



Ancona Drive, Bamber Bridge, Preston

Offers Over £209,995

Ben Rose Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, perfectly positioned on a peaceful cul-de-sac in the highly sought-after town of Bamber Bridge. Just a short drive from the city of Preston, the property is surrounded by excellent local schools, shops, and amenities, making it an ideal choice for families. Additionally, it boasts fantastic travel connections, with a nearby train station and convenient access to the M6 and M61 motorways.

Upon entering, you are welcomed into a bright entrance hall, which provides access to a generously sized WC and the spacious lounge. The lounge offers ample room for a large sofa set and additional furnishings, creating a comfortable living space with direct access to both the staircase and the modern kitchen/diner. The kitchen/diner is well-proportioned and features a stylish, contemporary design with ample wall and base units, an integrated hob, oven, fridge freezer, and dishwasher. Adjacent to the kitchen, there is plenty of space for a large family dining table, while natural light floods the area through patio doors that open onto the rear garden.

Upstairs, the property comprises three well-sized bedrooms. Two of the bedrooms are doubles, while the third is ideally suited as a home office or study. A three-piece family bathroom, complete with an over-the-bath shower, serves the household, and additional storage can be found on the landing. The master bedroom is a comfortable double, benefitting from a private three-piece ensuite shower room.

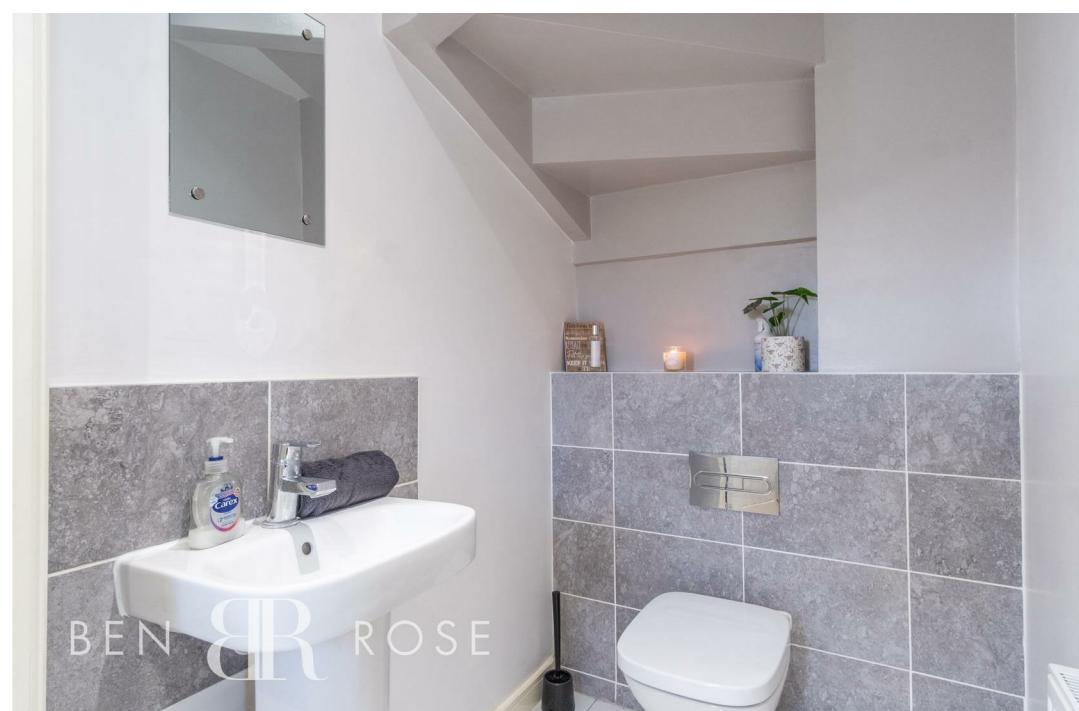
Externally, the property enjoys a good-sized, south-facing rear garden with both a patio and a lawn area, separated by gated fencing for added privacy. There is side access leading to the front of the home, where two designated parking spaces are available. The property is not overlooked at the front, ensuring additional privacy, and is set within a quiet, family-friendly neighborhood.

