



## Seven Acres, Bamber Bridge, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace property, ideally located in the highly sought-after area of Clayton Brook. Perfectly suited to families, first-time buyers, or couples, this home offers a wonderful balance of modern living and practical space. Situated just a short distance from both Chorley and Leyland, residents will find an excellent range of local amenities on the doorstep, including supermarkets, village shops, pubs and well-regarded schools. For those who enjoy the outdoors, the scenic Cuerden Valley Park is nearby, providing woodland walks and open countryside. The property is also well placed for commuters, with Leyland station offering direct links to Preston and Manchester, excellent bus connections to Chorley and Preston, and easy access to the M6, M61 and M65 motorway networks.

On entering the home, you are welcomed into a bright entrance hall which sets the tone for the spacious and inviting interiors. To the front, the lounge provides a cosy retreat with plenty of natural light, perfect for relaxing or entertaining. Moving through to the rear, the modern fitted kitchen and dining area spans the full width of the property. Thoughtfully designed with stylish units, integrated appliances, and ample dining space, this room is the true heart of the home. With direct access to the rear garden.

To the first floor, the master bedroom benefits from fitted wardrobes and offers a generous and peaceful retreat. Bedroom two provides another well-sized room, while bedroom three also features fitted wardrobes, making it ideal as a guest room, child's bedroom or home office. A contemporary family shower room, finished to a high standard, completes the first-floor accommodation.

Externally, the home enjoys attractive gardens to both the front and rear. The front garden features a small lawn with mature plants, enhancing kerb appeal. To the rear, the landscaped garden boasts a paved patio area, well-kept lawn and established borders, all enclosed for privacy. Double gates provide access to a space that can accommodate one vehicle, while an additional parking area lies just beyond the garden fence.

In summary, this is a well-positioned and beautifully maintained home that combines style, practicality, and a fantastic location – a wonderful opportunity not to be missed.





















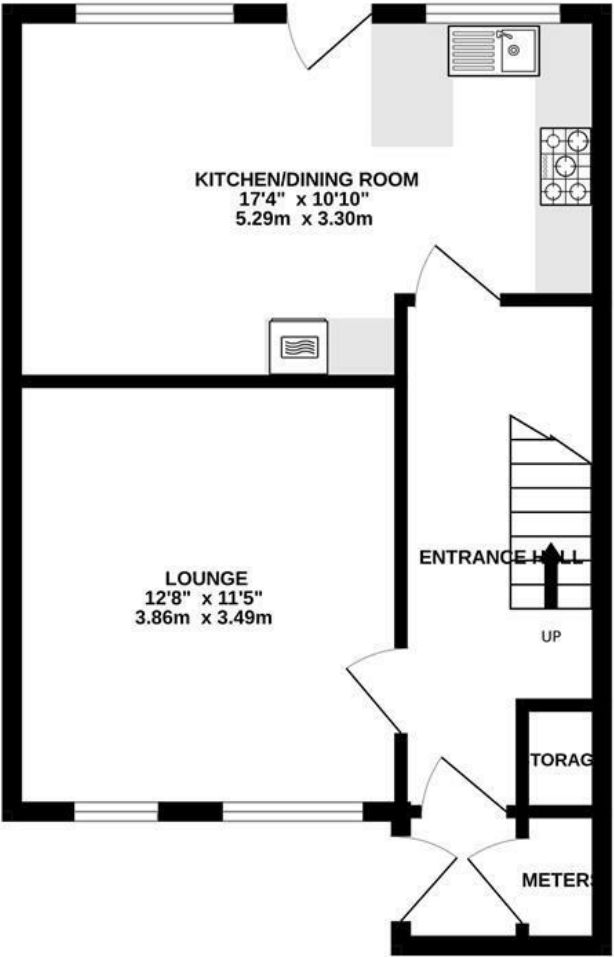




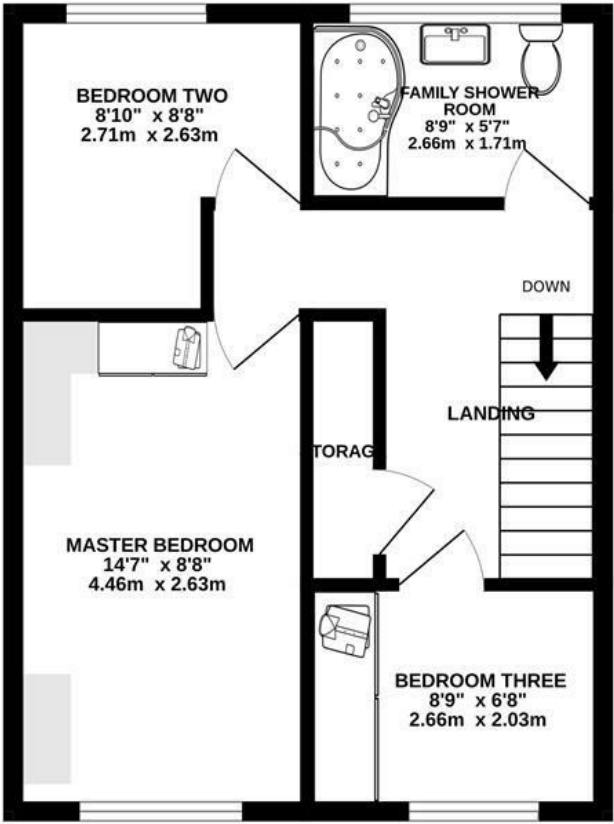


# BEN ROSE

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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                                   |                                                                                     |                                                                                     |
| (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<br>2002/91/EC                                                          |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                       |
|-----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                       |
| (92 plus) A                                         |                            |                                                                                       |
| (81-91) B                                           |                            |                                                                                       |
| (69-80) C                                           |                            |                                                                                       |
| (55-68) D                                           |                            |                                                                                       |
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