



## Welbeck Crescent, Bamber Bridge, Preston

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to market this spacious and versatile three-storey mid-terrace townhouse, ideally situated in the popular residential area of Bamber Bridge, Preston. Perfectly suited as a modern family home, this well-presented property offers generous living accommodation throughout, with three double bedrooms, multiple bathrooms and flexible living spaces arranged across three floors. The property enjoys a convenient location close to a range of everyday amenities including supermarkets, schools, cafés and leisure facilities, whilst benefiting from excellent travel links via nearby bus routes, Bamber Bridge train station and easy access to the M6, M61 and M65 motorways. Preston city centre is also only a short drive away, offering further shopping, dining and entertainment options.

Upon entering the home, you are welcomed into the entrance hall which provides access to all ground floor rooms along with stairs leading to the first floor and to the front of the property is access into the integral garage, ideal for additional storage or secure parking. The ground floor also benefits from a modern three-piece shower room, a convenient cloakroom, a practical utility room with space for appliances and direct access out to the rear garden, and a good sized third double bedroom which is currently being utilised as a home office, offering excellent flexibility for modern family living or those working remotely.

Moving up to the first floor, the landing leads into the spacious lounge, a bright and inviting room featuring a charming fireplace and large double windows that flood the space with natural light. Across the landing is the well-appointed kitchen / diner, complete with integrated appliances and ample room for a dining table, creating the perfect setting for family meals and entertaining alike. Continuing to the second floor are two further generously sized double bedrooms, both benefiting from their own modern en suites. The impressive master bedroom also features multiple built-in wardrobes, providing excellent storage solutions whilst maintaining a clean and spacious feel.

Externally, the property offers a driveway to the front providing off-road parking for up to two vehicles alongside access to the integral garage, which has power and lighting, via an up-and-over door. To the rear is a private enclosed south facing garden with surrounding fencing, offering plenty of greenery and excellent potential for keen gardeners or those looking to create an enjoyable outdoor seating area. Combining spacious accommodation, a practical layout and a highly convenient location, this home presents an excellent opportunity for families seeking comfortable modern living in the heart of Bamber Bridge.

Early viewing is highly recommended to avoid potential disappointment.





