



Spinners Avenue, Bamber Bridge, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached property, situated in the sought-after area of Bamber Bridge. This impressive family home offers a modern standard throughout, with bright and airy living spaces ideal for comfortable, contemporary living. Positioned in a desirable location, the property benefits from excellent travel links, making commuting to nearby towns and cities effortless. A wide range of local amenities, including shops, schools, and leisure facilities, are also within close proximity.

Stepping inside, you are welcomed into an inviting entrance hallway, where a convenient WC is located, along with a staircase leading to the upper level. To the right, you will find the spacious lounge, which features a large window overlooking the front aspect. This room can also be transformed into an atmospheric cinema space, complete with a retractable screen and dynamic lighting, making it perfect for relaxing or entertaining.

The ground floor also benefits from a stunning open-plan kitchen/diner/family room, spanning the full length of the home. The contemporary kitchen offers ample storage and includes a full range of integrated appliances, as well as access to a convenient understairs utility cupboard providing additional storage and space for freestanding appliances. The dining area provides ample room for a large family table and is enhanced by Velux windows above, while double patio doors open directly onto the rear garden.

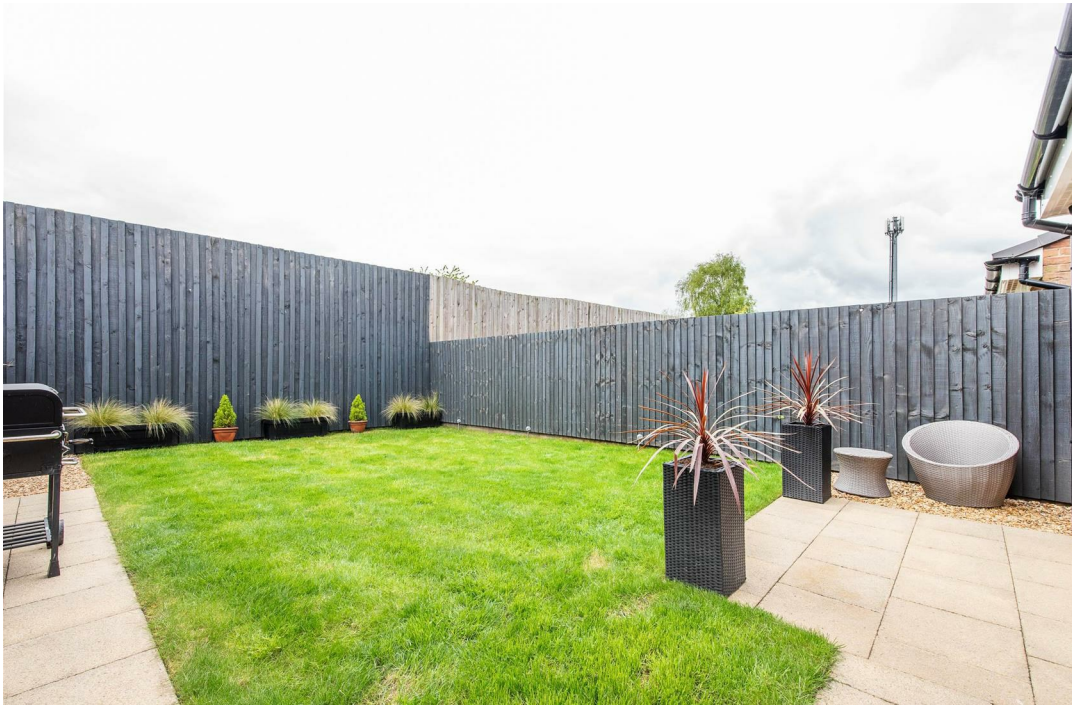
Moving upstairs, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the property features a private driveway providing off-road parking, complete with a convenient EV charging point and additional external power point. The driveway leads to a detached single garage, which is equipped with power and lighting and benefits from both front and side access. The home is further enhanced by solar panels and a battery pack, improving energy efficiency and helping to reduce running costs, and benefits from the remainder of its NHBC warranty

To the rear is a well-maintained and secluded south-facing garden, featuring a spacious lawn and a patio area, providing an ideal setting for outdoor entertaining and relaxation.

Early viewing is highly recommended to fully appreciate the quality of this home and to avoid any potential disappointment.









