



Brown Lane, Bamber Bridge, Preston

Offers Over £175,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property, ideally suited to families and located in the popular residential area of Bamber Bridge. This charming home offers a comfortable and practical layout throughout, with bright living spaces and a generous rear garden. The property has also benefited from a recently fitted boiler, providing added peace of mind for prospective buyers. The location is highly desirable, benefiting from a range of local amenities including supermarkets, schools, and leisure facilities, as well as excellent transport links. Nearby train stations such as Bamber Bridge provide convenient access to surrounding towns and cities, while easy access to the M6 and M65 motorways makes commuting to Preston, Blackburn, and beyond straightforward.

Upon entering the home, you are welcomed into an entrance hall that provides access to the first-floor staircase and the main lounge. The lounge is a bright and inviting space, enhanced by a large bay window that allows plenty of natural light to flow through, alongside a feature fireplace that adds a cosy focal point. Moving through, you'll find the spacious kitchen diner, which offers ample room for both cooking and dining, complete with a convenient breakfast bar. The kitchen opens seamlessly into the conservatory, creating an additional reception area that enjoys pleasant views over the rear garden and offers a versatile space for relaxing or entertaining.

Upstairs, the landing leads to three well-proportioned bedrooms. Two of the rooms are generous doubles, providing plenty of space for furnishings, while the third bedroom is ideal for a child's room, nursery, or even a home office depending on your needs. Completing this floor is the family bathroom. The home also benefits from a partially boarded loft, offering useful additional storage space.

Externally, the property benefits from a driveway to the front, providing off-road parking for multiple vehicles. To the rear, the garden is a standout feature of the home, offering a large lawn area bordered by mature bushes and secure fencing, creating a private and family-friendly outdoor space. At the far end of the garden, there is a paved seating area, perfect for outdoor furniture and summer gatherings, along with a useful shed for additional storage. Overall, this is a fantastic opportunity to acquire a lovely family home in a sought-after location, offering both comfort and convenience.







