BEN ROSE

Loom Crescent, Bamber Bridge, Preston **Offers Over £224,950**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom, semi-detached property in the sought-after town of Bamber Bridge. This family home boasts a modern standard throughout and offers bright and airy living space, perfect for comfortable and contemporary living. Situated in a desirable location, this home benefits from excellent travel links, with Bamber Bridge station just 0.3 miles away and Preston station and city centre a 20-minute drive. Additionally, Sainsbury's, Morrisons, and Aldi are all within 0.5 miles, making them easily walkable. The Capitol Centre retail park is also conveniently located within a 9-minute drive and is accessible by bus, ensuring easy access to a wide range of shops and amenities.

Internally, the property comprises a spacious, welcoming entrance hall that leads into the lounge. The lounge is of a good size and features a large south-facing window that allows for ample light. Moving through, you will enter the beautiful, open-plan kitchen/diner. The stunning kitchen is equipped with integrated appliances, and the dining area can comfortably accommodate a large family dining table with patio doors leading out into the rear garden. Velux windows above fill the space with natural light, creating a welcoming atmosphere. Completing the ground floor, and located just off the entrance hall, is a convenient storage cupboard and WC.

Moving upstairs, you will find three well-appointed bedrooms. Two are spacious doubles, with the third making an ideal home office/study. Lastly, you'll find a modern four-piece family bathroom with a bath, standalone shower, and a good-sized storage cupboard located off the landing.

Externally, to the front of the property is space for two cars off-road. To the rear is an easy-to-maintain garden, primarily lawned throughout with tall fencing and a patio for outdoor seating. Gated access to the front and side of the home can also be found here.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

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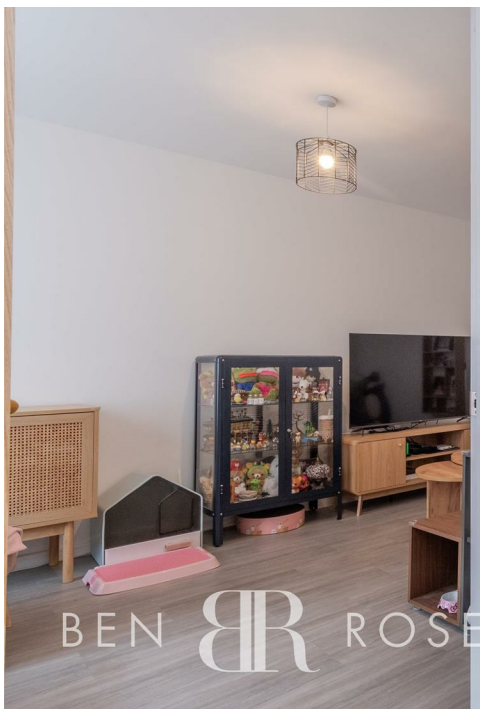

