BEN ROSE



Grey Gables Avenue, Bamber Bridge, Preston **Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, ideally positioned in the popular Walton Summit area of Preston. Offering a practical layout, modern interiors and excellent transport links, the property is perfectly suited to families and couples alike. Bamber Bridge centre is close by for everyday amenities, shops, cafés and restaurants, while Preston City Centre is easily accessible. Excellent road links include the M6 and M61, with Preston railway station providing regular services to a range of destinations.

Stepping inside, the entrance hall provides a welcoming introduction and leads through to a convenient ground floor WC. The spacious lounge is positioned to the front of the property, offering a comfortable setting for relaxing. To the rear is an impressive full-width kitchen dining room, featuring a modern fitted kitchen with integrated dishwasher, washing machine and fridge/freezer. There is ample room for dining and entertaining, while French doors provide a lovely connection to the rear garden and allow plenty of natural light into the space.

To the first floor, the master bedroom is a generous double and benefits from its own modern en-suite shower room. Bedroom two is another well-proportioned double bedroom, whilst bedroom three provides a versatile single bedroom, ideal for a child, nursery, home office or dressing room. Completing the accommodation is a modern three-piece family bathroom.

Externally, the front of the property features a driveway providing parking for two cars, alongside the added convenience of an EV charging point. To the rear is a private, enclosed garden with high fencing, a paved patio and lawn, creating an enjoyable space for outdoor dining and family time. A greenhouse and shed provide useful additional storage. Overall, this attractive home combines comfortable accommodation, modern conveniences and a desirable location, making it an excellent choice for those seeking a well-connected family property.
















per my last email
hope this helps

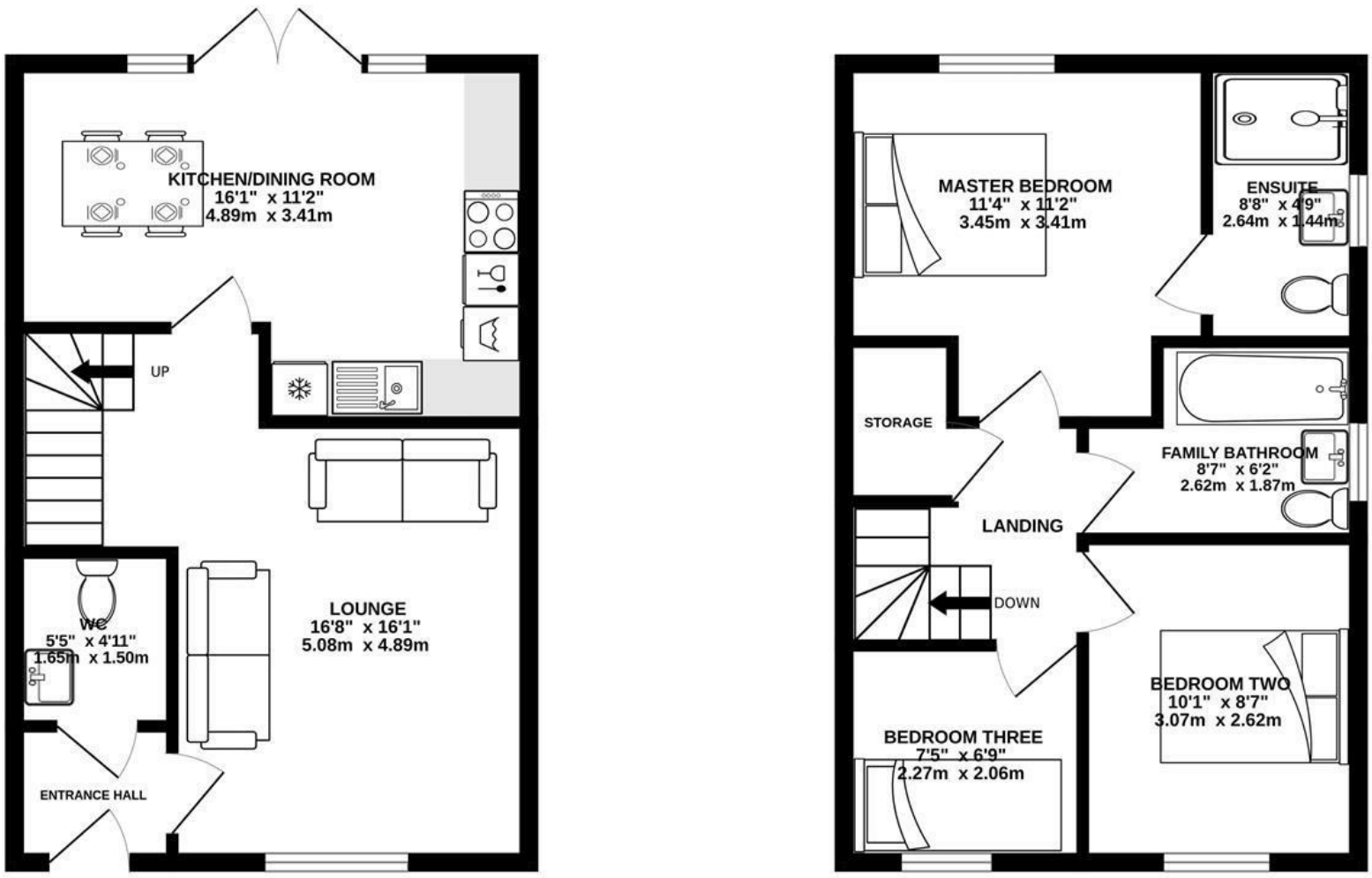




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GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