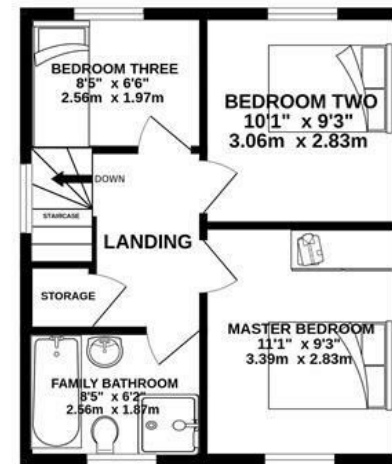
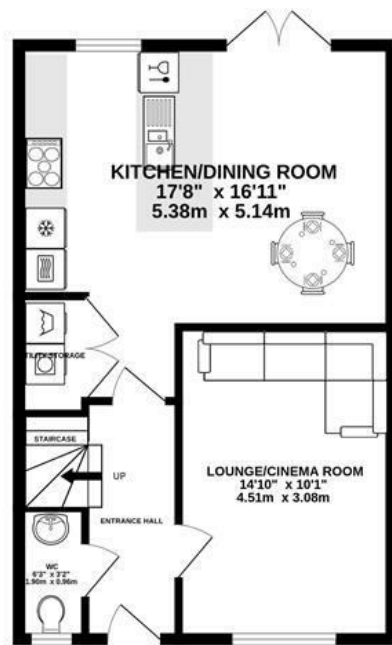
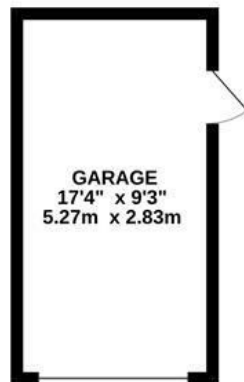




BEN ROSE

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

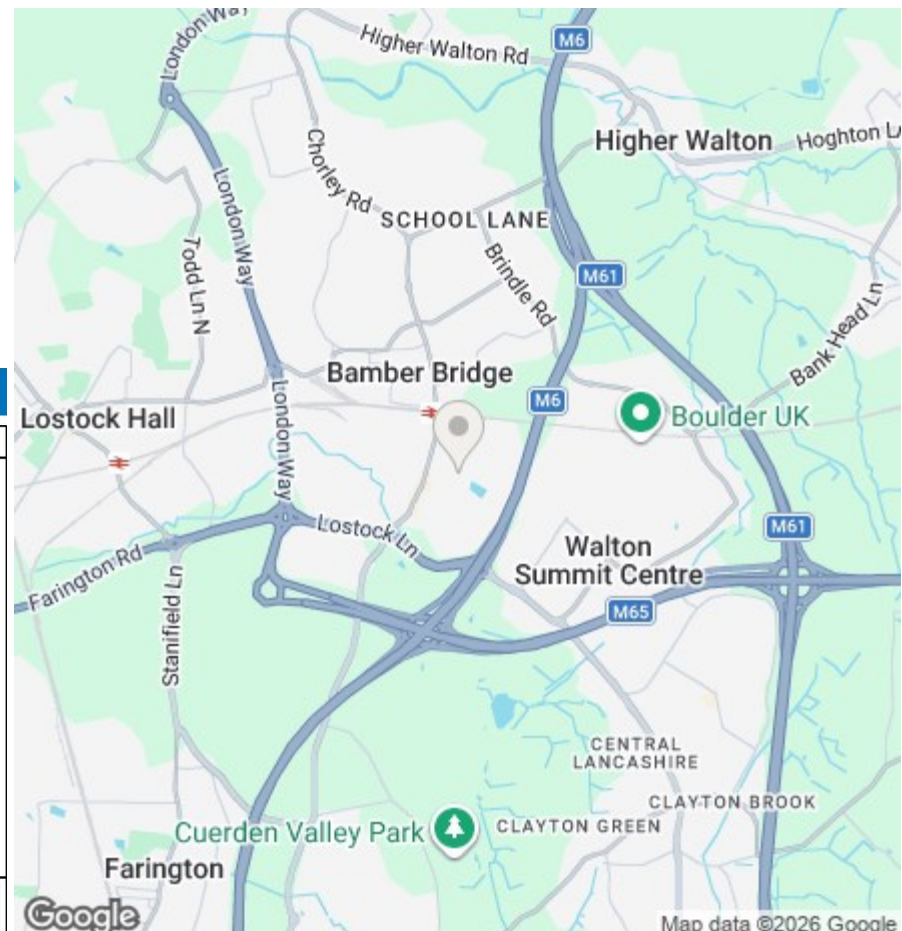


TOTAL FLOOR AREA: 1033 sq.ft. (95.9 sq.m.) approx.

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	88	90
(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 (CO₂) 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	