BEN ROSE

Tramway Lane, Bamber Bridge, Preston

Offers Over £255,000

Ben Rose Estate Agents are pleased to present to the market this impressive four-bedroom, three-storey end-townhouse, situated within a small gated development of just 11 houses in the sought-after area of Bamber Bridge. Offering generous and versatile accommodation arranged across three floors, the property would make an excellent home for families or couples alike. Bamber Bridge town centre is within easy reach, offering a wealth of local shops, bars, restaurants, pubs and schools, while excellent transport links provide convenient access to Preston and Blackburn, with Bamber Bridge railway station and regular bus services nearby. The M6, M65 and M61 motorways are also readily accessible, making Preston, Blackburn and Chorley easily reachable.

Upon entering the property, the spacious entrance hall provides a welcoming introduction and leads through to a convenient ground-floor cloakroom/WC and a generous family room positioned to the front of the home. This versatile reception space which can also be used as a children's playroom, benefits from a charming bay window, while to the rear is the impressive kitchen/dining room, fitted with a modern range of units and providing a sociable setting for everyday dining and entertaining. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces. The ground floor is finished with attractive Karndean flooring throughout, adding both practicality and a smart finish.

Moving to the first floor, the spacious lounge provides a comfortable second reception room and is enhanced by French doors opening onto a Juliet balcony, allowing plenty of natural light into the space. The master bedroom is also located on this floor and benefits from fitted wardrobes, together with a three-piece en-suite shower room.

The second floor continues to offer excellent flexibility, with two further double bedrooms, a useful single bedroom, and a three-piece family bathroom, providing plenty of space for family members, guests or those working from home. The property also benefits from a partially boarded loft with an access hatch, providing useful additional storage.

Externally, the property benefits from off-road parking via a driveway providing space for two cars. The secure, enclosed and low-maintenance garden extends around two sides of the house and features a combination of paved and gravelled areas, mature shrubbery, high fencing and a useful garden shed. The property is freehold and there is currently no regular annual service or maintenance charge payable. With its generous three-storey layout, two reception rooms, four bedrooms, excellent outdoor space and convenient position within this small gated development, this is a well-positioned home offering versatile living accommodation for modern family life. The property has an EPC rating of C.

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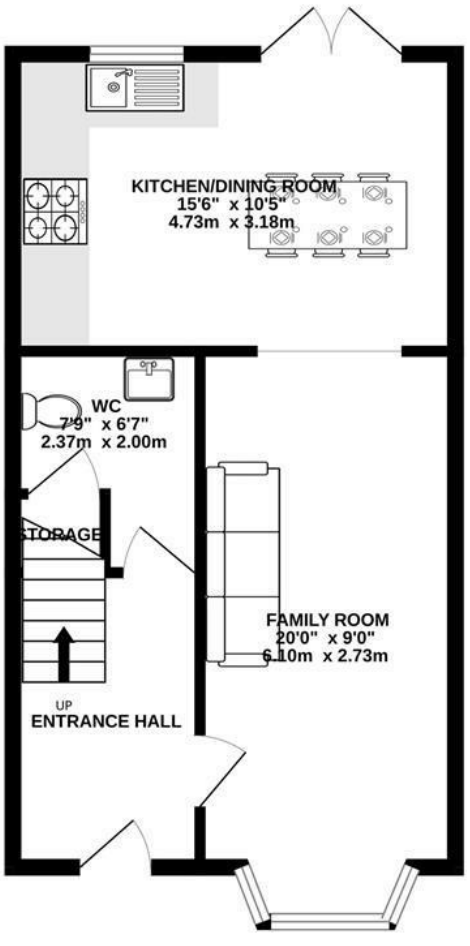
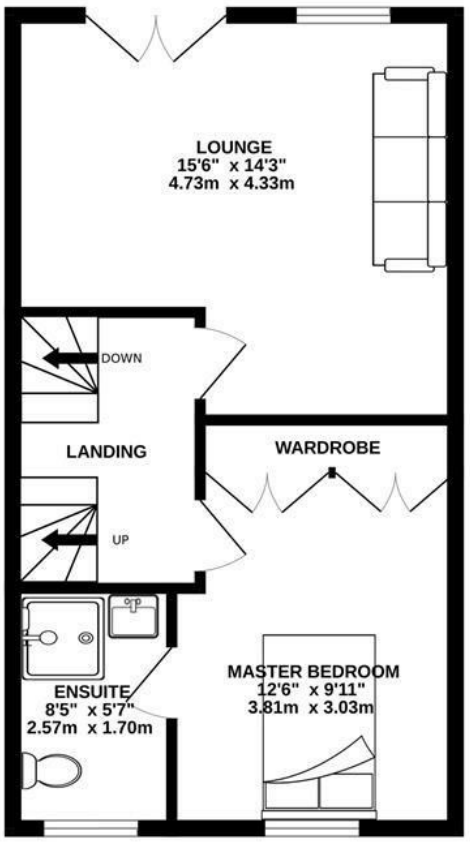
BEN ROSE

