BEN ROSE



Mill Street, Bamber Bridge, Preston

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached home, set across three floors in the sought-after town of Bamber Bridge. Finished to a modern standard throughout, this property offers a bright and airy living space, making it an ideal choice for families seeking a comfortable and contemporary home. The property is ideally situated close to a range of local amenities, including shops, schools and leisure facilities, while excellent transport links provide convenient access to nearby towns and cities, making it particularly appealing for commuters.

Upon entering, you are welcomed by an inviting entrance hall, which provides access to the convenient ground-floor WC. The ground floor is home to an impressive open-plan lounge, dining area and kitchen, spanning the full length of the property to create a spacious and sociable environment. The modern kitchen comes equipped with integrated appliances, while the lounge and dining area offers ample room for a comfortable sofa set and a family dining table. Beautiful patio doors open directly onto the secluded rear garden, creating a lovely connection between indoor and outdoor living. Velux windows above allow plenty of natural light to flood the space, enhancing the bright and welcoming atmosphere. A useful storage cupboard, located off the lounge and dining area, provides additional practicality.

Moving up to the first floor, you will find two well-proportioned bedrooms, comprising a spacious double bedroom with fitted wardrobes and a comfortable single bedroom. These rooms are served by a modern three-piece family bathroom, complete with an over-bath shower, providing a practical and well-appointed space for the household.

The entire second floor is dedicated to the impressive master bedroom, creating a spacious and private retreat away from the rest of the home. Stunning Velux windows allow an abundance of natural light to fill the room, while the addition of a private three-piece en-suite offers extra comfort and convenience.

Externally, the property benefits from a private driveway with space for two cars, providing convenient off-road parking. To the rear, a good sized landscaped garden featuring a beautiful decking area for outdoor seating and a lawn. This attractive outdoor space offers an ideal setting for entertaining guests, enjoying family time or simply relaxing in the warmer months.

Combining modern interiors, a versatile three-storey layout and a desirable location, this beautifully presented home offers spacious and practical accommodation for family living. Early viewing is highly recommended to fully appreciate all that this property has to offer.










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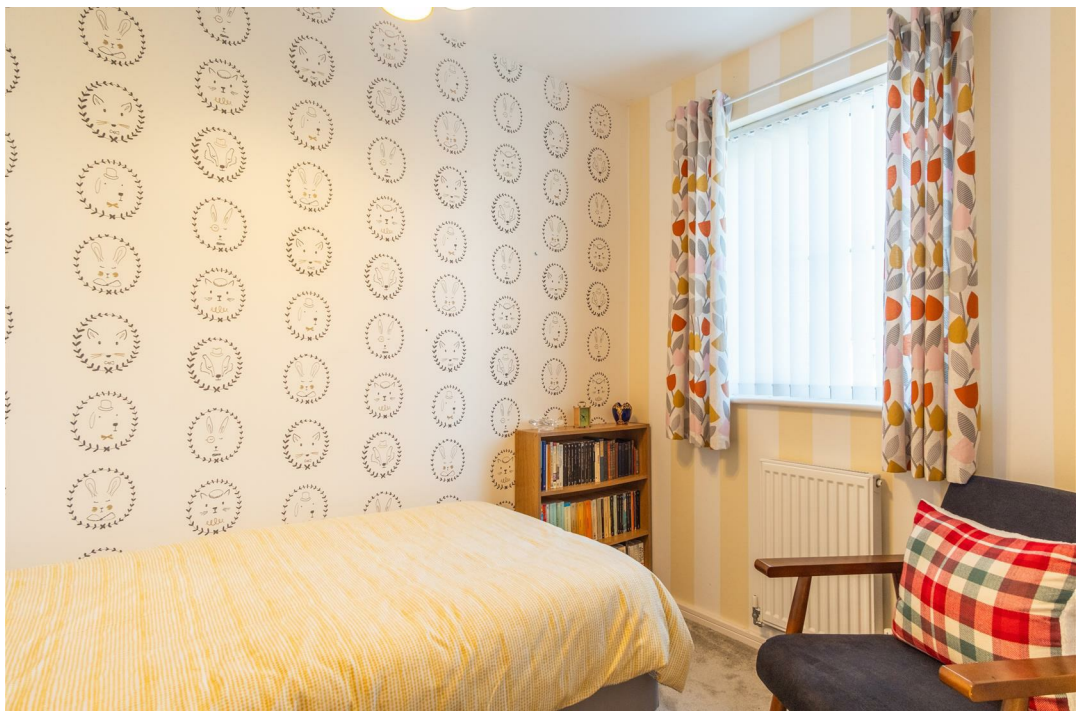


