



School Field, Bamber Bridge, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached family home, situated in the highly sought-after area of Bamber Bridge, Lancashire. Offering generous living accommodation throughout, this attractive property is ideally suited to growing families looking for a home that combines comfort, practicality and convenience. Bamber Bridge is a popular residential location benefitting from a wide range of local amenities including supermarkets, shops, schools, leisure facilities and restaurants. Excellent travel links are available nearby, with Bamber Bridge railway station providing direct connections to Preston and surrounding areas, whilst easy access to the M6, M61 and M65 motorways makes commuting across the North West straightforward. Preston town centre is also just a short drive away, offering an extensive selection of retail, dining and entertainment options.

Upon entering the property, you are welcomed into a bright and airy reception hall with the staircase positioned ahead and access into the principal living accommodation. The spacious front lounge enjoys an abundance of natural light from the large front-facing window and features attractive grey vinyl plank flooring along with useful under stairs storage. From here, the home flows seamlessly into the kitchen diner located to the rear. The modern fitted kitchen offers a range of integrated appliances and ample workspace, while the generous dining area provides plenty of room for family meals and entertaining. Double doors open into the impressive conservatory, which benefits from terracotta tiled flooring and creates an excellent additional reception space overlooking the garden. Further double doors lead directly out onto the rear seating area, enhancing the connection between indoor and outdoor living.

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom and second bedroom both benefit from integrated wardrobes, providing excellent built-in storage solutions, whilst the third bedroom also includes useful integrated storage. Completing the first-floor accommodation is the family bathroom, fitted with a three-piece suite and an overhead shower.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to three vehicles. The driveway extends down the side of the home and leads to a detached garage, offering further parking, storage or workshop potential. To the rear, there is a block-paved seating area ideal for outdoor dining and relaxation, alongside a raised lawned garden that provides a pleasant and low-maintenance outdoor space for families to enjoy. Combining spacious accommodation, practical features and a desirable location, this excellent detached home presents a fantastic opportunity for buyers seeking a property ready to move straight into.



