



Brownedge Road, Bamber Bridge, Preston

Offers Over £319,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, tucked away within a peaceful cul-de-sac location in the highly sought-after area of Bamber Bridge. Offering an impressive open plan layout throughout the ground floor along with a substantial detached 800 SQ.FT garage/annex with ample storage above located at the rear. This home would be ideal for growing families or those looking for versatile additional space for business use or even a self-contained annex conversion. The property enjoys a convenient position close to a wealth of local amenities including well-regarded schools, supermarkets, shops, cafés and leisure facilities, whilst also benefiting from excellent travel connections via nearby bus routes, Bamber Bridge train station and easy access to the M6, M61 and M65 motorways. Preston town centre, Leyland and Chorley are all within easy reach, making this an excellent location for commuters.

Upon entering the home, you are welcomed into the entrance hall which opens into a spacious reception hall with the staircase positioned directly ahead and a convenient WC tucked neatly beneath. To the front of the property sits the inviting lounge, featuring a beautiful bay-fronted window that fills the space with natural light. The ground floor has been designed with modern family living in mind, offering a predominately open plan layout that flows seamlessly from the lounge into the generous dining area and onwards into the newly fitted kitchen. This sociable arrangement creates a fantastic environment for entertaining guests or spending time with family, with direct access out to the rear garden further enhancing the practicality and appeal of the space.

To the first floor, the property offers three well-proportioned bedrooms, two of which are comfortable doubles, making the home ideal for families or those needing additional workspace. The extended family bathroom has been fitted with a modern three-piece suite complete with an over-the-bath shower, providing both style and functionality for everyday living.

Externally, the property continues to impress with a front garden area and a shared access driveway. There is parking available to the front for one vehicle, with additional gated parking leading through to the rear where the substantial garage can accommodate multiple cars. Vehicular access to the side & rear of the property is through the double 5 bar gates. This exceptional space offers enormous potential for a wide variety of uses, benefitting from mains electrics, water supply, four telephone cables, Sky connection and even a car inspection pit for enthusiasts or workshop use. It has also had permission granted to be used for business purposes, providing even more options for buyers. The rear garden itself is generously sized, offering multiple seating areas and an excellent degree of privacy, not being overlook to the front and rear of the property, creating a wonderful outdoor space for both relaxing and entertaining. It has benefits from being North facing and has sunlight throughout the day during the warmer months. A highly versatile family home in a desirable location, this property presents a rare opportunity for buyers seeking space, flexibility and future potential.















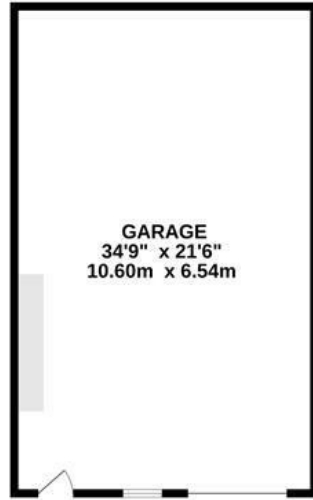






BEN ROSE

GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

