



Brampton Drive, Bamber Bridge

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this spacious and well-presented three storey mid terrace home in the sought after area of Bamber Bridge. Offering generous room sizes and a flexible layout, this property is ideal for families and couples looking for modern living space across multiple levels. The home is positioned within easy reach of Bamber Bridge town centre, where you'll find a wide range of local shops, supermarkets, bars, restaurants, pubs and reputable schools. Excellent travel links are close by, including rail services to Preston and Blackburn, strong bus routes, and convenient access to the M6, M65 and M61 motorways, making this a superb base for commuters.

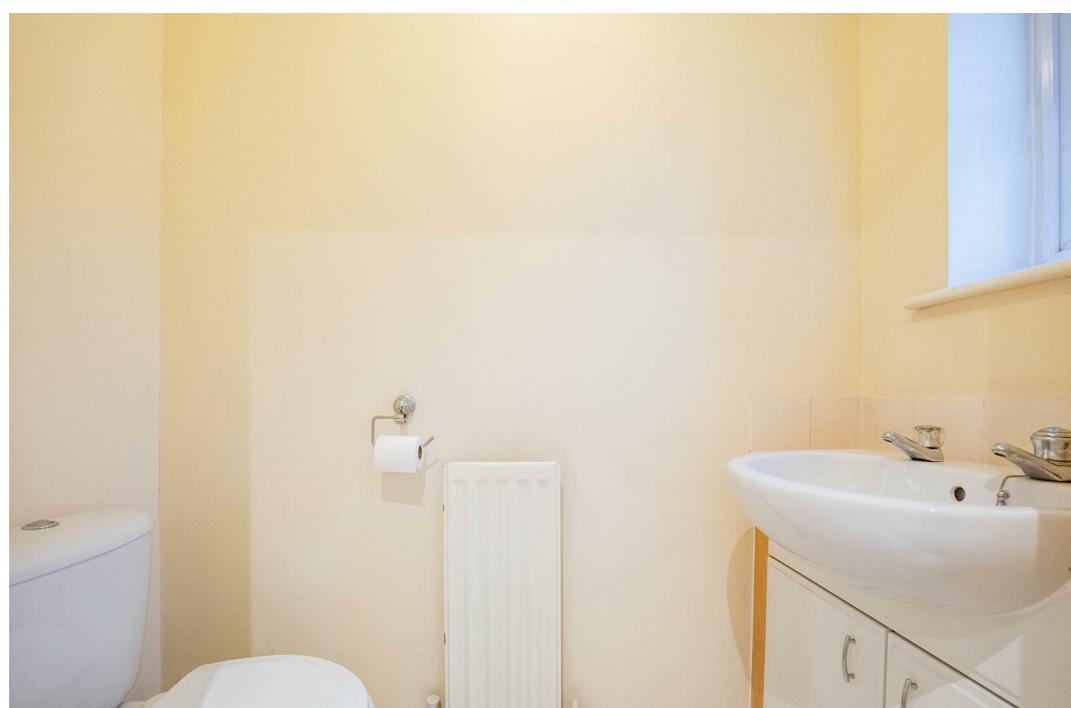
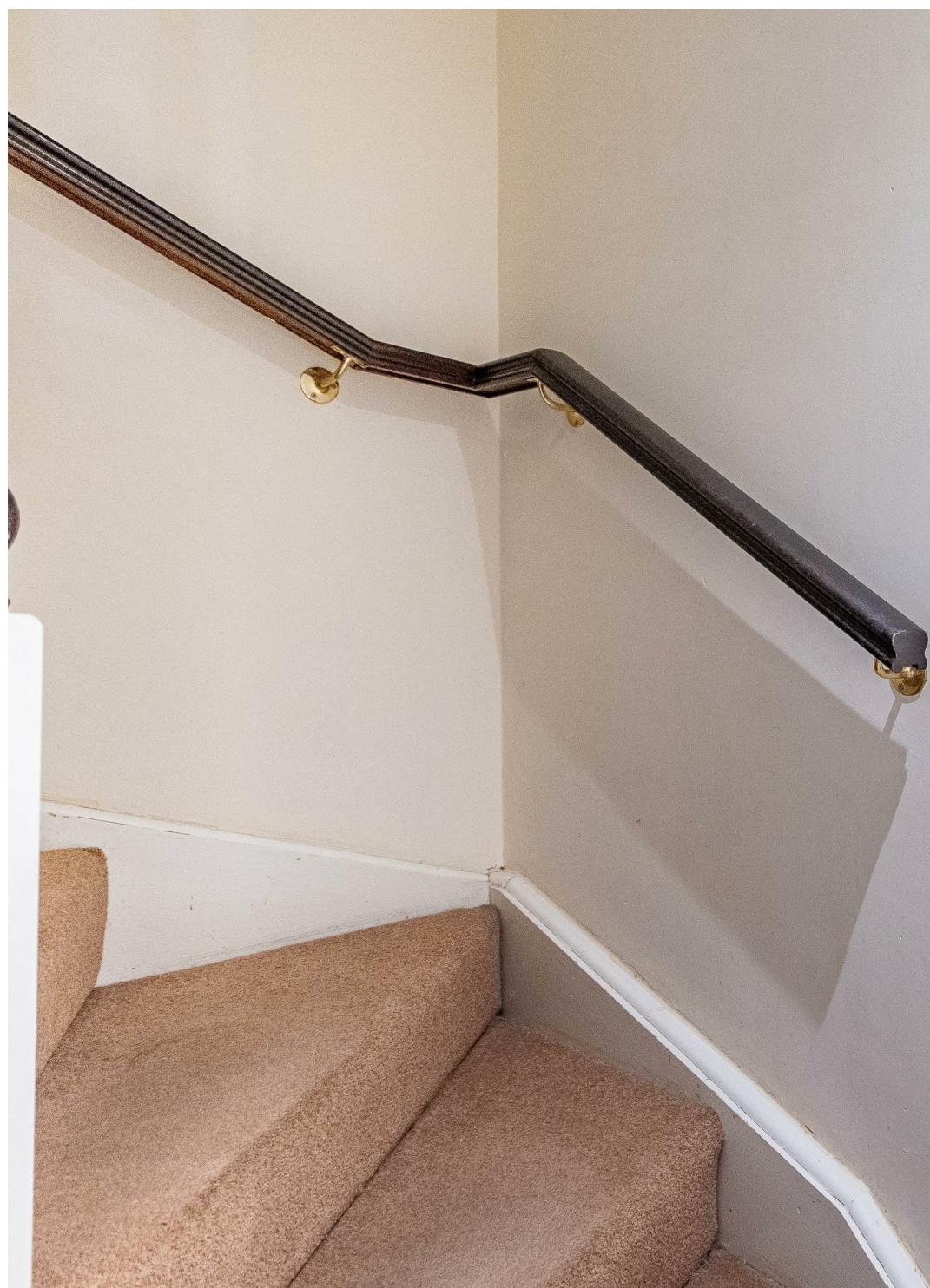
Entering through the entrance hall, you'll find a convenient ground floor WC before moving through to the fitted kitchen, which offers ample storage and worktop space along with a built-in fridge/freezer. To the rear sits a spacious lounge and dining room, designed as a bright and welcoming living area with plenty of room for both seating and entertaining. French doors open directly onto the garden, creating a seamless indoor-outdoor flow and allowing in plenty of natural light.