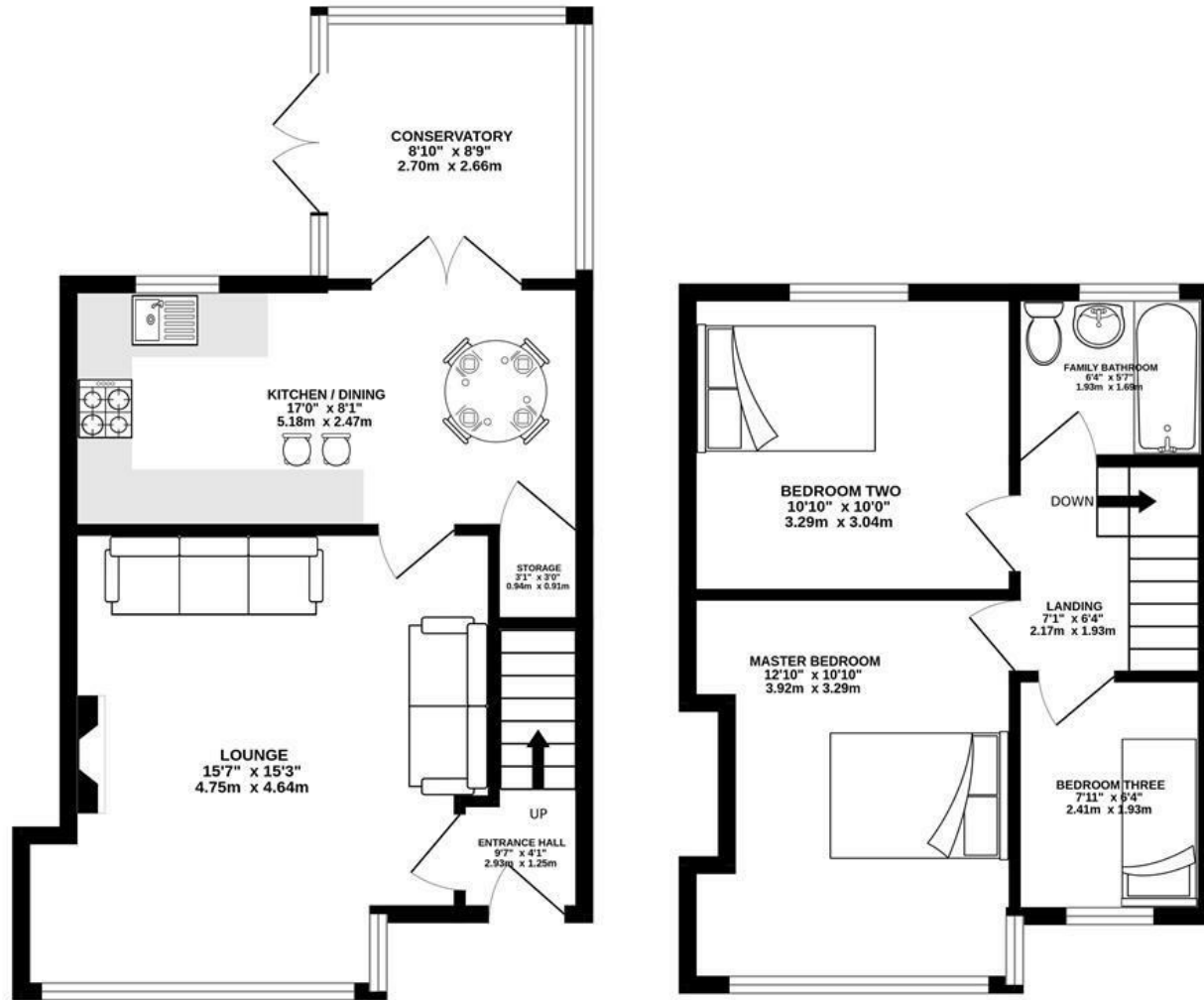






GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

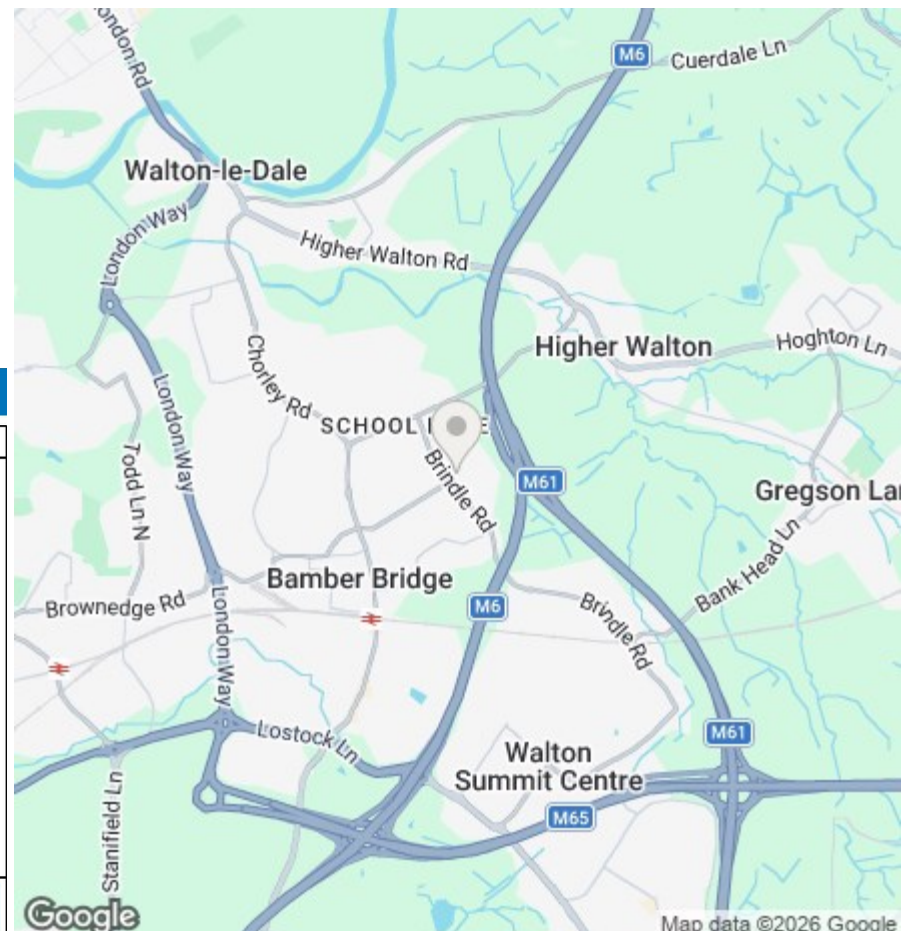


TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

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		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		