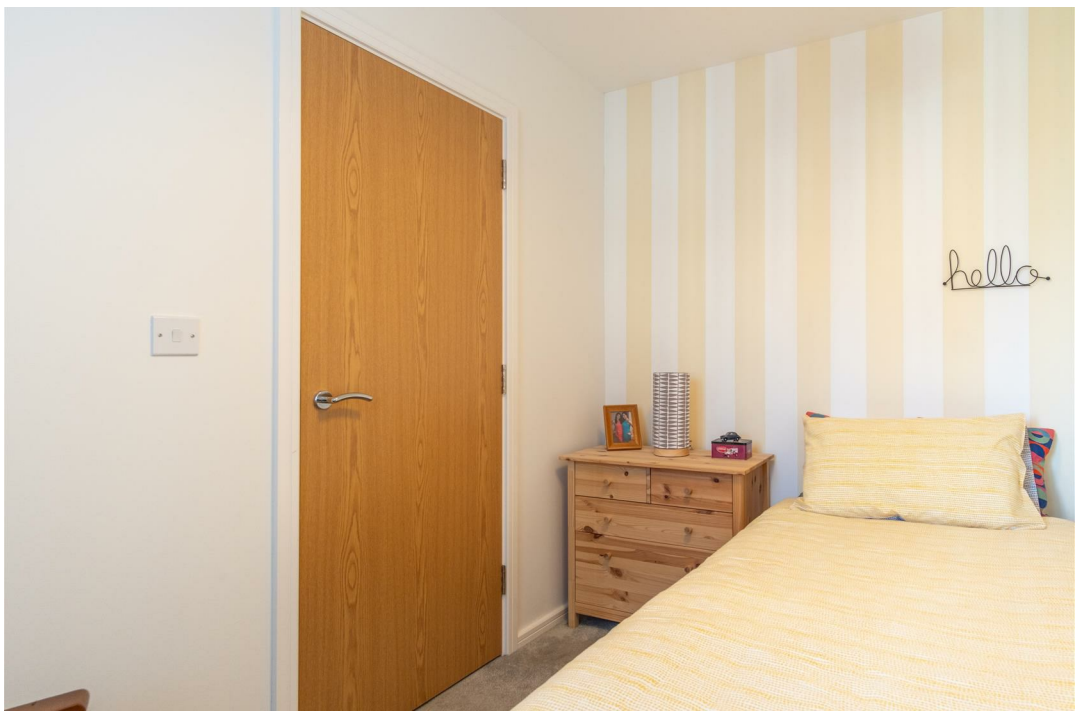
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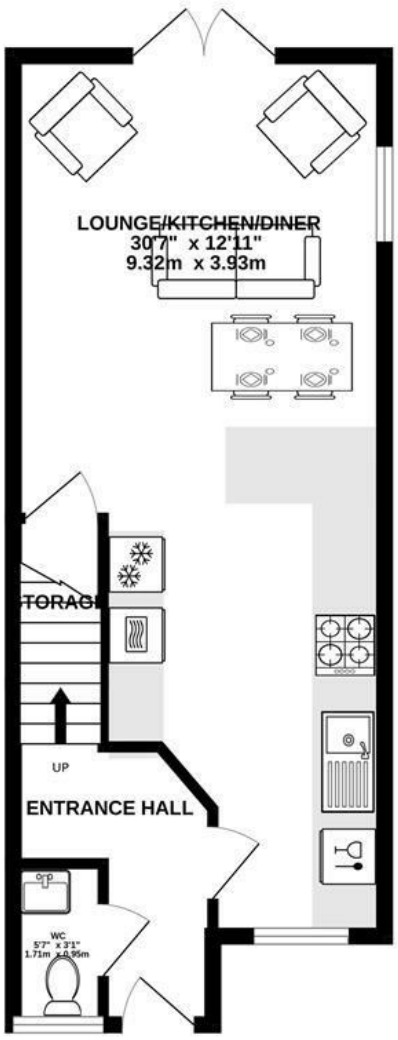