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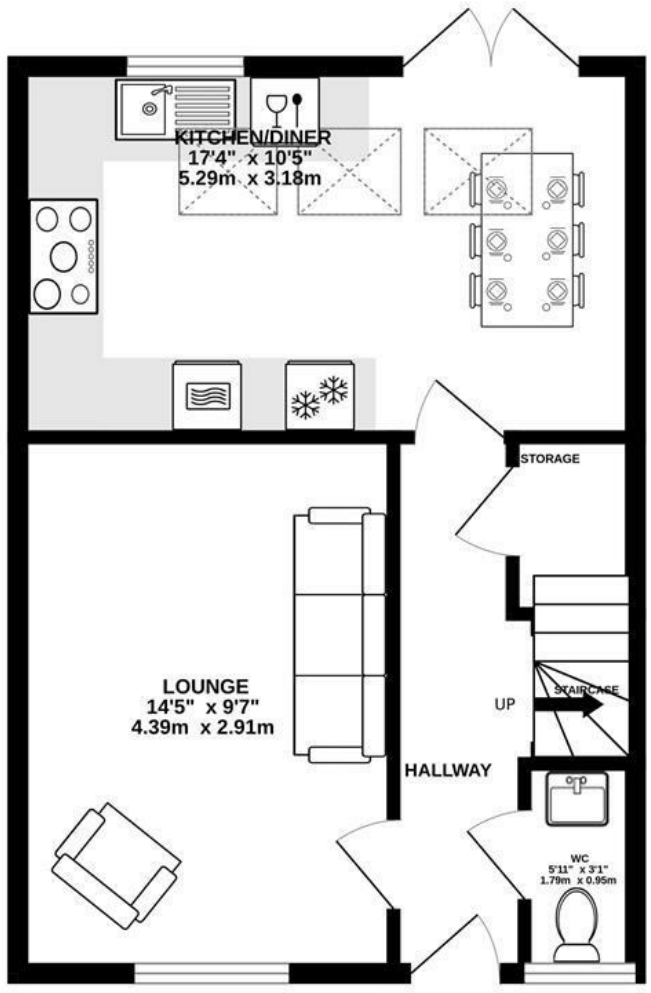
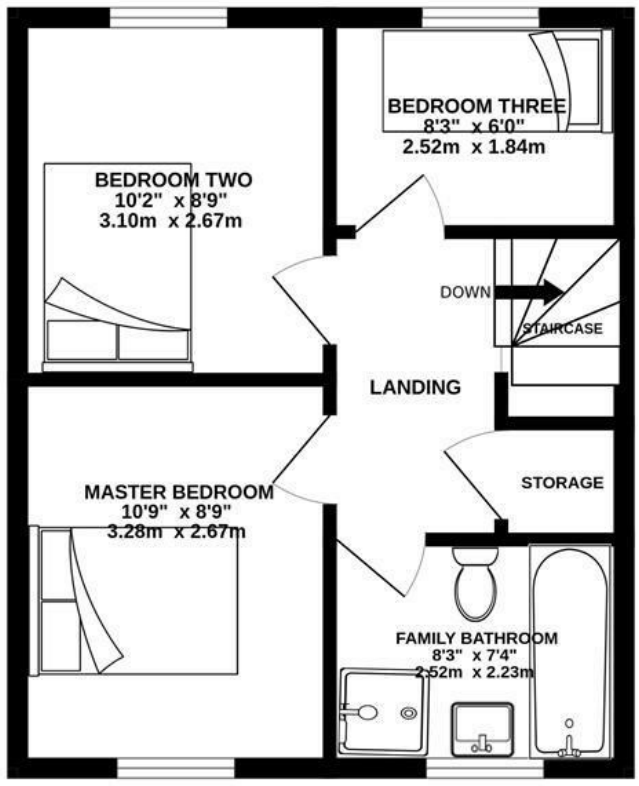
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 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