



## Oak Leaf Drive, Bamber Bridge, Preston

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, located in a highly sought-after area of Bamber Bridge, Lancashire. Set on a peaceful residential street, this lovely property offers the perfect blend of modern living and convenience, making it an ideal choice for families and professional buyers alike. The home is situated just a short distance from Bamber Bridge town centre, which provides a wide range of local shops, bars, restaurants, pubs, and schools, all within easy reach. For commuters, the property benefits from excellent transport links, including the Bamber Bridge rail station with direct services to Preston and Blackburn, along with frequent bus routes to surrounding towns. The nearby M6, M61, and M65 motorways ensure effortless access to major destinations such as Manchester, Chorley, and the wider North West region.

As you step through the front door, you're greeted by a bright and welcoming entrance hall that provides access to all principal rooms. The spacious lounge on one side spans the length of the property and is beautifully lit by a large bay window, creating a warm and inviting atmosphere. To the other side lies the modern open-plan kitchen and dining area, complete with a range of contemporary wall and base units, integrated appliances, and ample space for a family dining table. French doors open out onto the garden, seamlessly connecting indoor and outdoor living. Completing the ground floor is a WC for added convenience.

To the first floor, the property offers three well-proportioned double bedrooms, each tastefully decorated and filled with natural light. The master bedroom enjoys the added benefit of its own private ensuite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom, featuring a sleek suite and stylish finishes.

Externally, the home sits on a generous plot with a private driveway providing off-road parking for two cars, along with a detached garage offering additional storage space. To the side and rear, you'll find a secluded garden complete with a paved patio and raised wooden decking, surrounded by mature plants and shrubs, providing an ideal space for outdoor dining and relaxation.

In summary, this delightful detached property offers modern comfort, a peaceful setting, and excellent connectivity, making it a perfect family home ready to move straight into.





































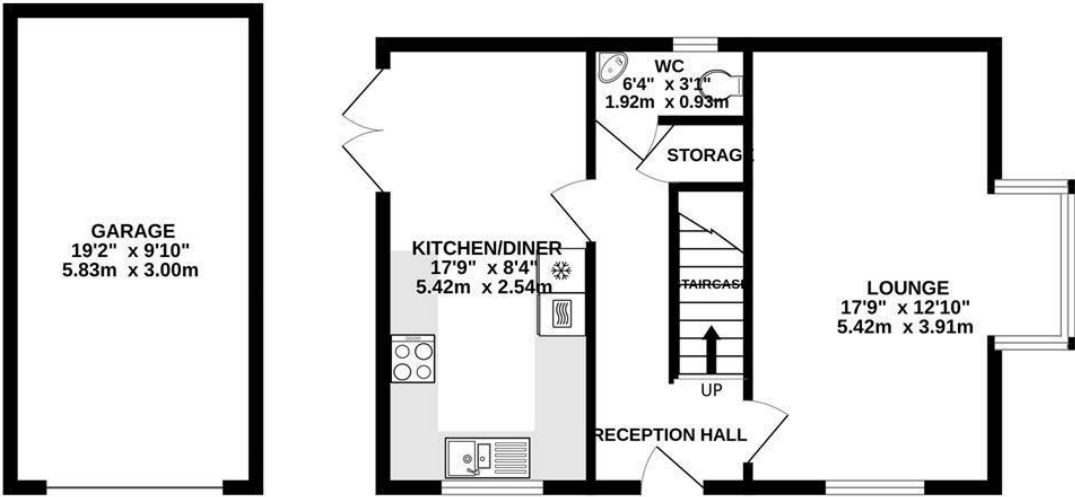




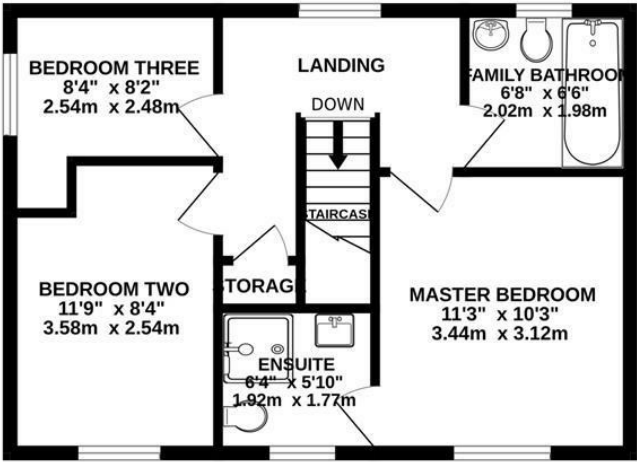


# BEN ROSE

GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.8 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) <b>A</b>	<b>82</b>	<b>82</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		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		