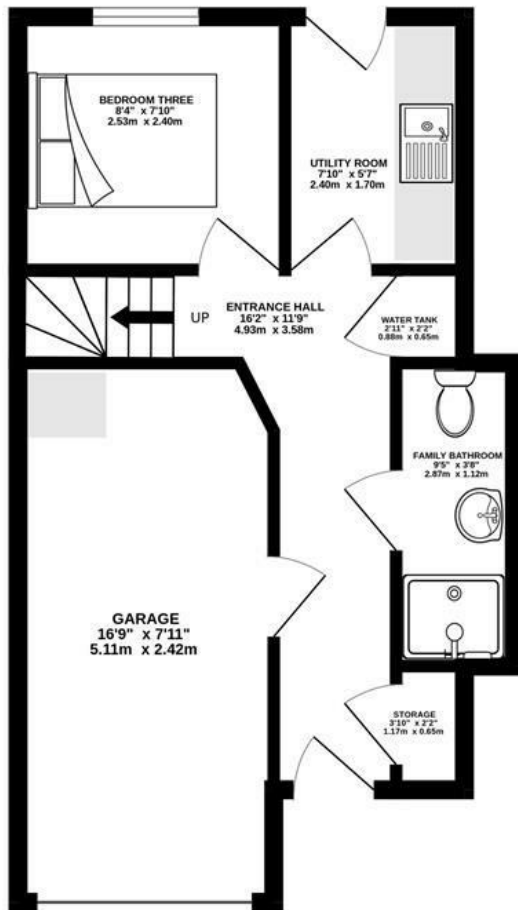




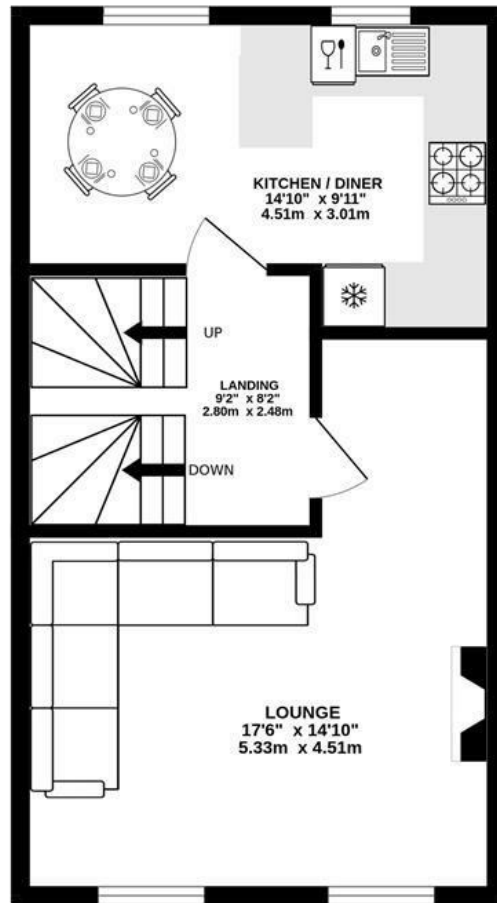




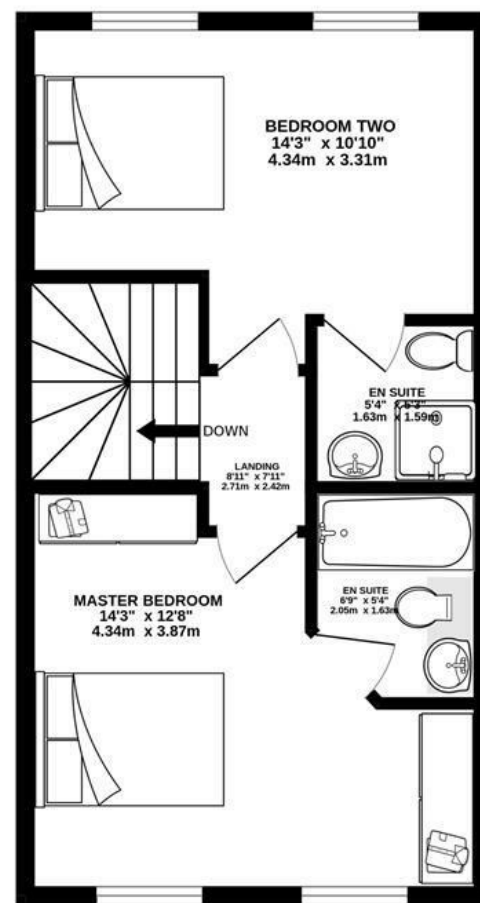
GROUND FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

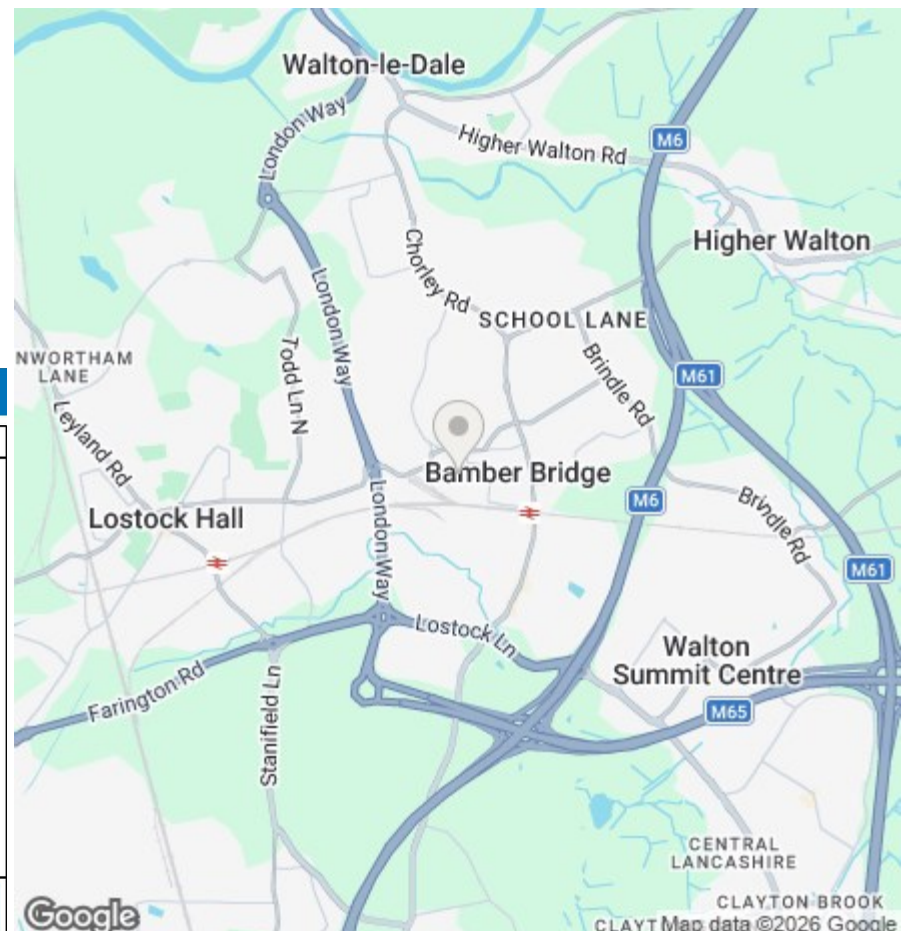


TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>85</b>
(55-68) <b>D</b>	<b>74</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	