



## Withy Grove Crescent, Bamber Bridge, Preston

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached bungalow situated in the sought-after area of Bamber Bridge, Preston. Offering modern touches throughout and deceptively spacious accommodation, this charming home is ideal for couples or retirees looking for comfortable single-level living with the added benefit of a versatile loft conversion. Conveniently positioned close to a range of local amenities including supermarkets, cafés, medical facilities and leisure amenities, the property also benefits from excellent travel links with nearby bus routes, easy access to the M6, M61 and M65 motorways, and Bamber Bridge railway station providing direct links to Preston, Manchester and beyond. The home is also fully alarmed and fitted with CCTV for added peace of mind.

Entering the home, you are welcomed into the entrance hall which leads through to the generously sized lounge. This inviting space is centred around a feature fireplace and benefits from a wide front-facing window that allows plenty of natural light to fill the room. From here, an internal hallway provides access to the remainder of the ground floor accommodation. There are two well-proportioned double bedrooms, both complemented by built-in wardrobes and useful storage solutions. The modern three-piece family bathroom has been tastefully finished, whilst the kitchen offers several integrated appliances along with ample worktop and cupboard space. There is also room for a small dining table, making it a practical and sociable space that overlooks the rear garden.

The home further benefits from a spacious converted loft which offers fantastic versatility. Previously used as an additional bedroom, this impressive area could equally function as a home office, hobby room or occasional guest space. The loft features built-in wardrobes running along the walls, useful storage areas, two separate desks and two skylights which allow natural light to brighten the room. Access is provided via a pull-down ladder from the hallway.

Externally, the property continues to impress. To the front is a substantial driveway capable of accommodating up to five vehicles, along with a six-foot gate for added security and privacy. A small astroturfed frontage further enhances the property's kerb appeal, whilst the large garage benefits from an electric door and electricity supply. To the rear is a beautifully maintained, low-maintenance garden featuring artificial lawn, two paved seating areas ideal for outdoor furniture and entertaining, a useful storage shed and surrounding walls providing a good degree of privacy. Combining stylish presentation, versatile living space and a highly convenient location, this is a wonderful home ready for its next owners to move straight into.









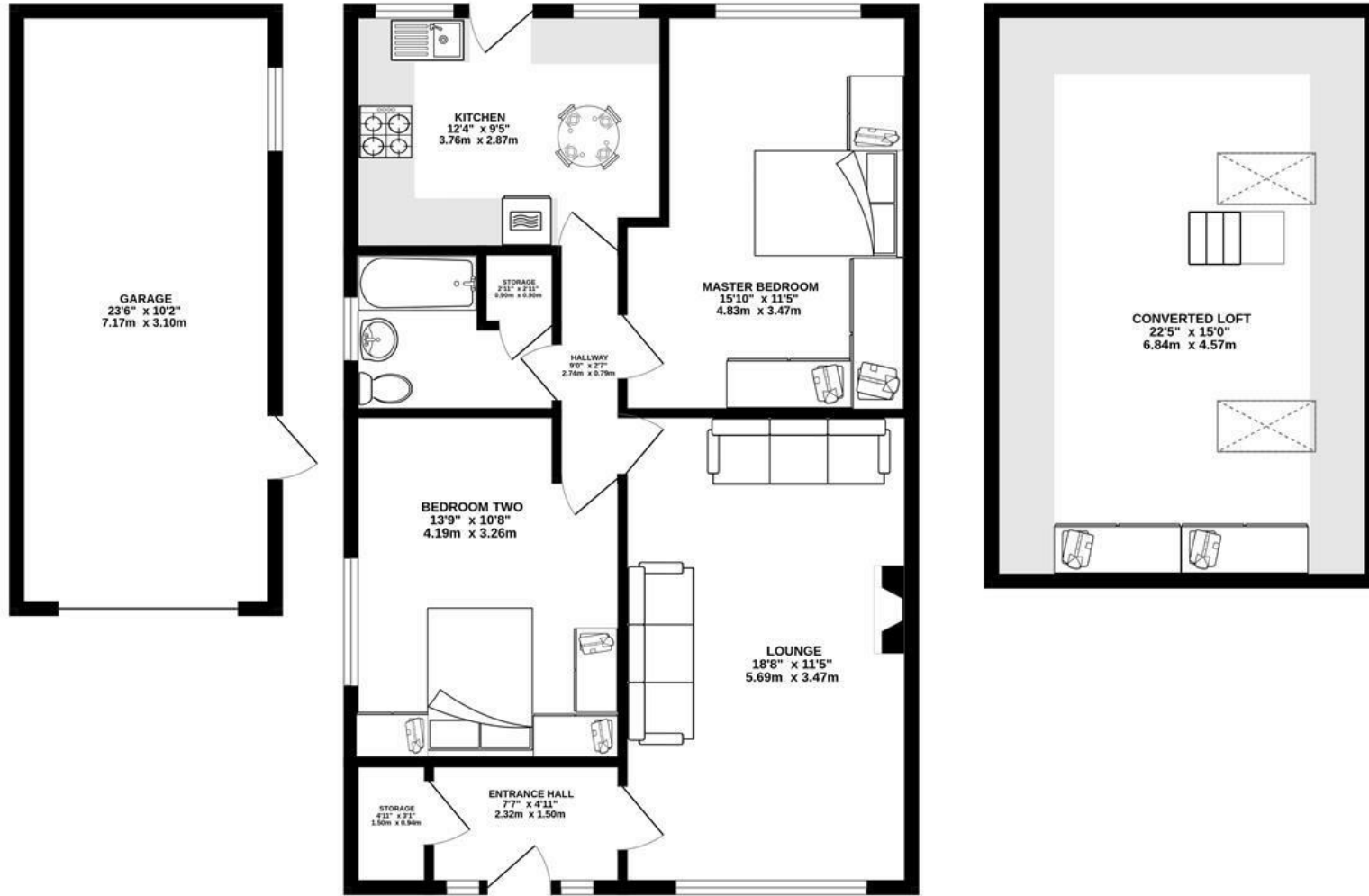




# BEN ROSE

GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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