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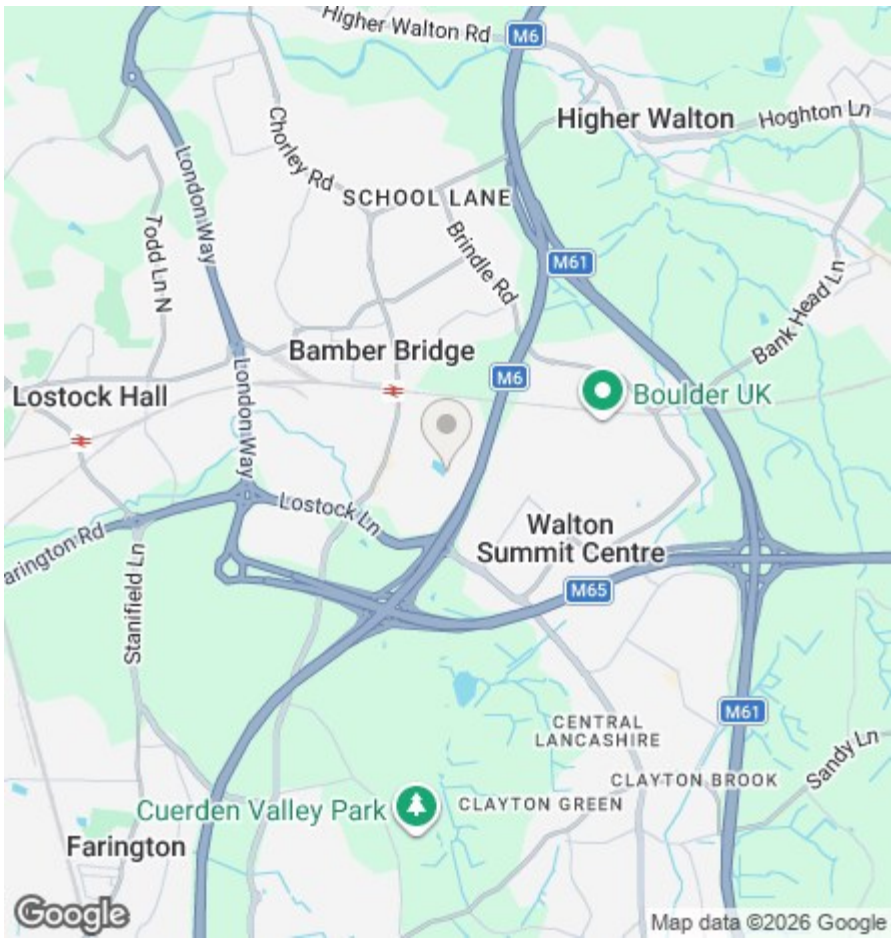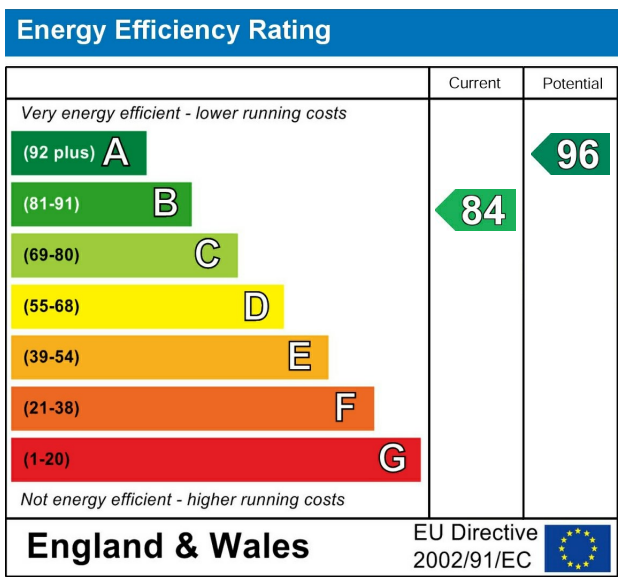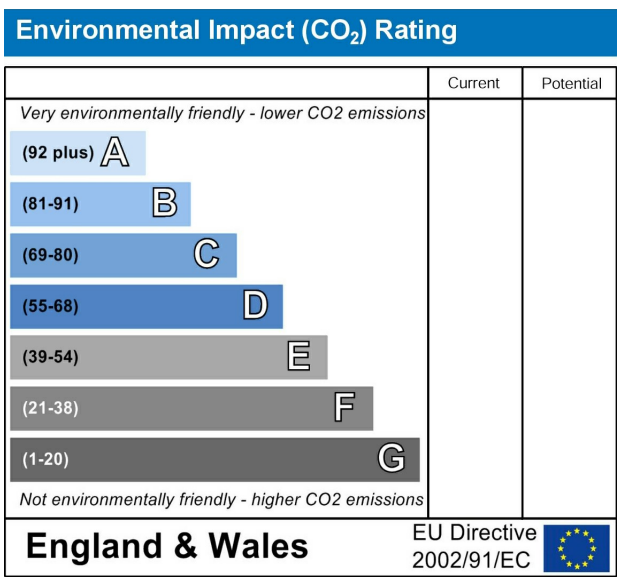
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.