BEN ROSE



Swallowtail Way, Bamber Bridge **Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, located in a quiet cul-de-sac in the desirable area of Bamber Bridge, Lancashire. Perfectly suited for first-time buyers, this charming property offers a blend of modern living and convenience, making it an ideal home for those seeking both comfort and accessibility. Situated within close proximity to excellent travel links, the property benefits from easy access to the M6, M61, and M65 motorways, as well as nearby train stations and reliable bus routes. Bamber Bridge offers a wealth of local amenities, including shops, schools, and eateries, with the bustling centres of Preston and Chorley just a short drive away.

Stepping through the front door, you are welcomed into a welcoming entrance hall, with a convenient WC just off. The spacious front lounge boasts a warm and inviting atmosphere for cosy nights-in and a staircase leading to the first floor. Towards the rear of the home, the modern kitchen/diner serves as the heart of the property, offering integrated appliances throughout such as an oven, dishwasher, and fridge/freezer. The open-plan design provides ample space for dining and entertaining, with patio doors that lead seamlessly into the garden.

Moving to the first floor, the property boasts three well-proportioned bedrooms. The master bedroom is a highlight, featuring an integrated wardrobe and a stylish three-piece en-suite shower room. The two additional bedrooms offer versatility for family living or home working. Completing the first floor is a contemporary three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the property continues to impress. The driveway at the front provides off-road parking for two cars. To the rear, the generously sized garden features a well-maintained lawn and a patio area, perfect for outdoor dining and relaxation. This space offers privacy and is ideal for both children and pets.

This delightful home, set in a sought-after location, is sure to attract attention. Don’t miss the opportunity to make it yours!


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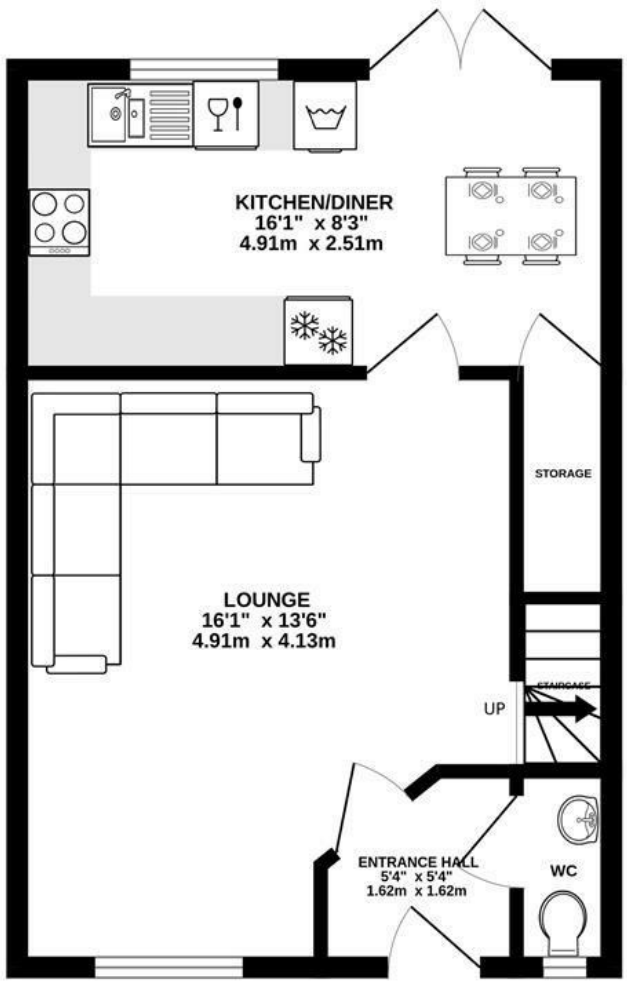




