



Withy Gardens, Bamber Bridge, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace, tucked away within a quiet and sought-after residential development in Bamber Bridge, Lancashire. Ideal for couples and growing families alike, this modern home offers spacious accommodation throughout, finished to a high standard and ready to move straight into. Bamber Bridge is a popular location thanks to its excellent commuter links, including easy access to the M6, M61 and M65 motorways, nearby train stations at Bamber Bridge and Preston, and regular bus routes into surrounding areas. The property is also conveniently positioned for local shops, supermarkets, well-regarded schools, leisure facilities and amenities, with Preston city centre and the wider Lancashire countryside just a short drive away.

Upon entering the home, you are welcomed into a bright entrance hall with access to a generously sized downstairs WC. Moving through, you'll find a spacious and inviting lounge, beautifully presented and filled with natural light, complete with handy understairs storage. To the rear of the property is a modern kitchen diner, offering ample worktop space and storage along with integrated appliances including a dishwasher, fridge freezer, oven, hob and wine fridge. There is plenty of room for a family dining table, making it a perfect space for entertaining, with views overlooking the garden creating a light and airy feel.

To the first floor, the spacious landing benefits from a built-in storage cupboard. The master bedroom is well-proportioned and features built-in drawers, a dressing table and fitted wardrobe space, along with a modern ensuite comprising a corner shower, WC and wash basin. A second double bedroom overlooks the rear garden, while the third bedroom, currently utilised as a dressing room, benefits from built-in wardrobes and would equally serve well as a nursery or home office.

Completing the interior is a contemporary three-piece family bathroom finished in a modern style.

The property also benefits from having a partially boarded loft with pull down ladder and lighting, which is perfect for additional storage needs

Externally, the property enjoys a small lawned garden to the front with pleasant views over a communal green space. There is one designated parking space on the carpark along with visitor parking, which operates via a permit system to ensure spaces remain for residents and their guests. To the rear, the enclosed garden is mainly laid to lawn with shrubs and plants ready to bloom, alongside a seated patio area ideal for outdoor dining. A shed with electricity points and lighting provides excellent additional storage or potential for use as a workshop. There is also an external tap and electrical power point. This is a fantastic opportunity to acquire a modern, low-maintenance home in a well-connected and family-friendly location.