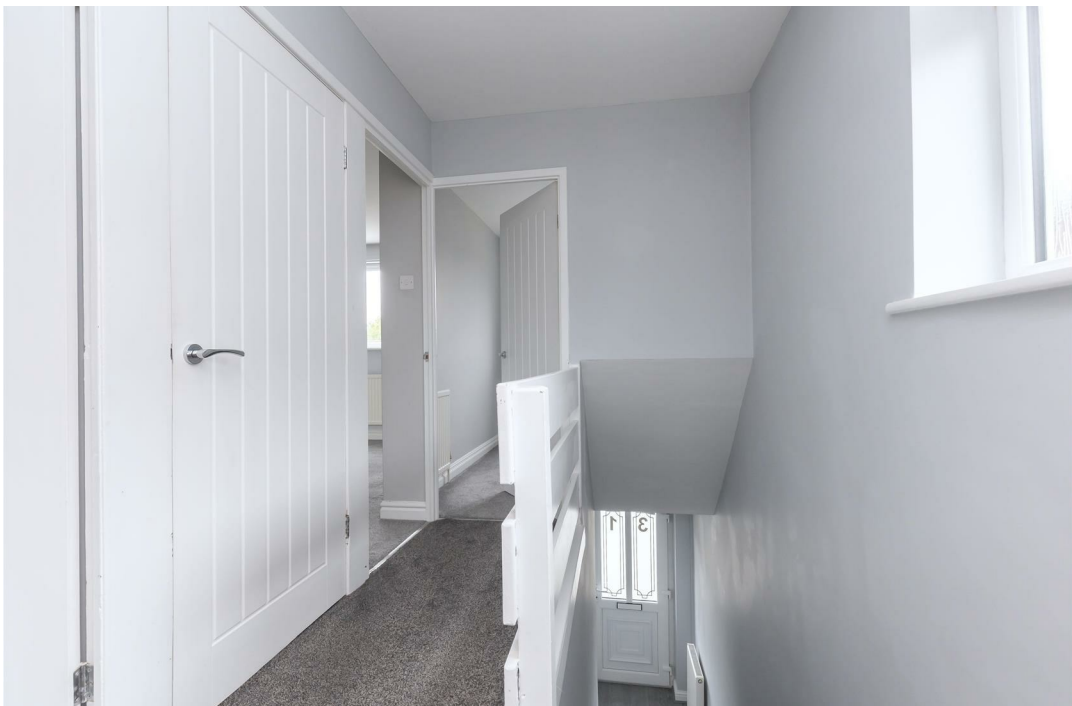












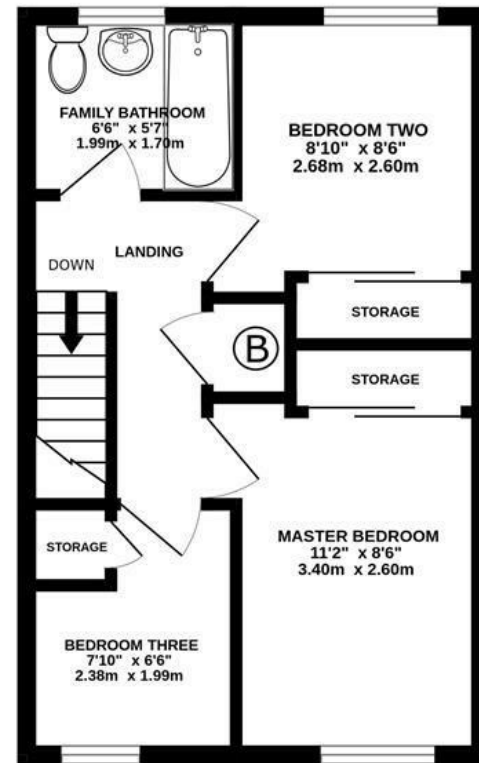
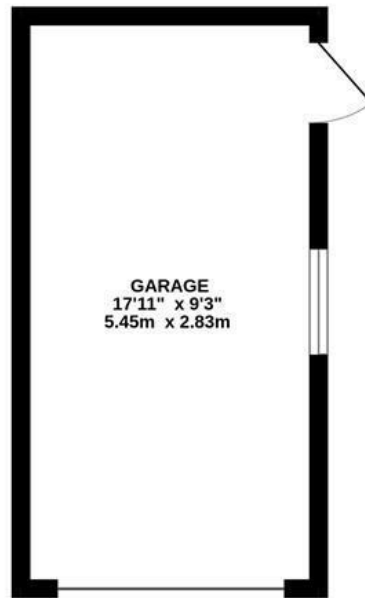
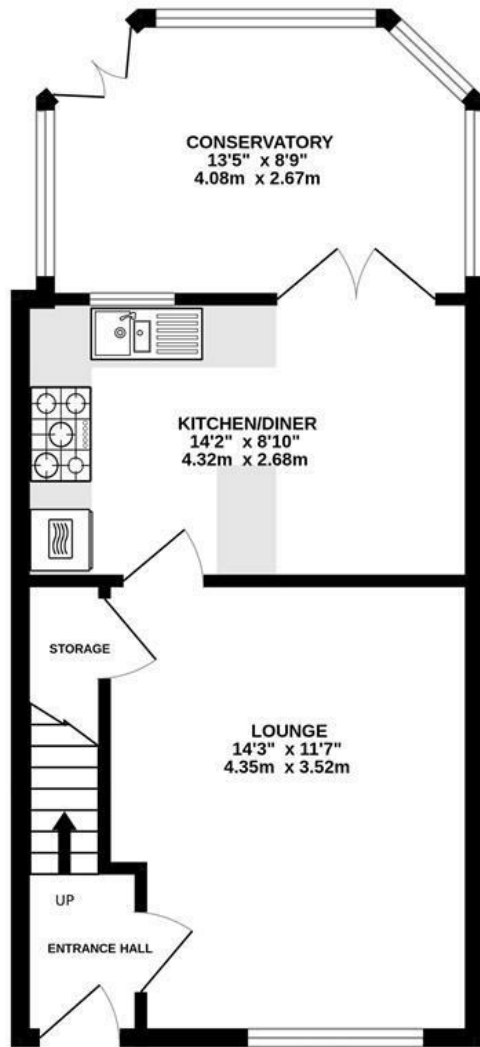






GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

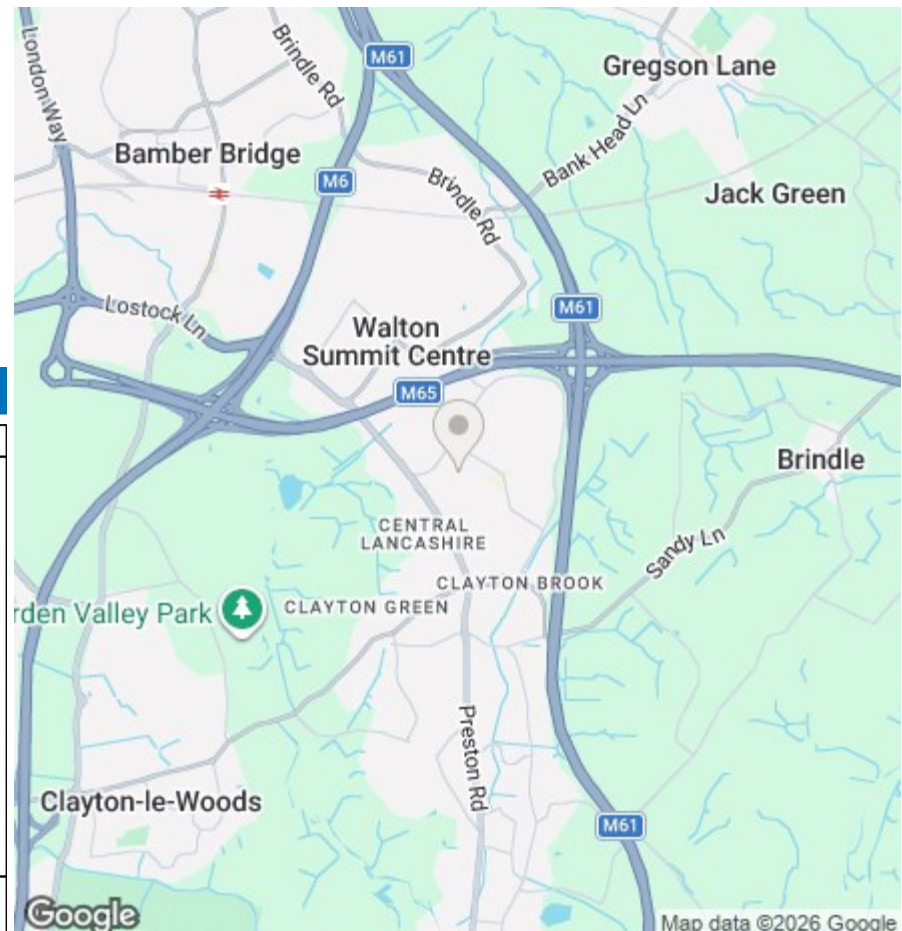
1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	