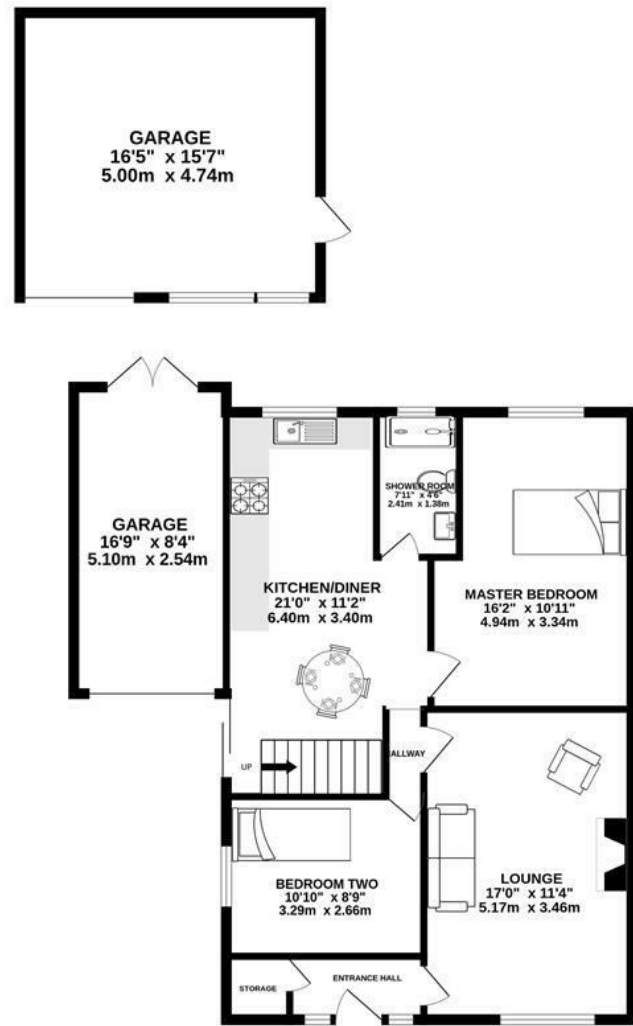
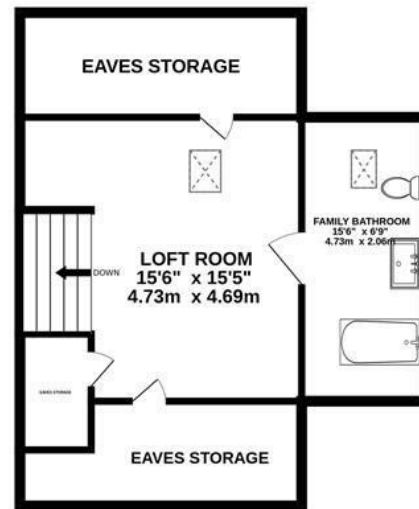


GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.

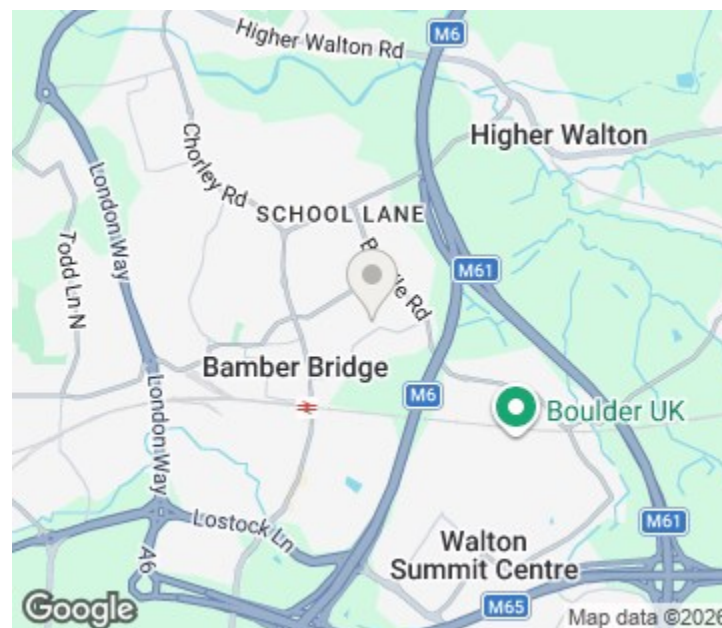


1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.6 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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	77
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	

BEN  ROSE



**Poplar Close, Bamber Bridge, Preston**

**Offers Over £210,000**

Ben Rose Estate Agents are pleased to present to market this immaculate two-bedroom semi-detached property, located on a quiet and desirable cul-de-sac in Bamber Bridge, Lancashire. This beautifully maintained home offers spacious and versatile living across two floors, perfectly suited to families or those looking for a ready-to-move-into home. The property is ideally positioned close to a wealth of local amenities including highly regarded schools, shops, and supermarkets, as well as easy access to Bamber Bridge town centre. For commuters, there are fantastic transport links nearby with Bamber Bridge train station just a short distance away, and quick access to the M6, M61, and M65 motorways providing easy connections to Preston, Chorley, and Manchester.

Stepping inside, you're welcomed into a bright entrance hall that includes a handy storage cupboard, ideal for coats and shoes. To the front of the home sits a spacious and inviting lounge, complete with a feature fireplace and large window that fills the room with natural light – creating the perfect space for relaxation. The modern open-plan kitchen diner is positioned at the rear and is beautifully presented with sleek cabinetry, ample storage, and generous worktop space. There's plenty of room for a dining table, making it a great space for family meals and entertaining, while views over the garden add a tranquil touch. On this floor, you'll also find the master bedroom, a spacious double that enjoys views over the rear garden, as well as a comfortable single second bedroom that could alternatively serve as a home office or nursery. Completing the ground floor is a stylish and modern shower room, finished to a high standard.

To the first floor this room benefits from useful eaves storage and could easily be adapted into a guest suite, hobby room, or home workspace. The first floor also hosts a second bathroom – impressively spacious, contemporary in design, and featuring a skylight for additional natural light, along with a sleek, neutral décor that complements the rest of the home.

Externally, this property continues to impress. To the front, a well-maintained garden adds kerb appeal, while a flagged driveway provides off-road parking for up to two vehicles. To the rear, the large, landscaped garden has been designed for low maintenance, featuring paved areas perfect for outdoor seating and entertaining. The property also boasts two garages – one attached to the home with access directly into the rear garden, and a second located within the garden itself. This additional garage presents excellent potential for conversion into a home office, gym, or games room, offering fantastic flexibility to suit modern living.

In summary, this immaculate and spacious home offers everything a family could need – from its well-proportioned rooms and modern finishes to its generous outdoor space and quiet cul-de-sac setting. With two bathrooms, multiple garages, and a move-in-ready interior, this property in Bamber Bridge is an exceptional opportunity for those seeking a comfortable and stylish home in a convenient location.

