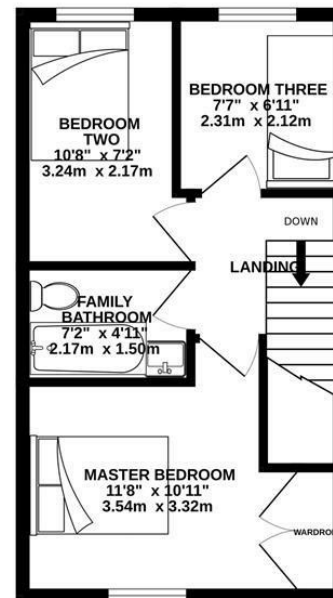
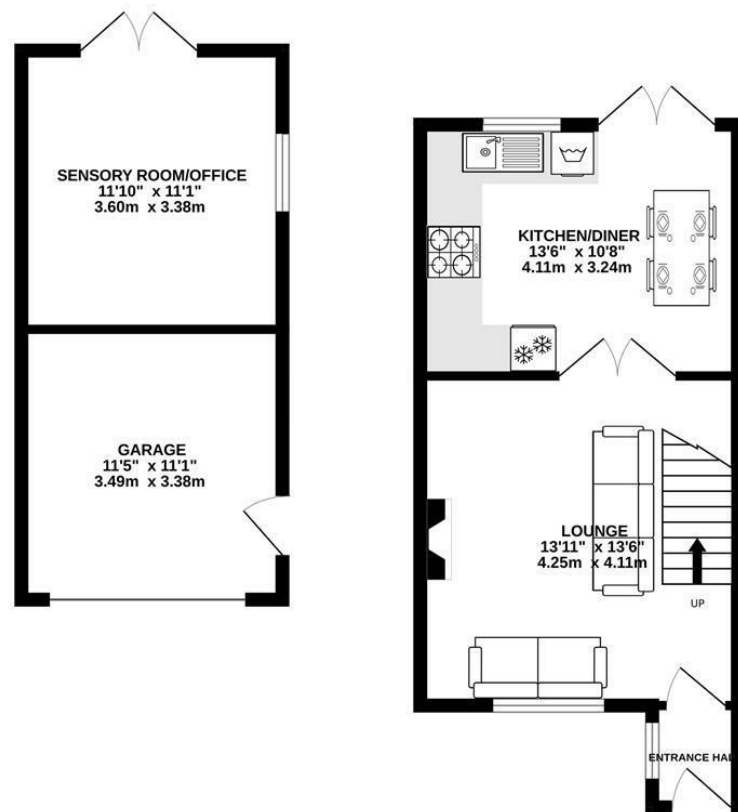


GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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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**Longbrook Avenue, Bamber Bridge, Preston**


**Offers Over £179,950**

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, nestled in a peaceful cul-de-sac within the highly desirable area of Bamber Bridge. Perfectly suited to first-time buyers, this beautifully maintained property combines comfort, generous living space, and everyday convenience in a tranquil setting. Just a short walk from open green spaces and a nearby park, the home offers a calm, family-friendly atmosphere while being within easy reach of the local amenities that make Bamber Bridge so popular. The area is well-served by a selection of shops, reputable schools, and eateries, and boasts excellent transport connections via Bamber Bridge Train Station, frequent bus services, and the nearby M6, M61, and M65 motorways, ensuring straightforward travel to Preston, Chorley, and Manchester.

Upon entering the home, you're welcomed into a bright entrance hallway that leads directly into the spacious front-facing lounge. This inviting space enjoys natural light through a south-facing window and features an open staircase that adds to the sense of openness. There's ample room here for a large sofa suite and accompanying furnishings, making it an ideal spot for relaxation and entertaining. French doors provide seamless access from the lounge into the kitchen/diner, creating a lovely flow throughout the ground floor.

The kitchen/diner is equally impressive in size and functionality, fitted with a range of both wall and base units offering plentiful storage and workspace. It comes equipped with a mix of integrated and freestanding appliances, ensuring practicality for everyday cooking and entertaining alike. The adjacent dining area can comfortably accommodate a large family table, making it the heart of the home for mealtimes and gatherings. From here, patio doors open directly onto the rear garden, bringing the outdoors in and enhancing the sense of space.

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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	