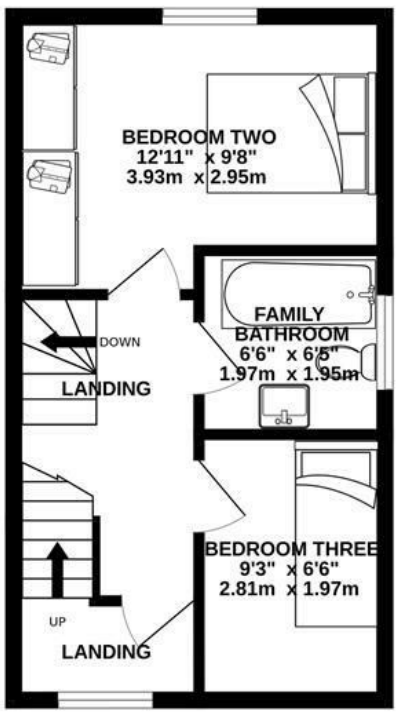
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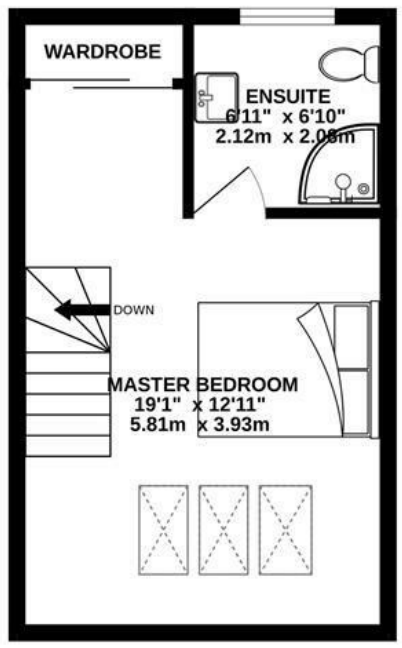
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



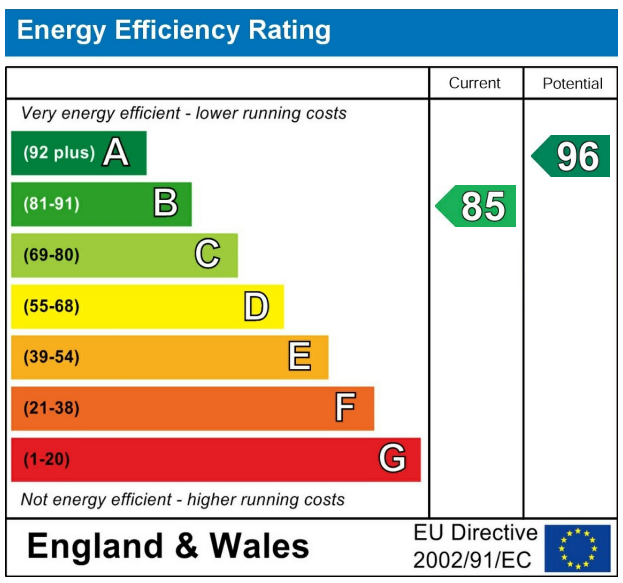
2ND FLOOR
276 sq.ft. (25.7 sq.m.) approx.