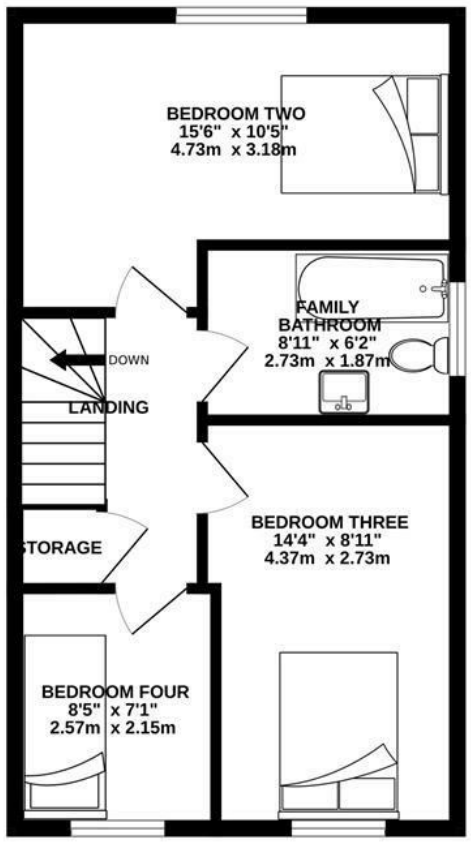
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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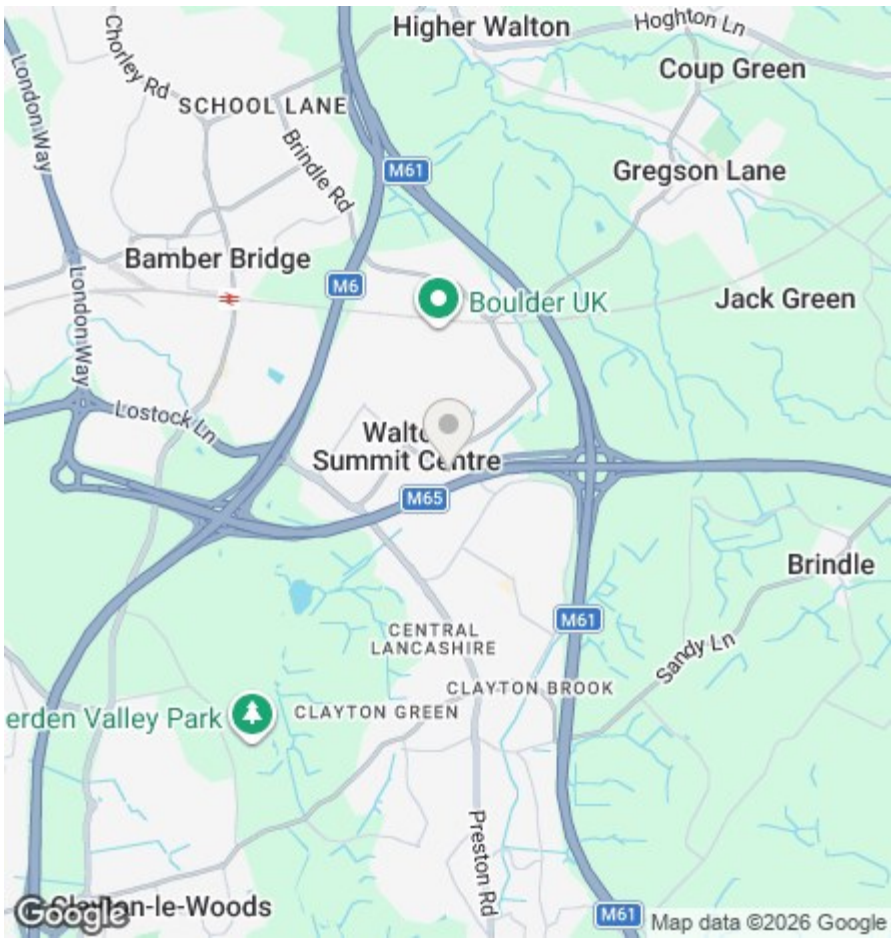
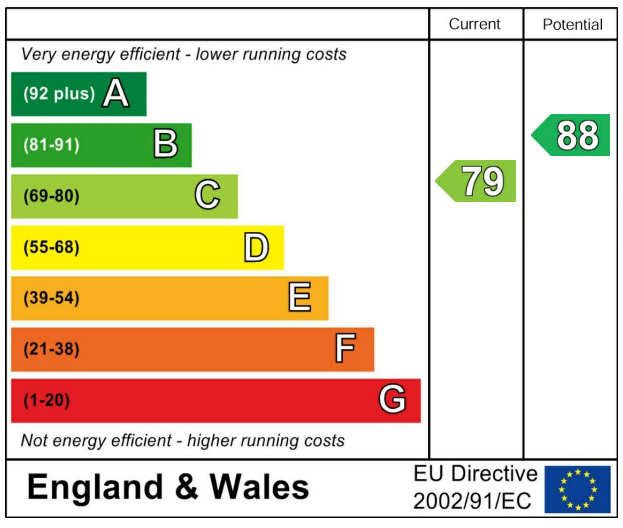
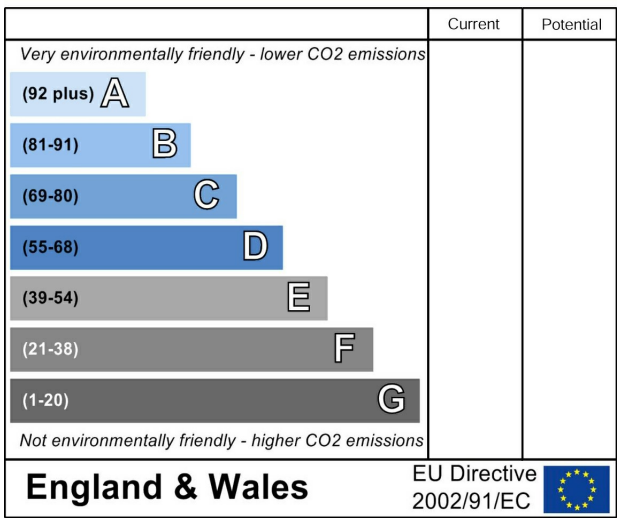
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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



Environmental Impact (CO_2) Rating