BEN ROSE

Withinlea, Bamber Bridge, Preston

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terraced home situated within a popular residential area of Bamber Bridge, Preston. Ideal for growing families, this well-maintained property offers generous living accommodation throughout, modern fixtures and fittings, and a superb south-facing rear garden that provides an excellent outdoor space to enjoy throughout the year. The home is conveniently located close to a range of everyday amenities including supermarkets, schools, parks, leisure facilities and local shops, making it a fantastic choice for family living. Excellent transport links are also nearby, with Bamber Bridge railway station offering regular services to Preston and surrounding areas, while the M6, M61 and M65 motorway networks are all within easy reach, providing straightforward access to Preston, Blackburn, Manchester and beyond. Additional benefits include CCTV coverage to both the front and rear of the property, offering added peace of mind.

Upon entering the home, you are welcomed into the entrance hall which provides access to a convenient ground floor WC and the main lounge. The lounge is bright and inviting, offering a comfortable space for relaxing with the family and providing access to both the staircase leading to the first floor and the kitchen to the rear. The well-equipped kitchen has been thoughtfully designed with modern cabinetry and worktops, complemented by several integrated appliances. There is ample space for dining, making it a practical hub of the home, whilst useful understairs storage enhances functionality. Newly installed double doors open directly onto the rear garden, allowing natural light to flood the space and creating an excellent connection between indoor and outdoor living.

Moving upstairs, the landing gives access to three well-proportioned bedrooms. The master bedroom and second bedroom are both generous doubles, providing comfortable accommodation for family members or guests, whilst the third bedroom offers flexibility as a child's bedroom, nursery, dressing room or home office. Completing the first floor is the modern three-piece family bathroom, finished to a contemporary standard. Further enhancing the property's practicality, the loft has been fully boarded and benefits from electricity, providing excellent additional storage space.

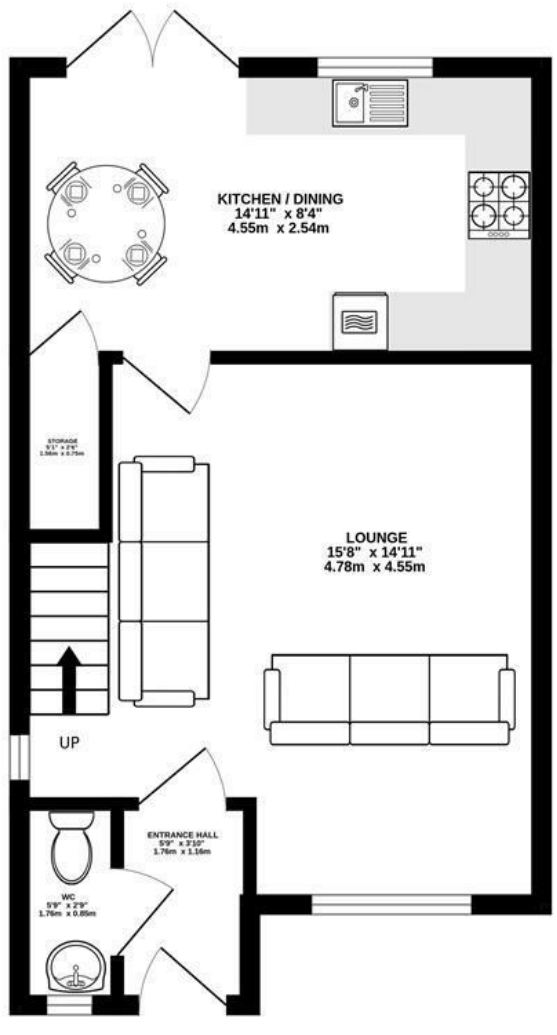
Externally, the property enjoys impressive kerb appeal with a substantial shared driveway providing off-road parking for multiple vehicles along with visitor parking nearby. The front garden is well maintained and features a lawned area, attractive flower beds, paved walkways and dedicated bin storage. To the rear is where this home truly excels, boasting a large south-facing garden that enjoys sunlight for much of the day and remains wonderfully private thanks to mature trees, established foliage and the fact that it is not overlooked. The garden has been carefully landscaped with a combination of paving and gravel, creating ample space for outdoor seating and entertaining. Additional features include two summer houses, a pond, a practical storage shed and external electricity, making the space both versatile and functional. Combining spacious accommodation, excellent outdoor living and a sought-after location, this fantastic family home presents an opportunity not to be missed.

FLAGPOLE TREE WITH STAR
8 x 153 g
Cadbury
Medium Selection Box
VIROSA
HI-TEC
STEAM CLEANER
Cordless Vacuum Cleaner
BP20