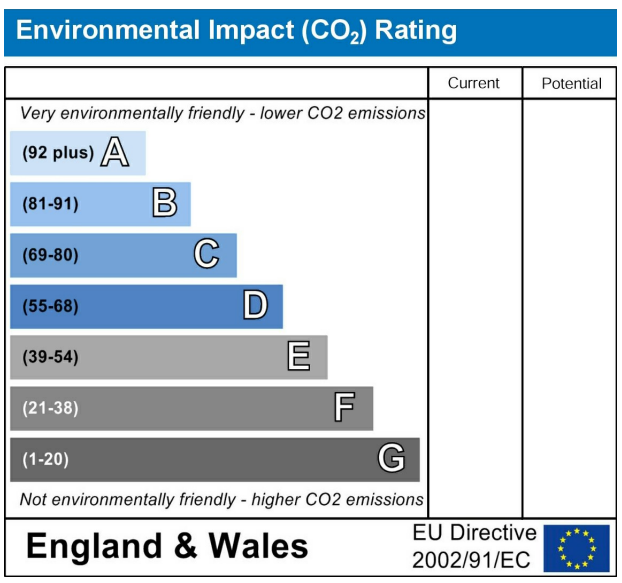


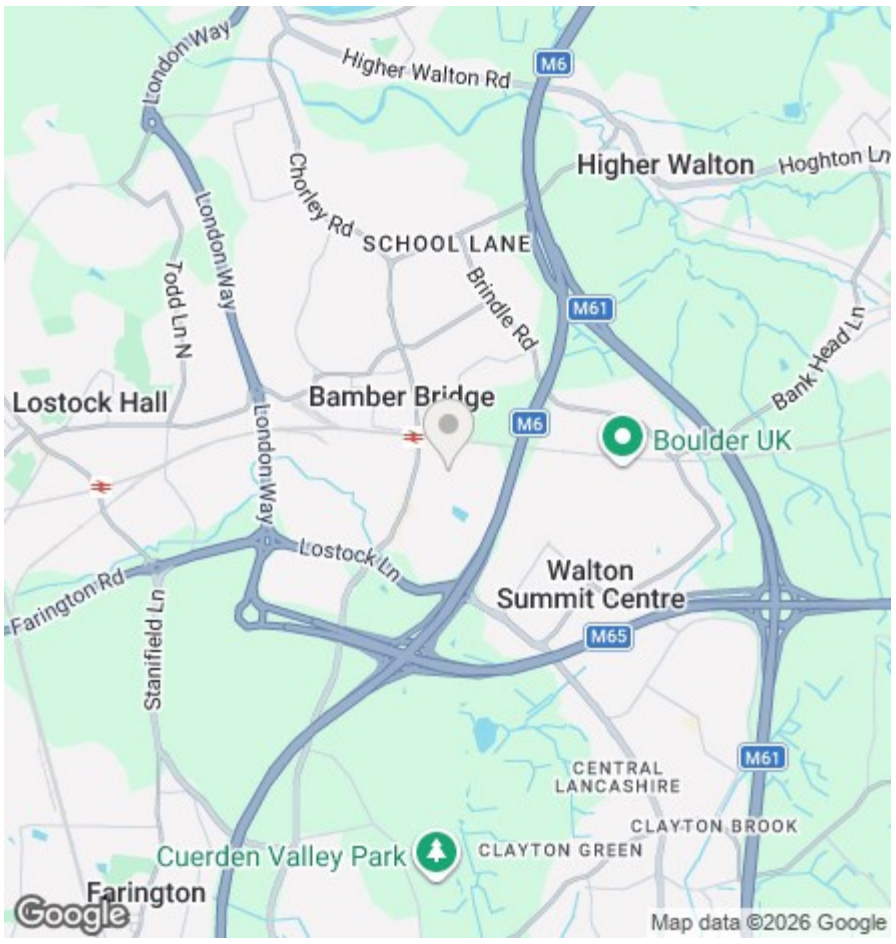
TOTAL FLOOR AREA : 998 sq.ft. (92.8 sq.m.) approx.

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.
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