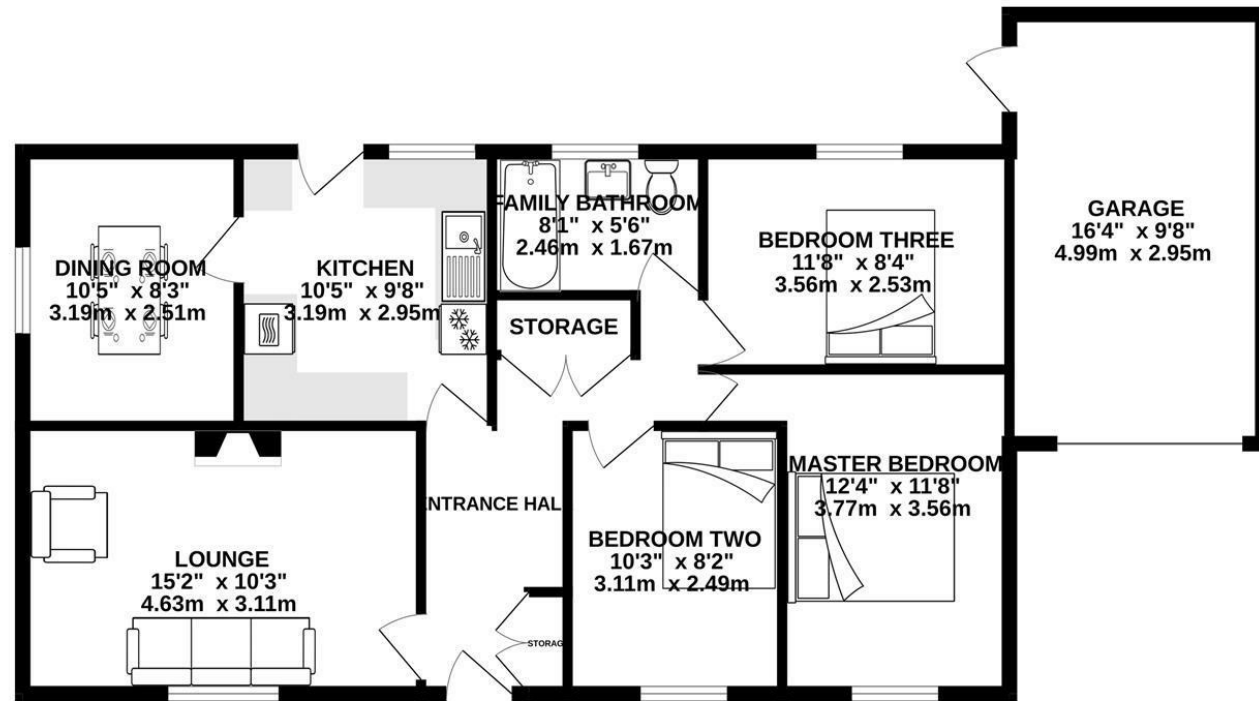


GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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**Well Orchard, Bamber Bridge, Preston**

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to the market this three bedroom, detached bungalow located in a much sought after area of Bamber Bridge. The property is located on a quiet cul-de-sac and is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning Lancashire countryside and benefiting from good schools, nurseries and local amenities. Viewing is an absolute must to really appreciate the size of this property.

Internally, the property comprises of a welcoming entrance hall, where access to the majority of rooms can be found. To the front of the home is a well sized lounge featuring a front facing window filling the room with natural light as well as a cosy feature fireplace. Moving through, the charming kitchen boasts ample worktop space and compromises of integrated appliances such as a hob/oven and fridge freezer. Access to the garden can be found here via a single door. To the rear you'll find the dining room. This room is sufficient in size to comfortably fit a large family dining table.

Back through the hall you'll find three sizable bedrooms, all able to comfortably fit double beds. The three piece family bathroom with a large walk in shower along with some integrated storage space can also be located just off the hall.

The property features an integrated single garage that provides the potential to be converted into a workshop or home gym as well as offering extra parking.

Externally the property sits on an enviable concern plot, with an easy to maintain front and side lawn. Whilst to the rear, there is a good sized garden, primarily gravelled throughout. Gated access to the side provides access to the driveway, which can accommodate for two off road parking spaces.

Overall this desirable well maintained home offers an ideal opportunity for small families or couples looking to live in a quiet area.



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	78
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	
EU Directive 2002/91/EC	