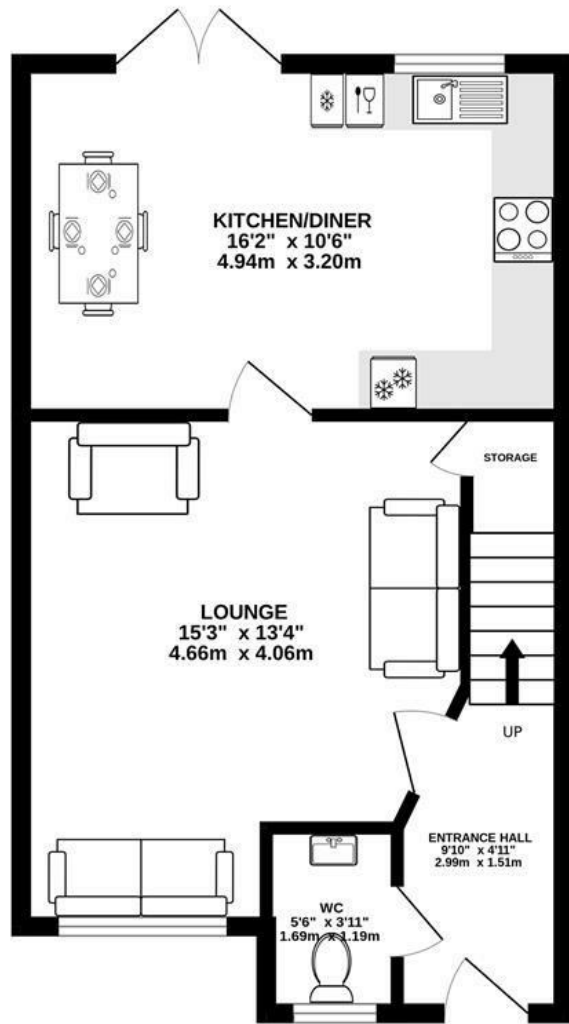




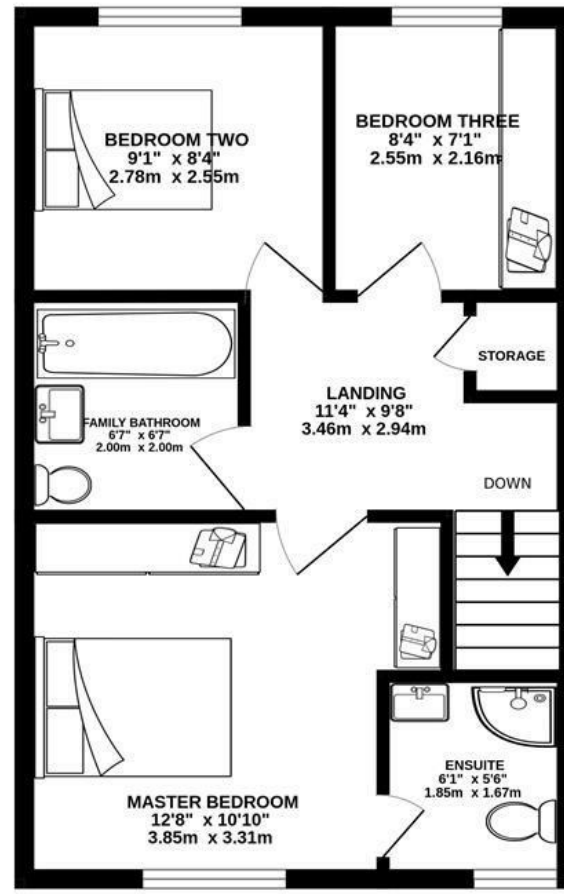


BEN ROSE

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

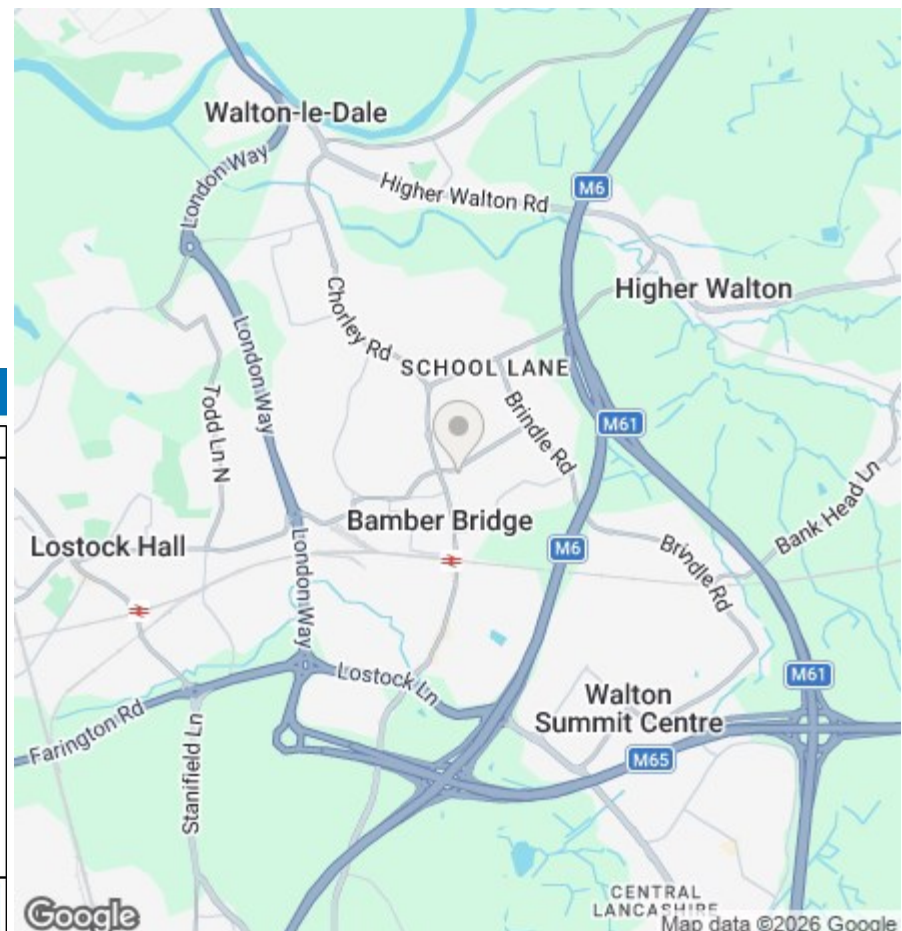


TOTAL FLOOR AREA: 858 sq.ft. (79.8 sq.m.) approx.

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.
Made with Metropix ©2026



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 2002/91/EC	

Environmental Impact (CO₂) 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	