



Walnutwood Avenue, Bamber Bridge, Preston

Offers Over £259,950

Ben Rose Estate Agents are pleased to present to market this well-presented detached family home, ideally positioned in a sought-after area of Bamber Bridge. Set back from the main road and enjoying pleasant views overlooking a green, this spacious property offers versatile accommodation that is perfectly suited to families and couples looking for a home with flexible living space. The property is conveniently located close to Bamber Bridge town centre, where a fantastic selection of shops, bars, restaurants, pubs and well-regarded schools can be found. Excellent transport links include regular rail services to Preston and Blackburn, frequent bus routes, and easy access to the M6, M65 and M61 motorways, making commuting across the region simple.

Entering through the porch, you are welcomed into a spacious lounge, providing a comfortable setting to relax. A standout feature of the home is the converted garage, now offering a generous playroom/office with the flexibility to suit a variety of lifestyles. A convenient ground floor WC is located off the hallway before leading through to the impressive full-width kitchen and dining room. The modern fitted kitchen features a gas hob and ample storage, while sliding doors open directly onto the rear garden, allowing plenty of natural light to fill the space.

The first floor hosts a spacious master bedroom complete with a private en-suite shower room. There are two further well-proportioned double bedrooms, ideal for family members or guests, all served by a stylish three-piece family bathroom finished to a modern standard.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is a private, enclosed south-facing garden, a fantastic space to enjoy throughout the day, featuring high fencing for added privacy, a paved patio and a low-maintenance artificial lawn. Combining flexible living space, a desirable location and excellent commuter links, this is a fantastic home ready for its next owners.