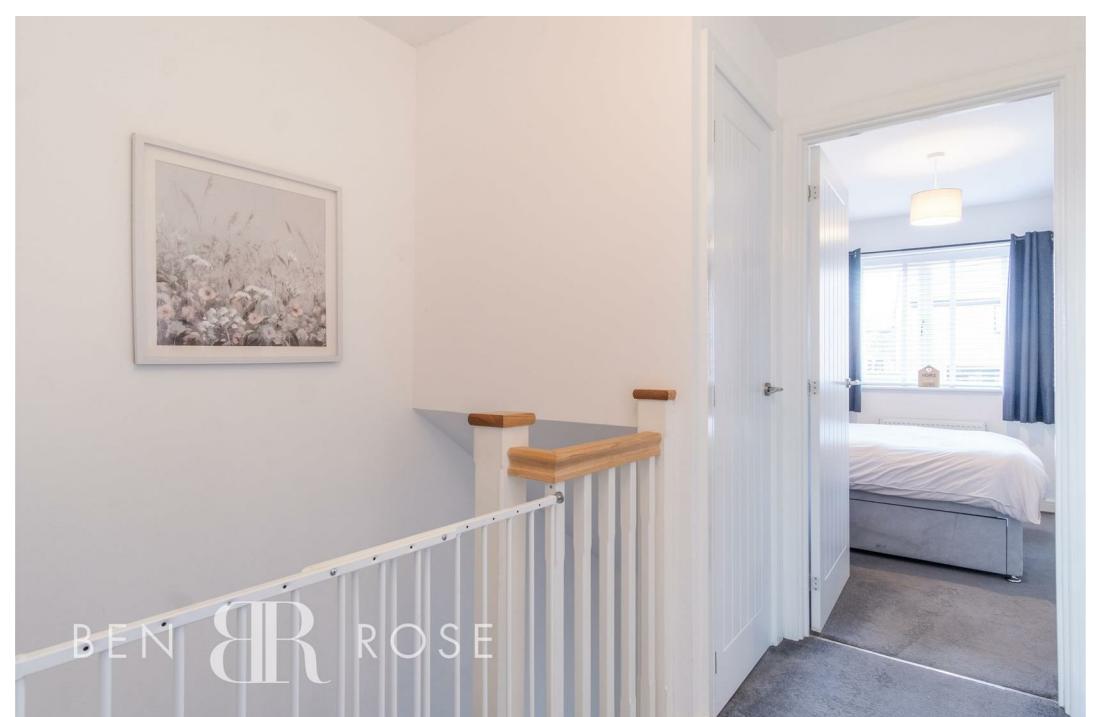


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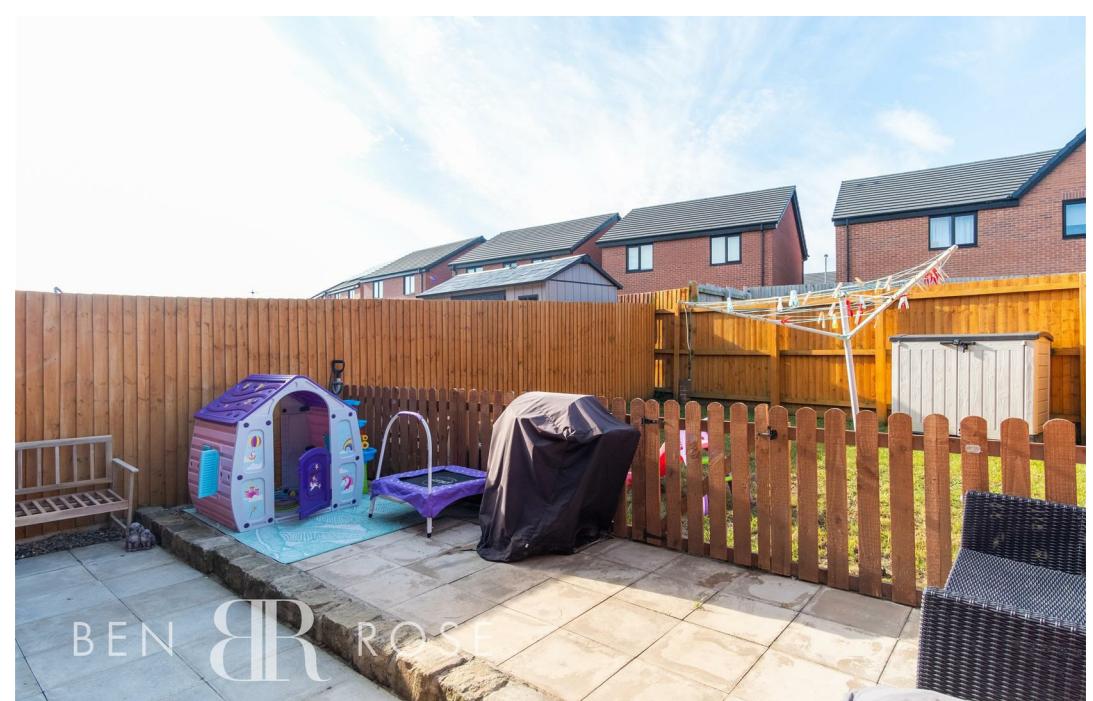
