BEN ROSE



The Heathers, Bamber Bridge, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this attractive detached family home, situated in the popular residential area of Bamber Bridge, Preston. Offering spacious and versatile accommodation throughout, three well-proportioned double bedrooms and a thoughtfully arranged layout, this property is ideally suited to growing families seeking a comfortable home with plenty of flexibility. Bamber Bridge offers a wealth of everyday amenities, including supermarkets, local shops, cafés, restaurants and well-regarded schools, making it a convenient location for family life. Excellent transport links are also close at hand, with Bamber Bridge railway station providing services towards Preston and Blackburn, alongside regular bus routes connecting the surrounding areas. The nearby M6, M61 and M65 motorways offer convenient access across Lancashire and beyond, while Preston city centre is within easy reach for a wider selection of shopping, leisure and entertainment facilities.

Stepping inside, the entrance hall provides access to the main living areas, along with a useful ground floor WC. The lounge is a bright and airy space, enhanced by multiple windows that allow natural light to flow throughout. A striking wall-to-wall media unit, complete with alcoves and a wall-mounted electric fire, creates an attractive focal point, while the staircase leads conveniently to the first floor. Across the hall, the modern kitchen is well equipped and offers ample room for a family dining table, creating a sociable setting for everyday meals and entertaining. An integrated dishwasher adds to the practicality, while double doors open directly onto the rear garden, allowing for an easy transition between indoor and outdoor living. Continuing through the kitchen, an additional reception room provides excellent versatility, offering the ideal space for a snug, playroom or home office, with the potential to serve as an additional bedroom if required. A separate utility room completes the ground floor, providing valuable additional storage and laundry space while helping to keep the kitchen organised and clutter-free.

Heading upstairs, the landing leads to three comfortable double bedrooms, offering generous accommodation for families and providing flexibility for guests or those working from home. Both the master bedroom and second bedroom benefit from built-in wardrobes, providing convenient storage while making the most of the available floor space. Completing the first floor is the family bathroom, fitted with a three-piece suite and tiled throughout for a neat and practical finish.

Externally, the property benefits from a driveway providing off-road parking, complemented by attractive slate chippings and flower beds that create a welcoming frontage. The roof cladding has also recently been renewed, offering a useful recent improvement to the home. To the rear, the garden is arranged over two levels, beginning with a paved patio area ideal for outdoor dining and entertaining. Steps lead up to a raised decking area, providing a further seating space from which to enjoy the garden, while lawned sections offer room for children to play or for families to relax outdoors. Raised flower beds and established trees beyond the boundary fencing add greenery and help create a more private setting. Combining versatile living space, three double bedrooms and a pleasant tiered garden in a well-connected residential location, this detached home presents an excellent opportunity for families seeking both practicality and comfort, with a flexible layout to suit a variety of needs.














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Today's little Moments
Become tomorrow's precious
Memories
NESCAFE GOLD
Hisense
NINJA
BOSCH














