BEN ROSE



Brownedge Road, Bamber Bridge, Preston

Offers Over £289,950

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom semi-detached property, occupying an enviable corner plot just outside Preston. Offering ample living space both inside and out, this would make an ideal family home. The property is located in Bamber Bridge, with excellent travel links to all major towns and cities in the surrounding area, alongside easy access to the M6 and M61 motorways. Local shops, schools, and amenities are also within easy reach.

Internally, the property briefly comprises a welcoming entrance porch/boot room leading into the main entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious family lounge, featuring a central fireplace and large bay-fronted window overlooking the front aspect. Towards the rear of the home is the kitchen, which features an integrated dishwasher and washing machine, alongside additional space for freestanding appliances. Just off the kitchen is the dining room, offering space for a family dining table and benefiting from sliding door access to the garden. A convenient W.C. located beneath the stairs completes the ground floor.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a bay-fronted window, while bedrooms two and three both feature integrated storage. Completing this level is the three-piece family bathroom, which benefits from an over-the-bath shower.

Externally, the property occupies an exceptional corner plot, offering ample garden and parking space. To the side of the home is a private laid lawn with gated access from the front and towards the rear section of the property. Here, you will find parking for multiple vehicles, further gated access from the side street, and a double garage.

To the rear is a separate enclosed yard featuring a patio area and shed, providing a useful additional outdoor space. The generous plot also offers excellent potential for extending the property, subject to any necessary planning permissions. The home further benefits from a newly upgraded roof.

Early viewing is highly recommended to fully appreciate the generous plot, outdoor space, and potential this property has to offer.
















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HOGWARTS EXPRESS









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SKYE















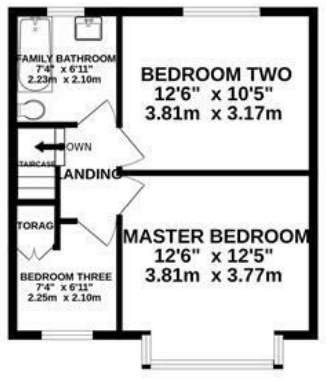
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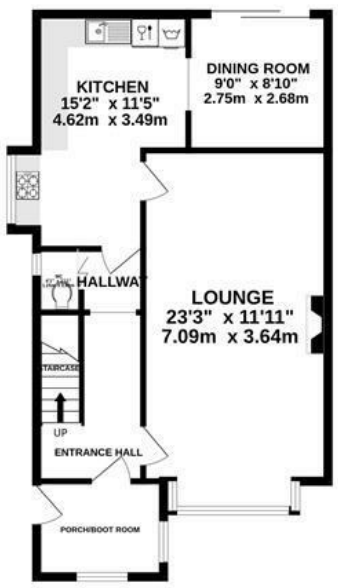
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GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.