Moving up to the first floor, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and offering comfortable accommodation for family members or guests. A modern family bathroom serves this level. The second floor is dedicated to an impressive master suite, featuring a large double bedroom, a separate dressing room with fitted wardrobes, and a private ensuite shower room.

Externally, the property enjoys a small front garden and a generous rear garden with a patio seating area and lawn, ideal for relaxing and entertaining. There is also access to a detached garage at the bottom of the garden, completing this attractive and practical home.

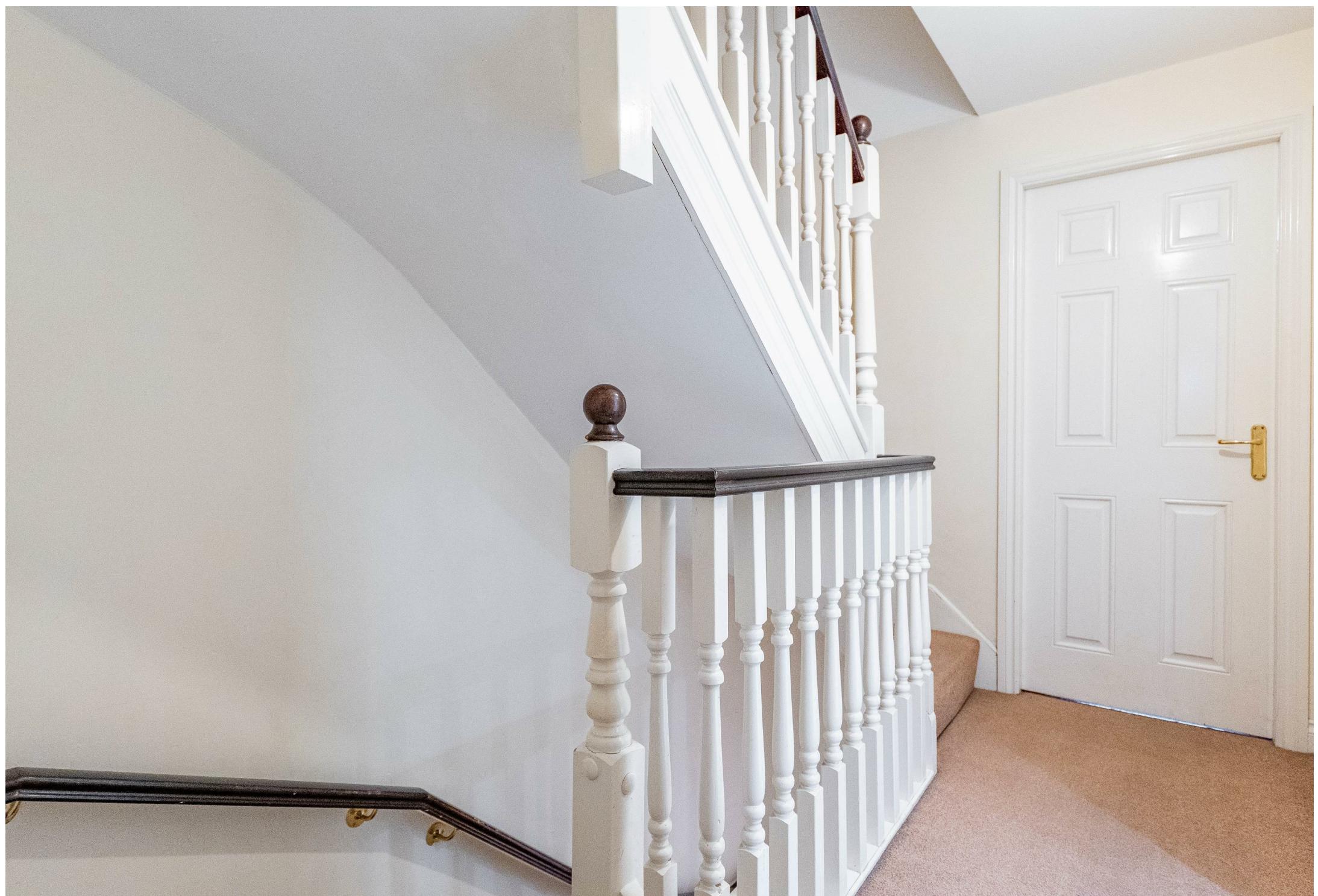


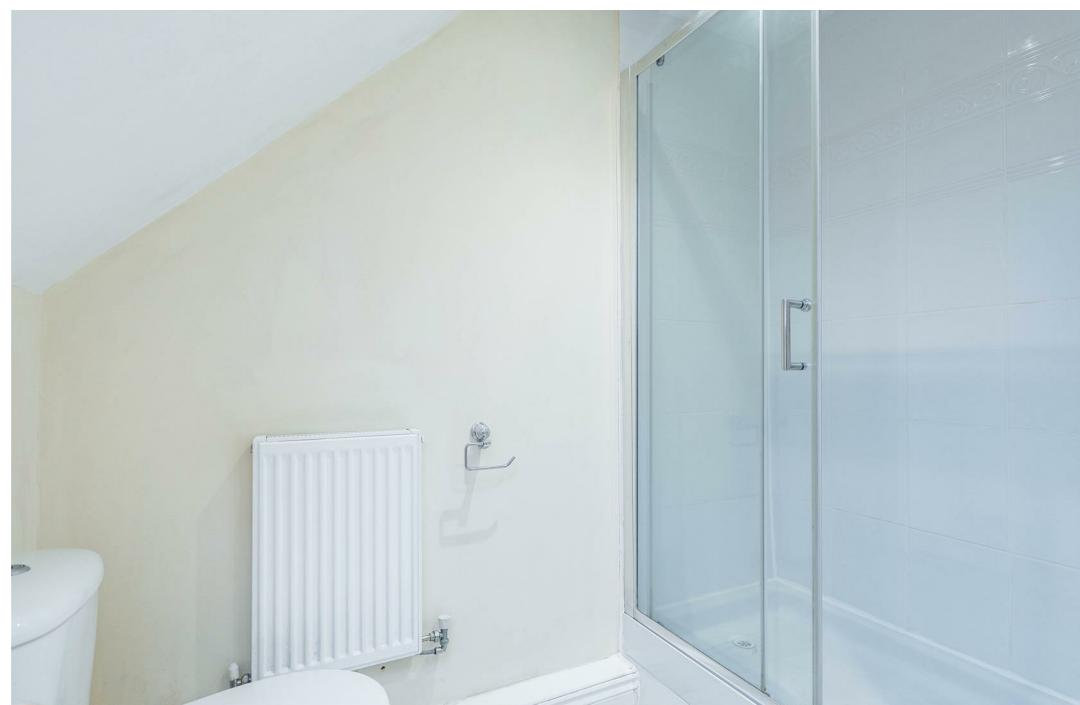












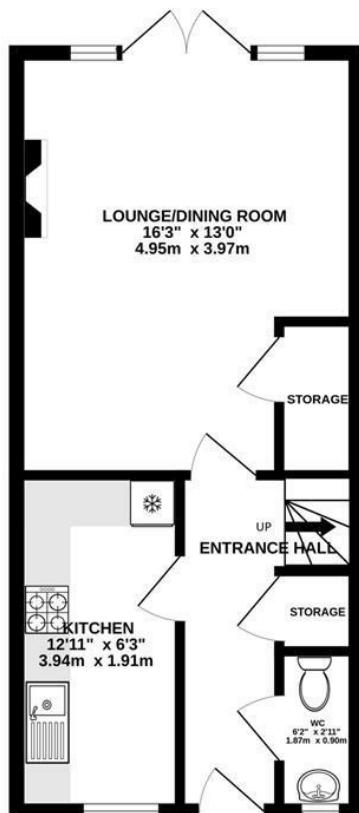




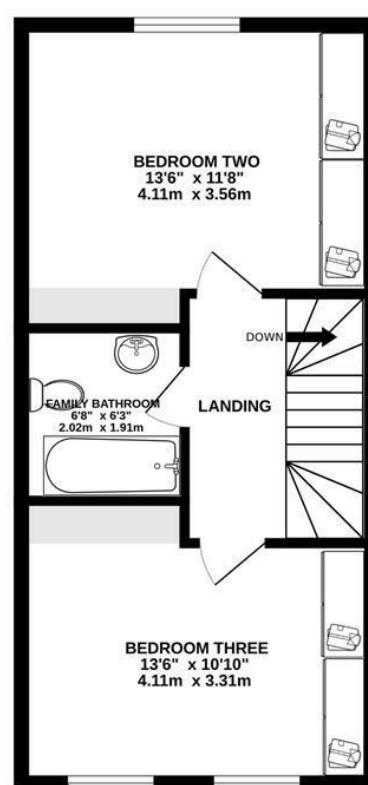


BEN ROSE

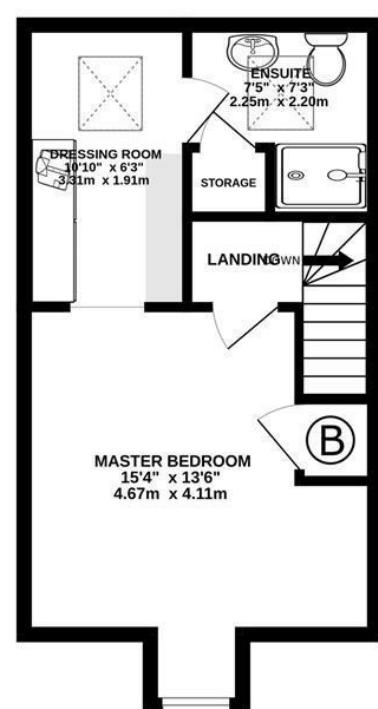
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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	
(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	
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