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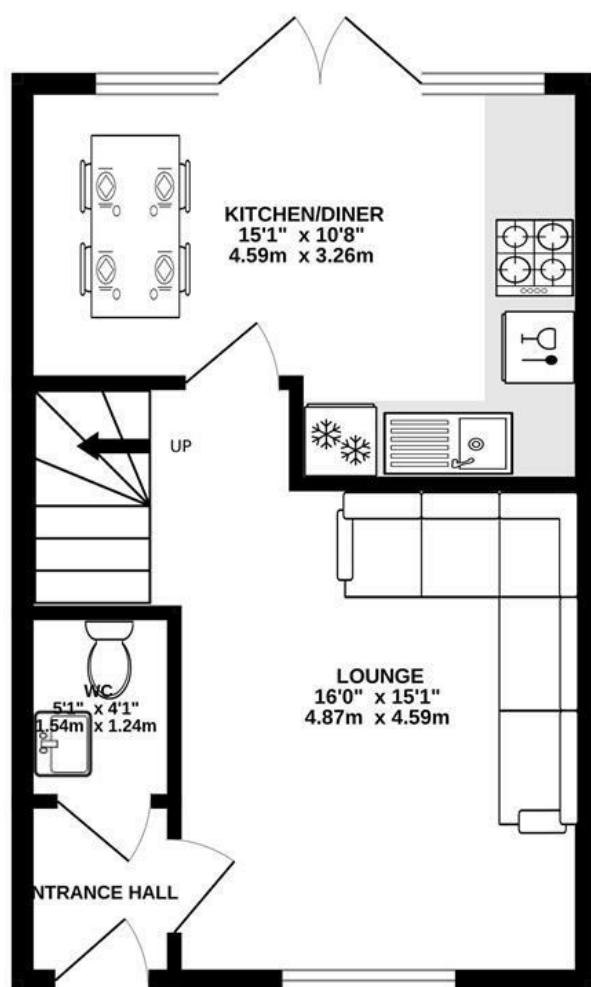




