



Briery Hey, Bamber Bridge, Preston

Offers Over £249,950

Ben Rose Estate Agents are delighted to present to the market this charming four-bedroom detached home, situated in the highly sought-after area of Bamber Bridge. Ideal for families, this property offers an abundance of comfortable and versatile living space, all within easy commuting distance of major North West towns and cities via the nearby M6 and M61 motorways. The area also boasts a wealth of amenities, including reputable schools, supermarkets, and local shops. Early viewing is strongly advised to avoid disappointment.

Upon entering the property, you are welcomed into a spacious entrance hallway, where a convenient WC is located. Straight ahead, you'll find the generously sized lounge, featuring a large front-facing window and a staircase leading to the upper level. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table and benefits from double patio doors that open out to the rear garden. Continuing through, you'll enter the modern kitchen, which includes ample worktop and storage space, along with room for freestanding appliances. This area also provides access to understairs storage and internal entry to the attached garage. Completing the ground floor is a practical utility room located just off the kitchen. This space offers additional storage and room for freestanding appliances, with a single door leading out to the rear garden.

Upstairs, you will find four well-proportioned bedrooms, with the master bedroom, bedroom two, and bedroom four all benefiting from integrated storage. A stylish three-piece family bathroom with an over-the-bath shower completes the upper floor.

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	84
(69-80) C	
(55-68) D	67
(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 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