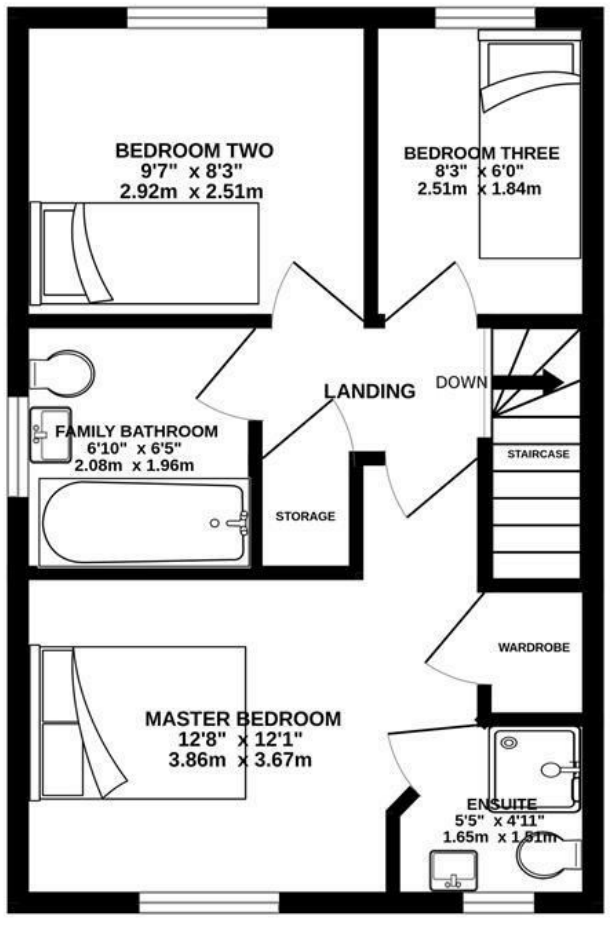


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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



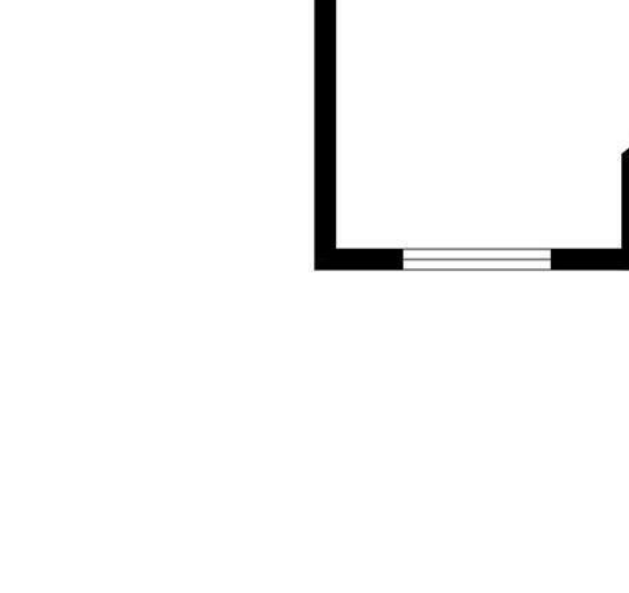
1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

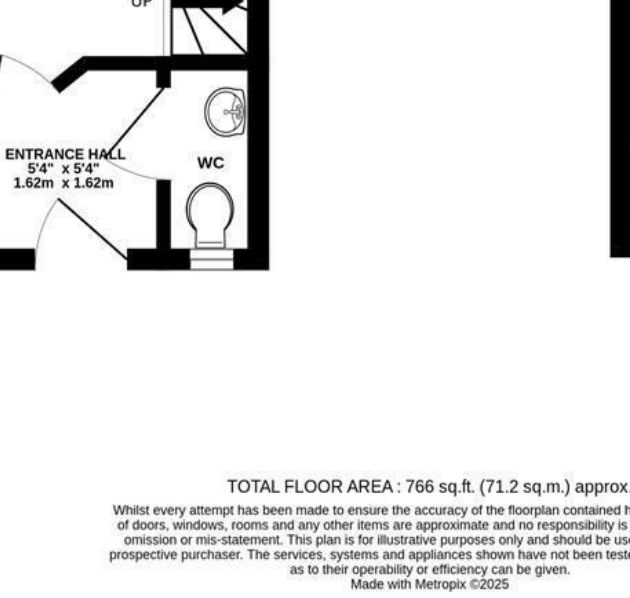


TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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.





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