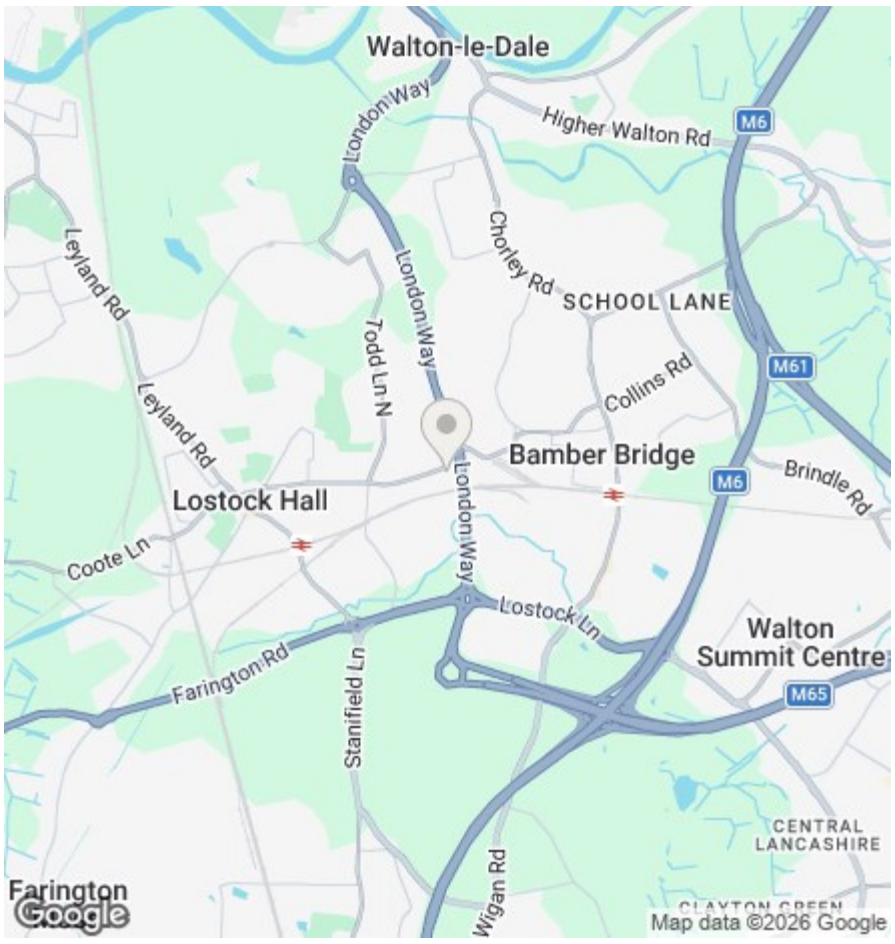


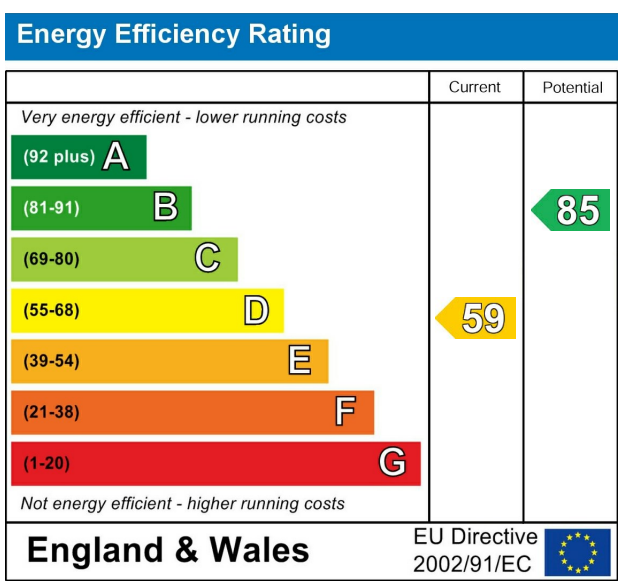


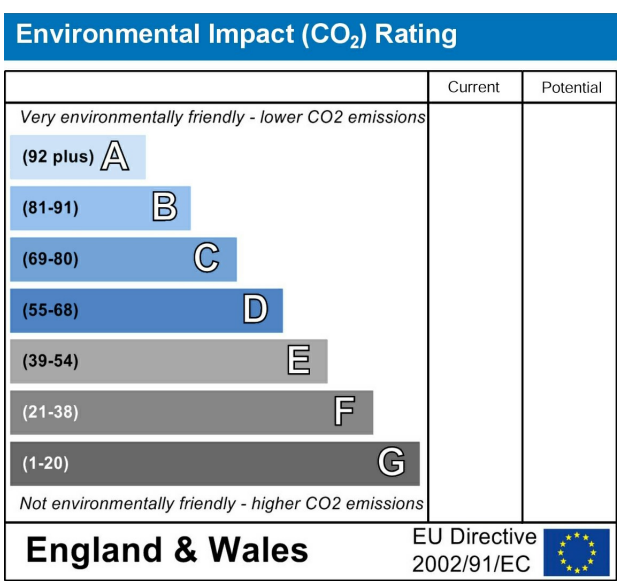
TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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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