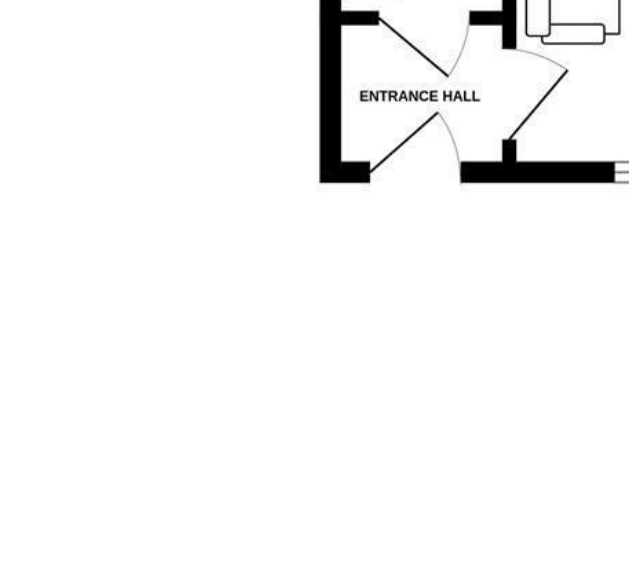
1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

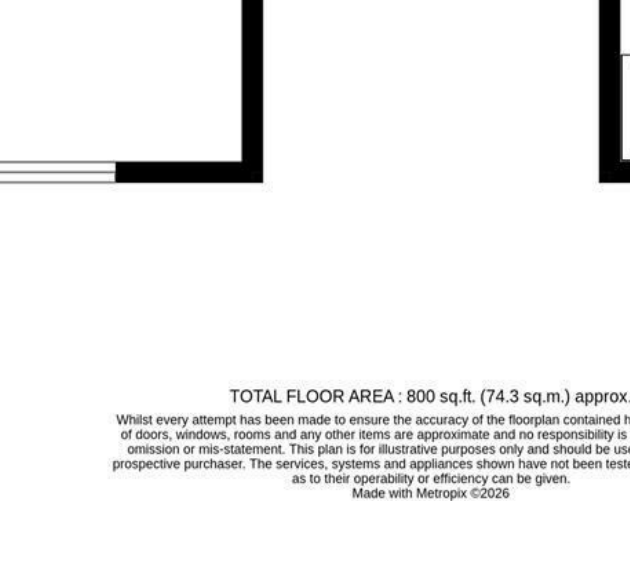


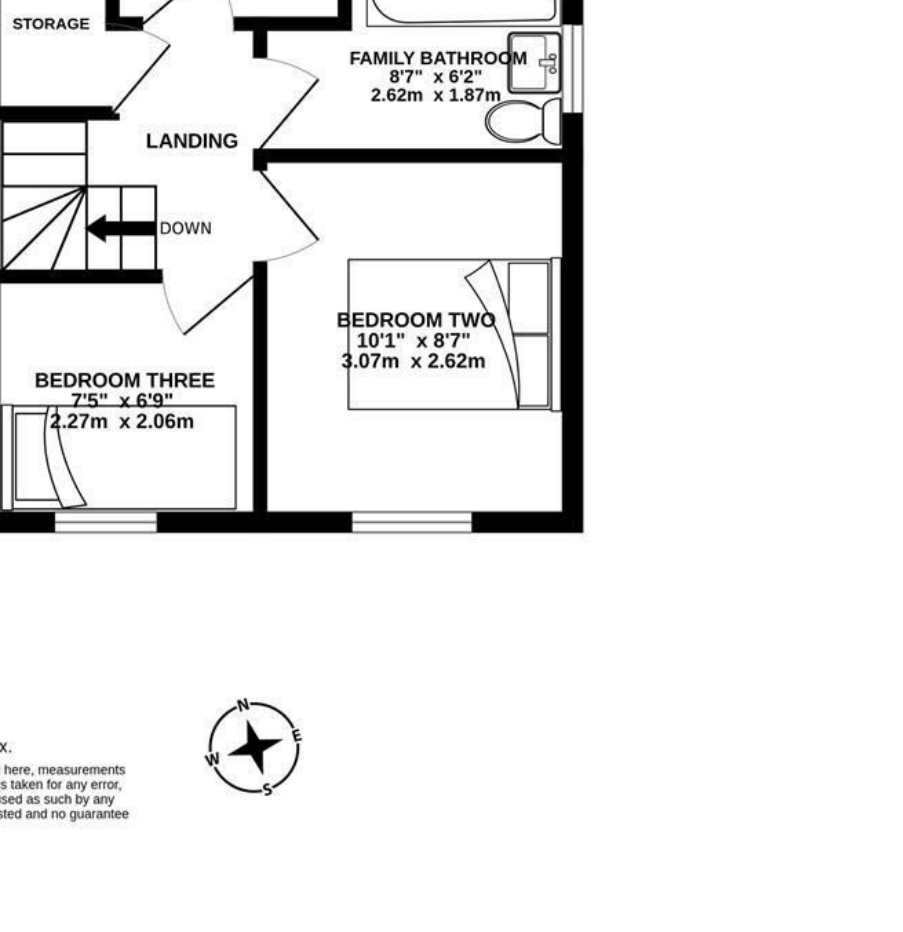
TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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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