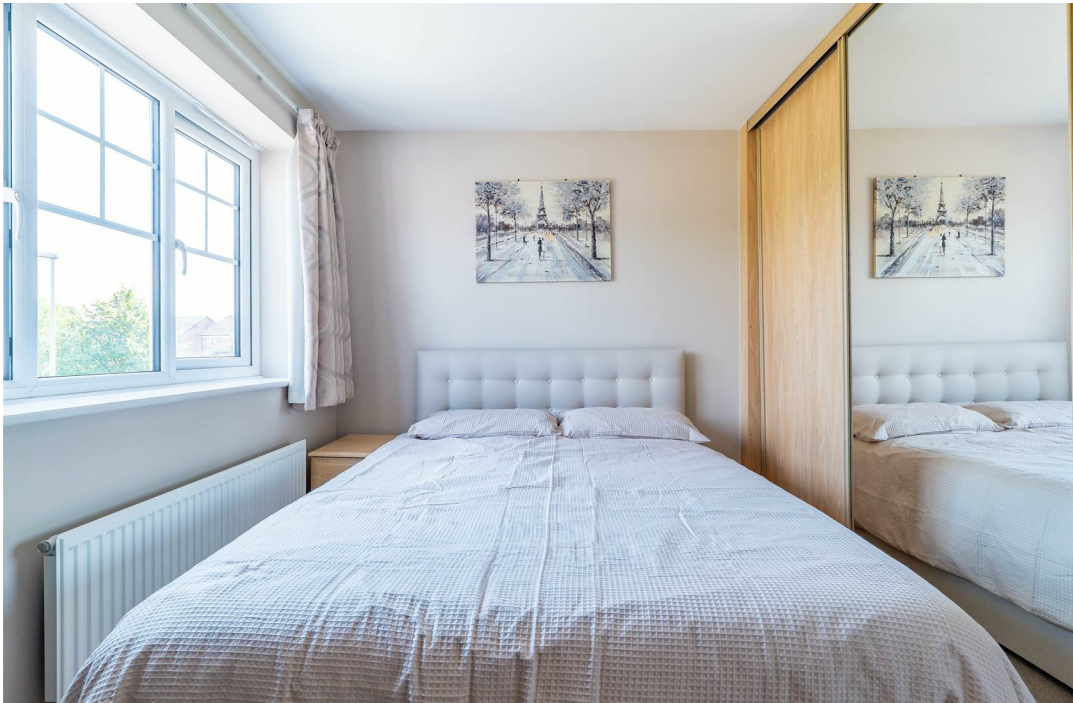














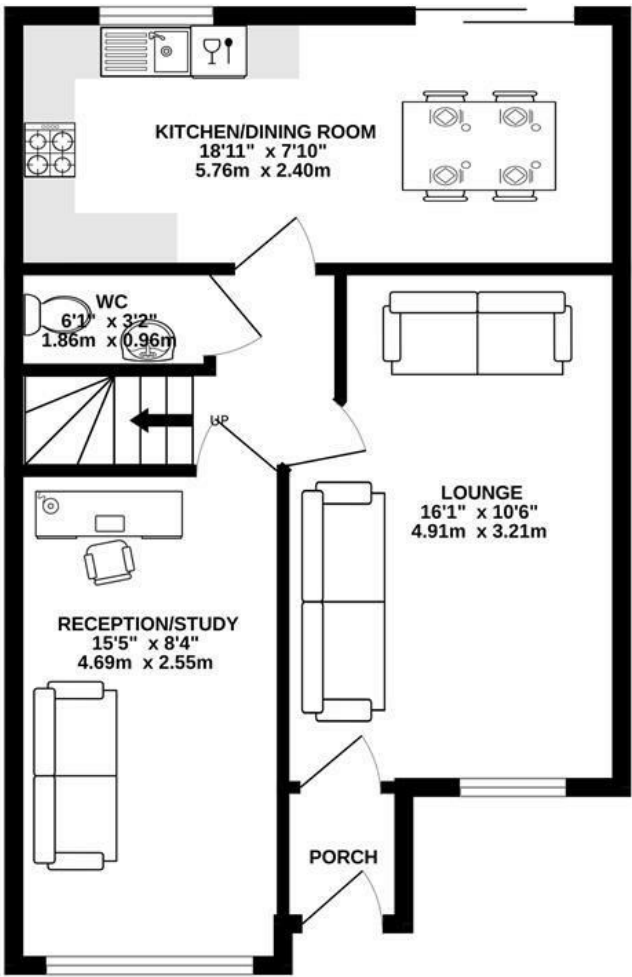




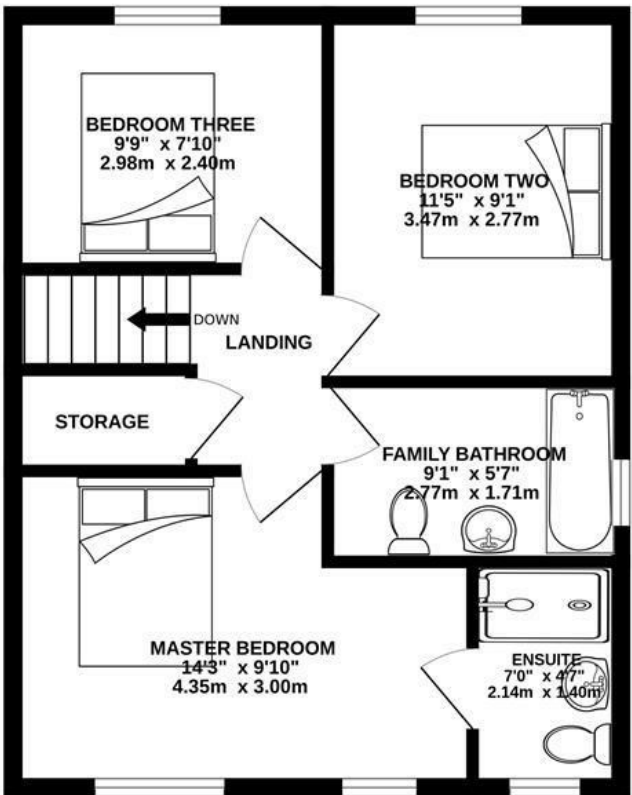


BEN ROSE

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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		
	75	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

