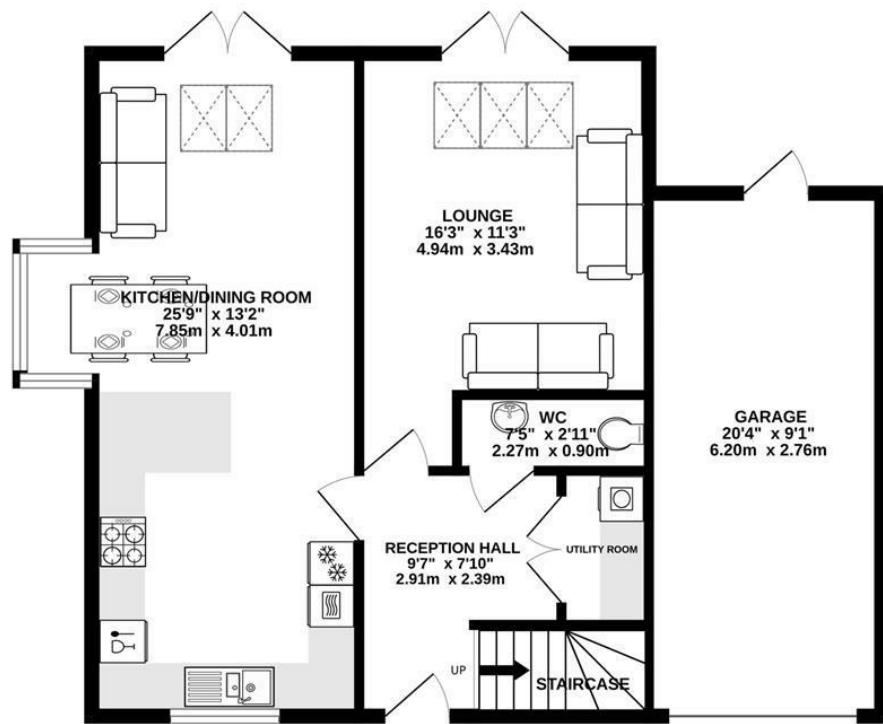
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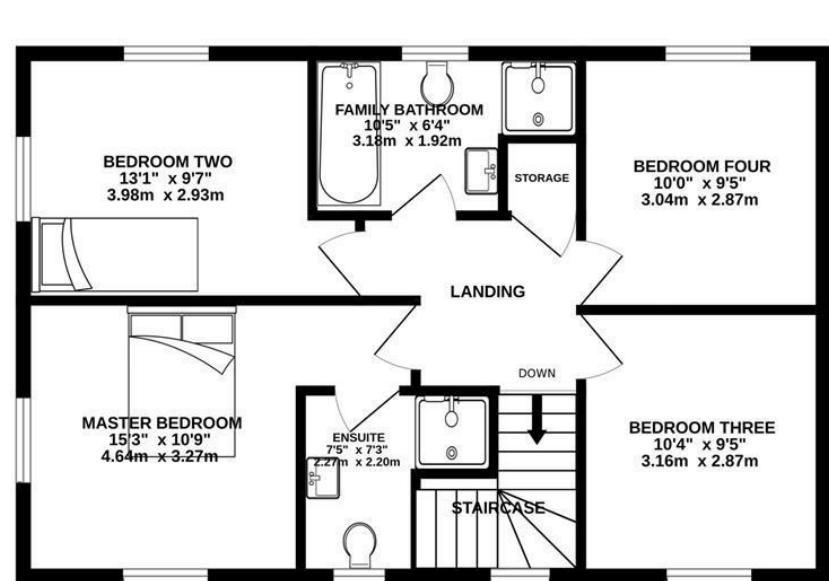


# BEN ROSE

GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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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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	95
(81-91)	B	85
(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 <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	