GYMNASTICS






Carex
MINT & TEATREE
ORIGINAL SOURCE









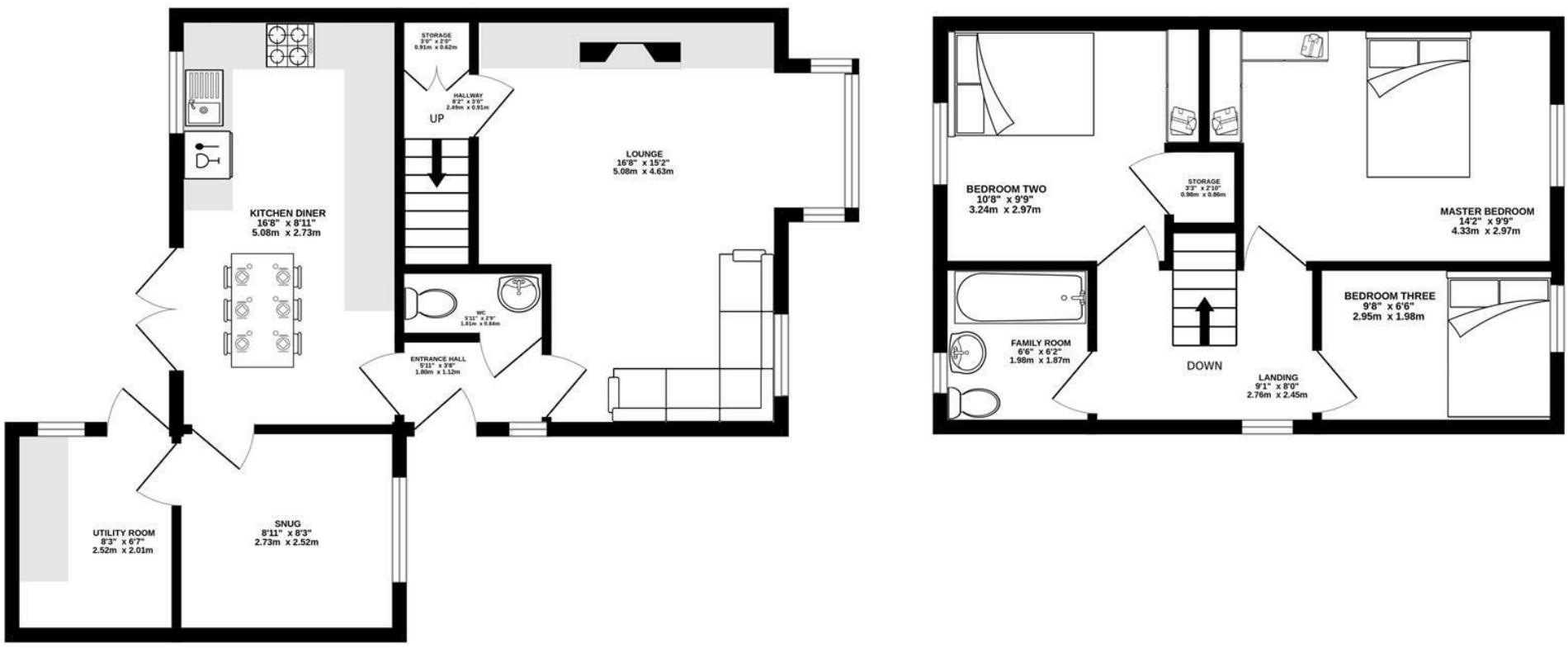




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GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

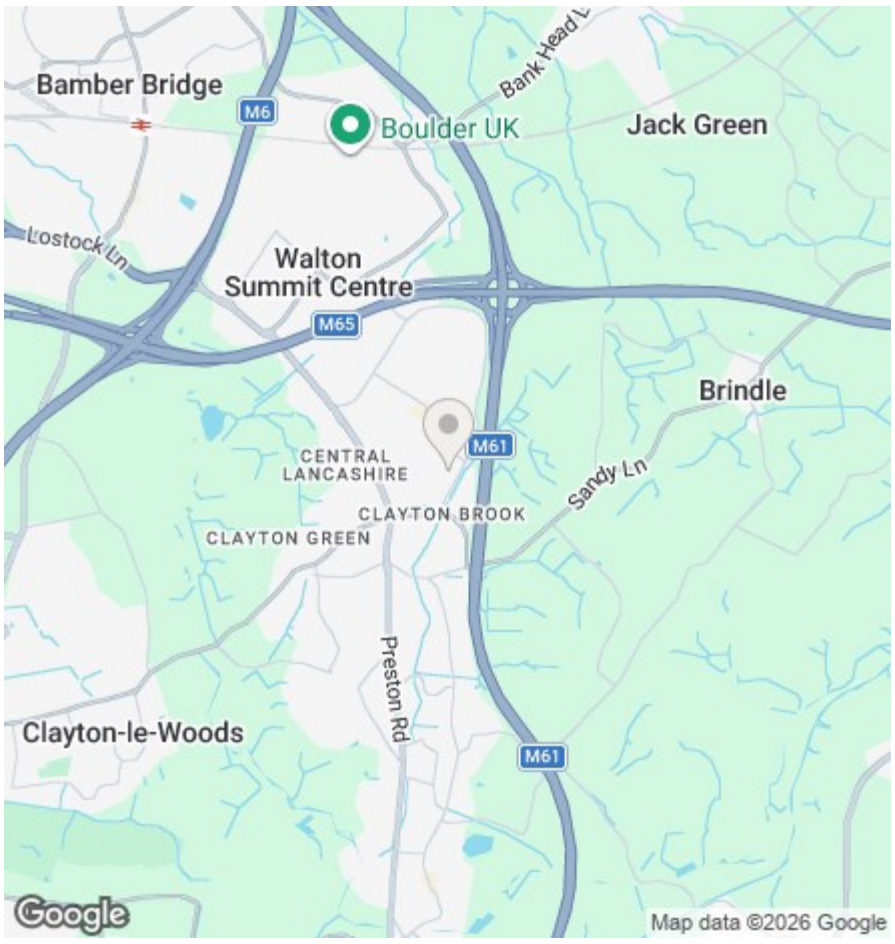
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

