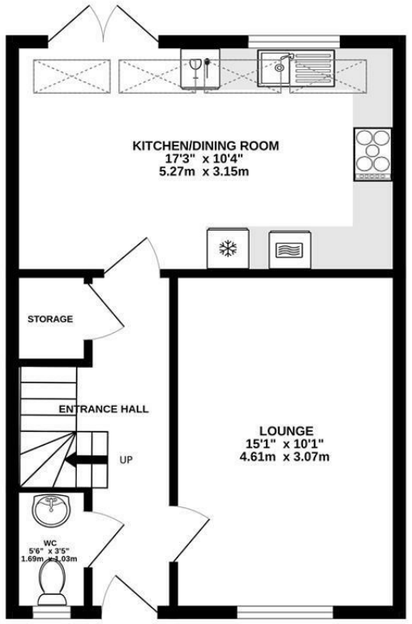
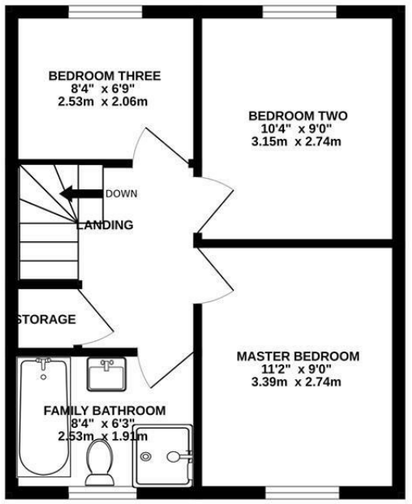
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



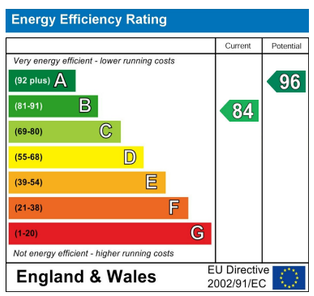
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

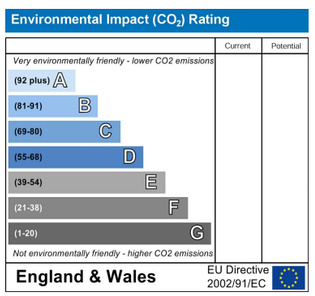


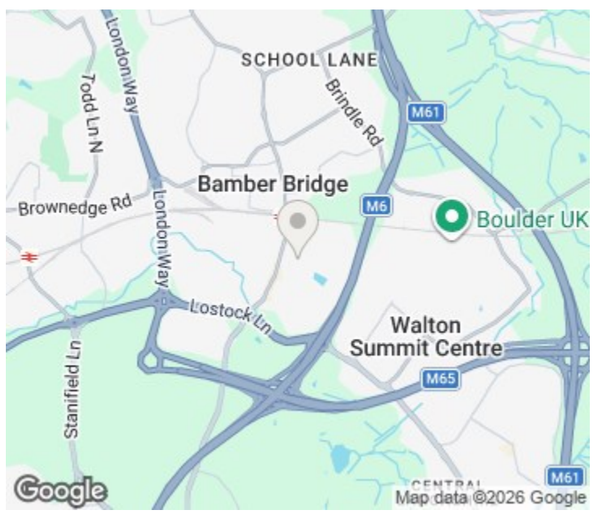
TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

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.









Spinners Avenue, Bamber Bridge, Preston — Offers Over £235,000

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached home, situated in the sought-after area of Bamber Bridge. Ideal for families and couples, this modern property offers spacious and versatile living throughout. The home is conveniently located close to the town centre, providing easy access to a range of local shops, bars, restaurants, pubs, and well-regarded schools. Excellent travel links are nearby, including rail services connecting to Preston and Blackburn, as well as frequent bus routes. For those commuting further afield, the M6 motorway, M65 motorway, and M61 motorway are all within easy reach.

Upon entering, you are welcomed by a bright entrance hall with a convenient WC. The spacious lounge provides a comfortable and inviting living area, perfect for relaxing or entertaining guests. To the rear, the impressive kitchen/dining room serves as the heart of the home, featuring a modern fitted kitchen complete with oven, induction hob, fridge/freezer, and dishwasher. Four Velux windows flood the space with natural light, while French doors open directly onto the garden, creating a seamless indoor-outdoor flow.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom and a second double, alongside a versatile single room ideal for a nursery or home office. The modern four-piece family bathroom is finished to a high standard, boasting a walk-in shower and separate bath.

Externally, the property benefits from a driveway providing off-road parking for up to two cars, along with an electric vehicle charge point. To the rear, the garden is mainly laid to lawn and enclosed by high fencing, offering a private and secure outdoor space. This is a fantastic opportunity to acquire a stylish and conveniently located home.

T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB



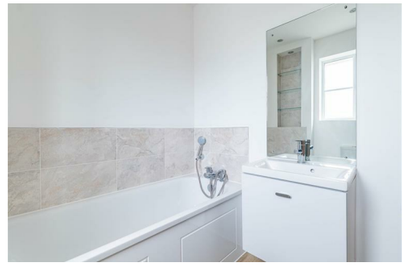


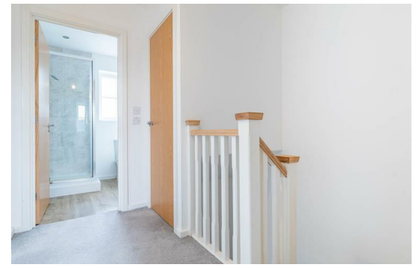


















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