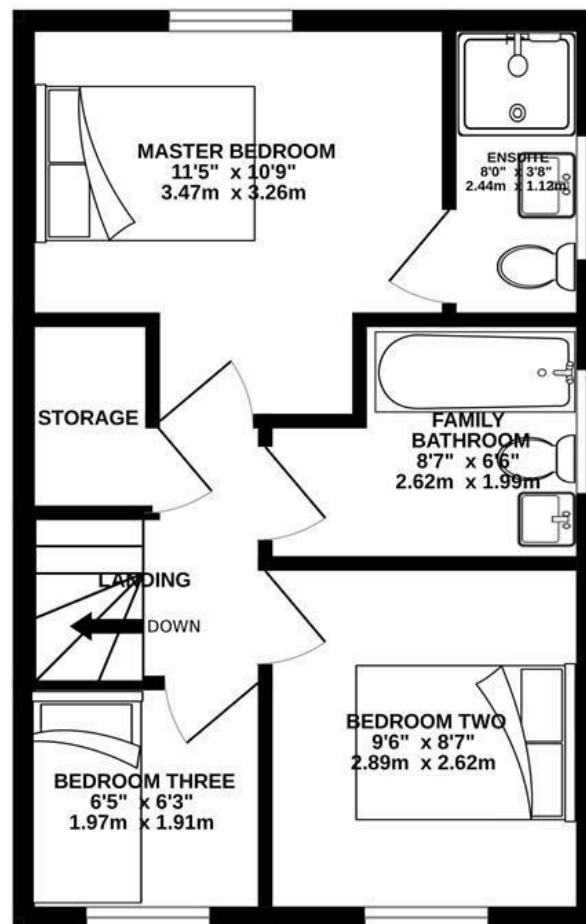


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GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



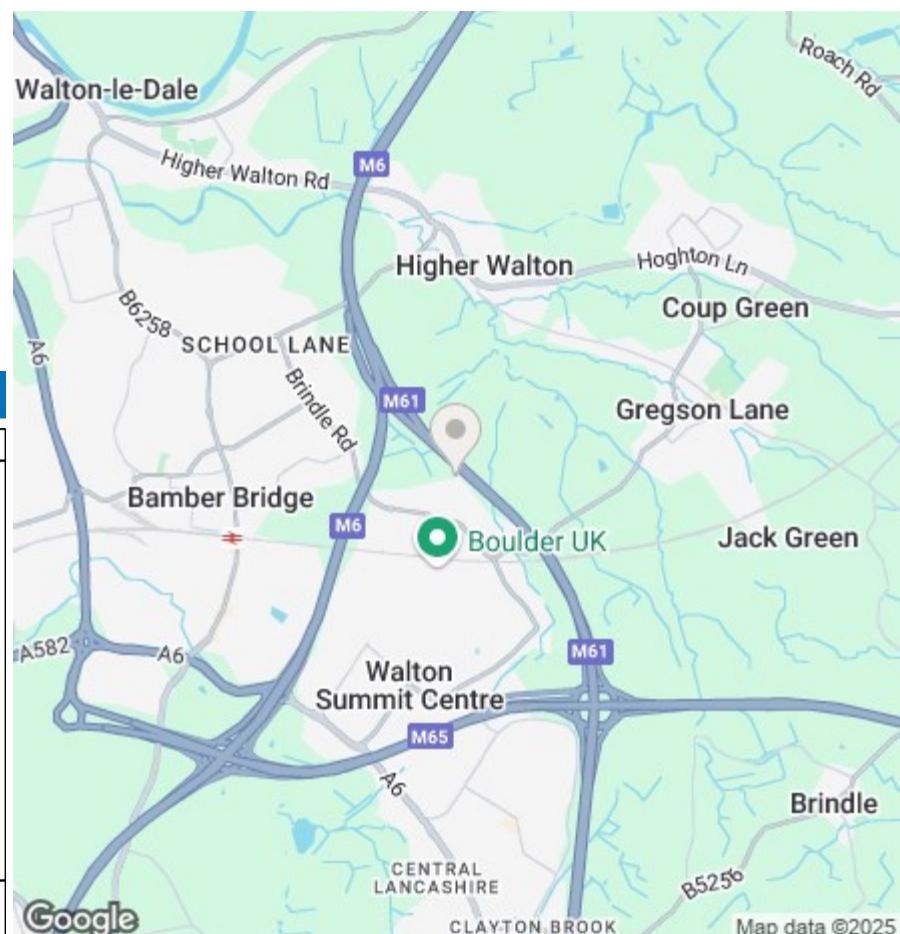
1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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	96
(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 (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	