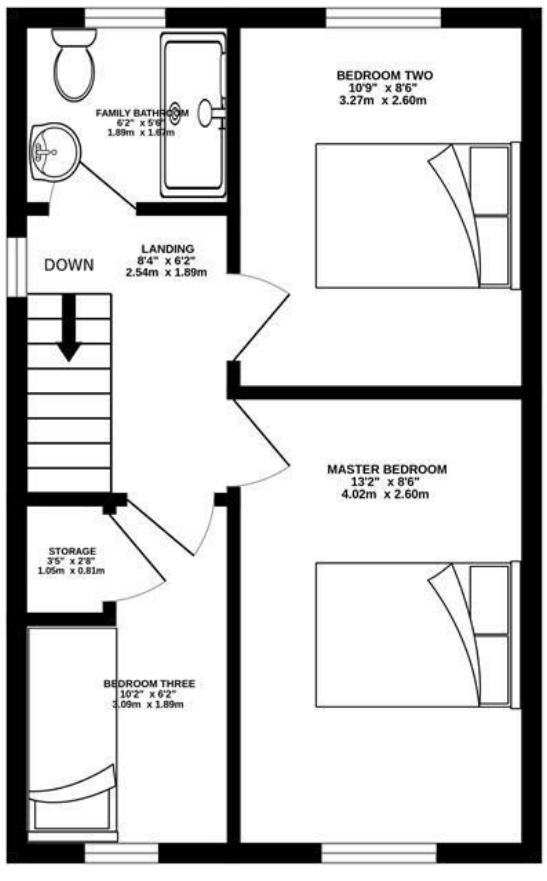
Brens Den

BEN ROSE

GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 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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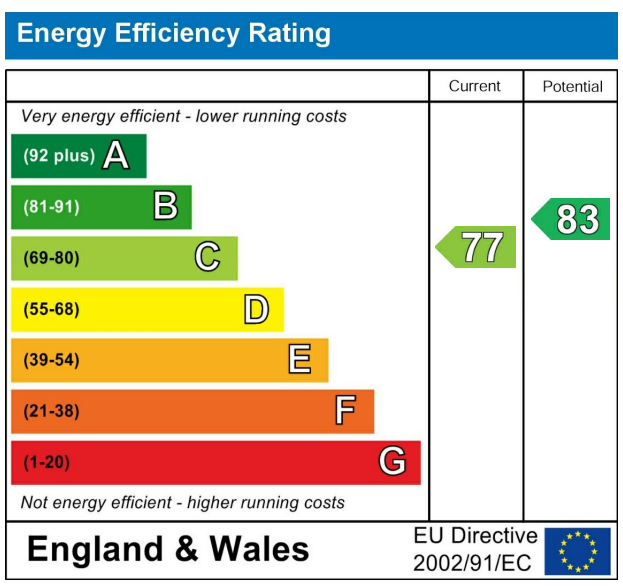
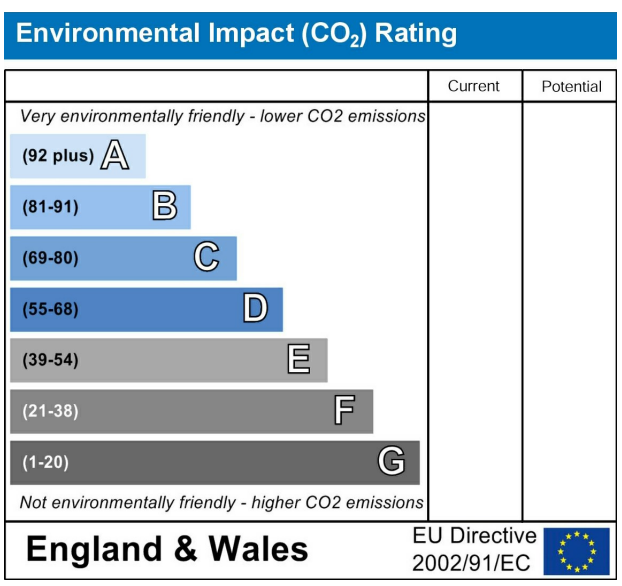
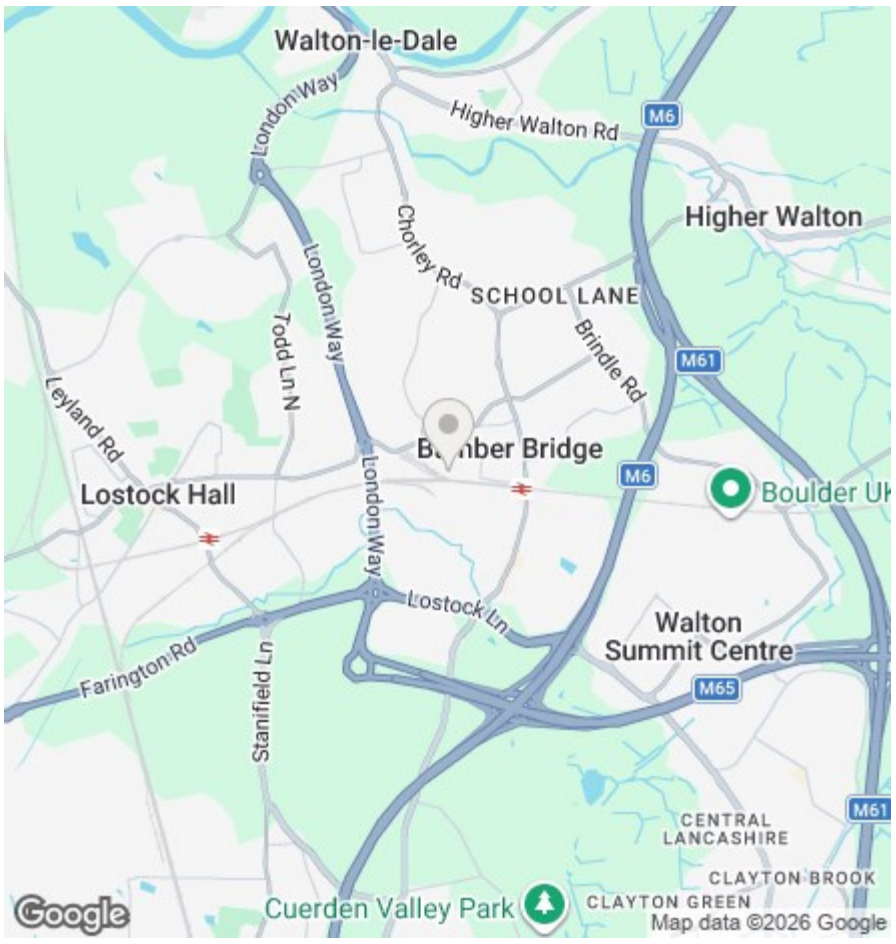
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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