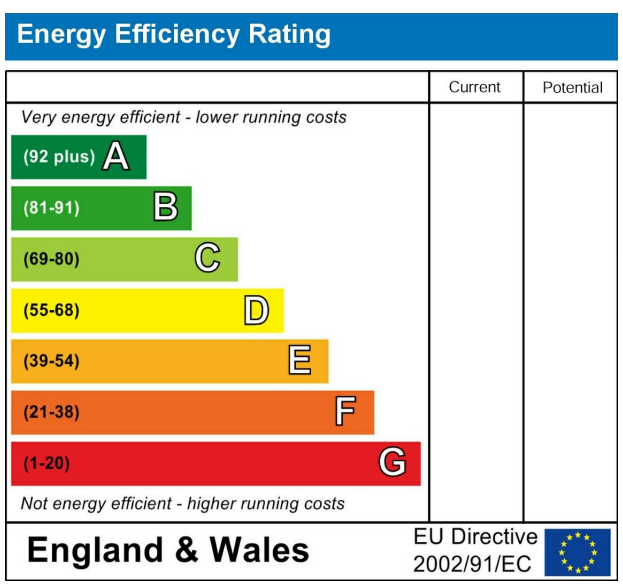


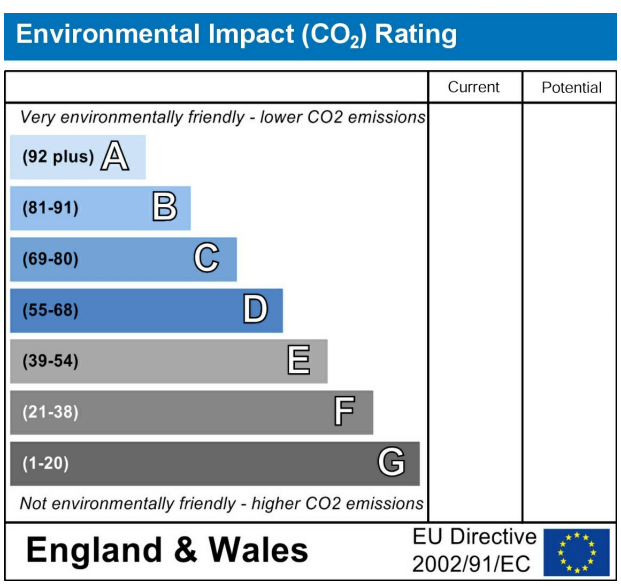
TOTAL FLOOR AREA : 950 sq.ft. (88.2 sq.m.) approx.

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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