



**Sussex Close, Bamber Bridge, Preston**

**Offers Over £265,000**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated three-bedroom detached home overlooking a pond area, set within a sought-after residential area of Bamber Bridge, Lancashire. Offering spacious and well-balanced accommodation throughout, this property is ideal for families and couples seeking modern living with excellent local convenience. The home is positioned close to Bamber Bridge town centre, where you will find a variety of shops, bars, restaurants and traditional pubs, along with well-regarded schools and everyday amenities. The area benefits from strong transport connections, including rail services to Preston and Blackburn, regular bus routes, and easy access to the M6, M65 and M61 motorways, placing Preston, Blackburn and Chorley all within easy reach.

Stepping into the property, you are welcomed by a bright entrance hall that leads into the main living spaces and a convenient ground floor WC. The spacious lounge stretches the full length of the home and features double aspect windows, allowing natural light to pour in and create a warm, inviting atmosphere. To the rear is a large open plan kitchen and dining room, also running the full length of the property, fitted with a modern kitchen including built-in fridge/freezer, gas hob and oven. There is ample room for a family dining table, and French doors open directly onto the garden. A separate utility room provides additional storage.

Upstairs, the master bedroom is a comfortable double and benefits from its own ensuite shower room. The second bedroom is another well-sized double, while the third bedroom works perfectly as a child's room or home office. A modern three-piece family bathroom serves the remaining rooms.

Externally, the property features a small front garden and a driveway providing parking for two cars. To the rear is a large garden with a paved patio, lawn and raised wooden decking area — a fantastic outdoor space that completes this attractive, move-in-ready home.

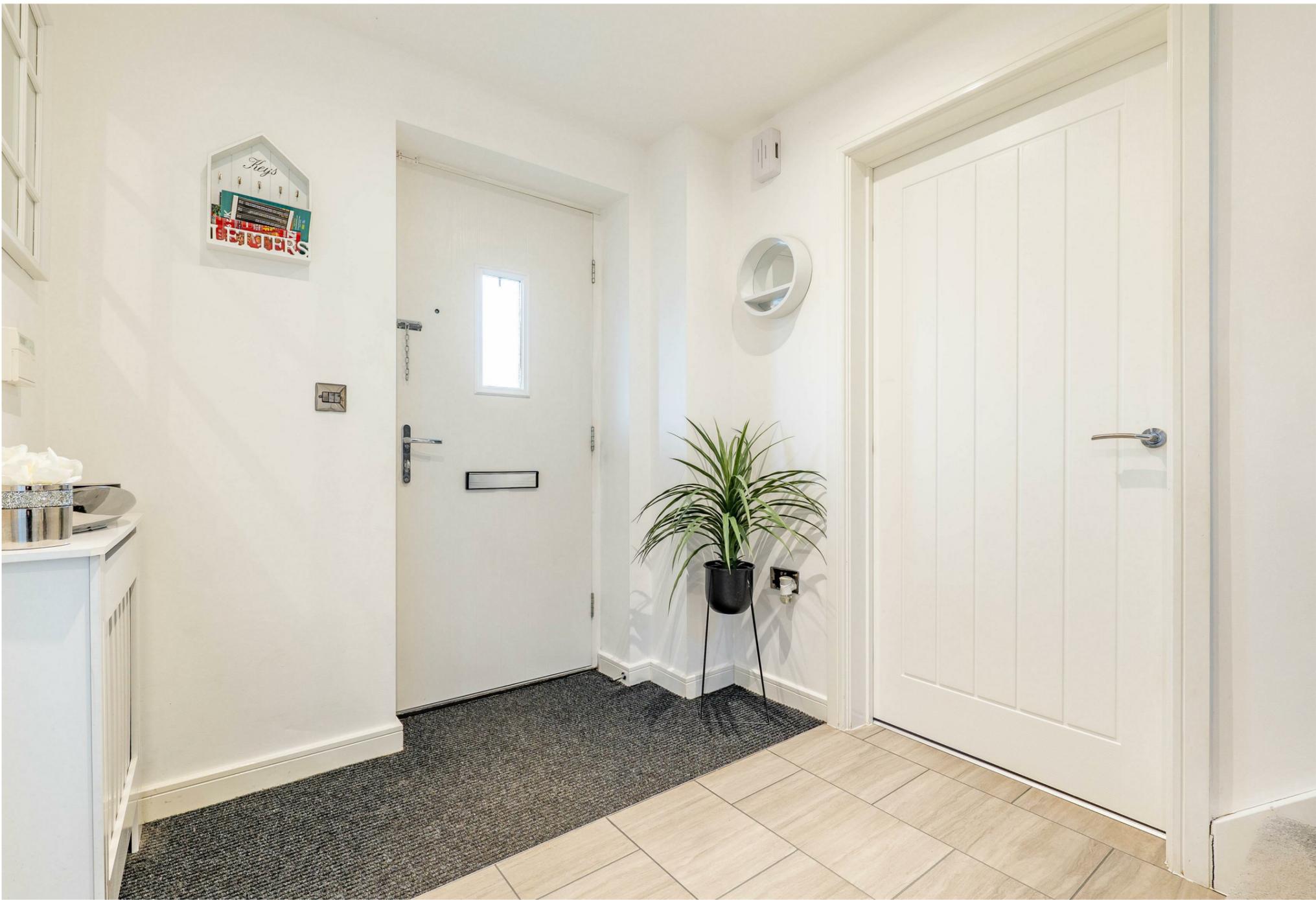


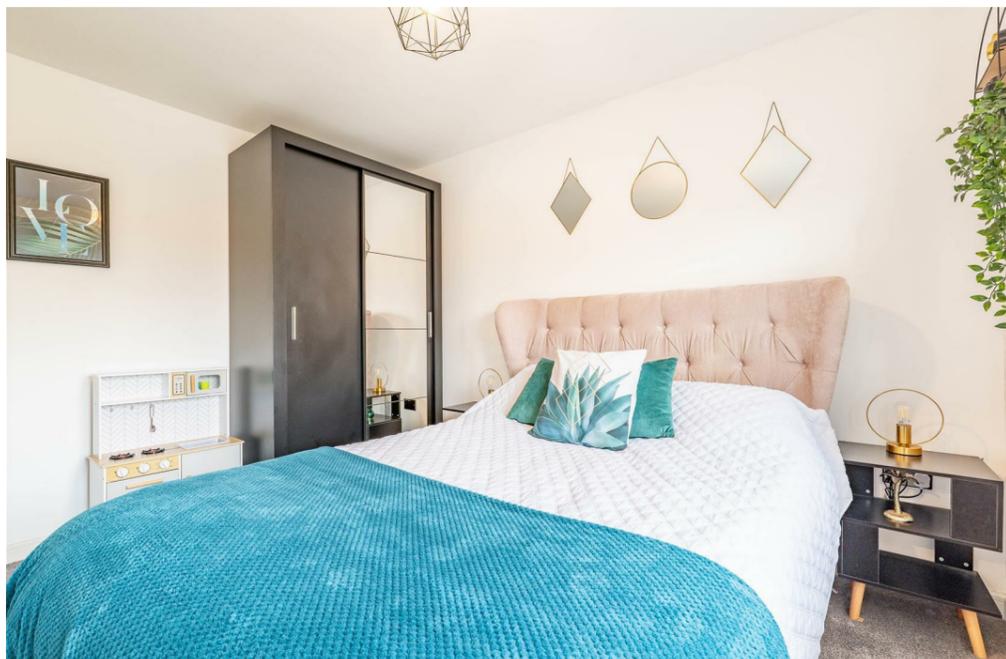




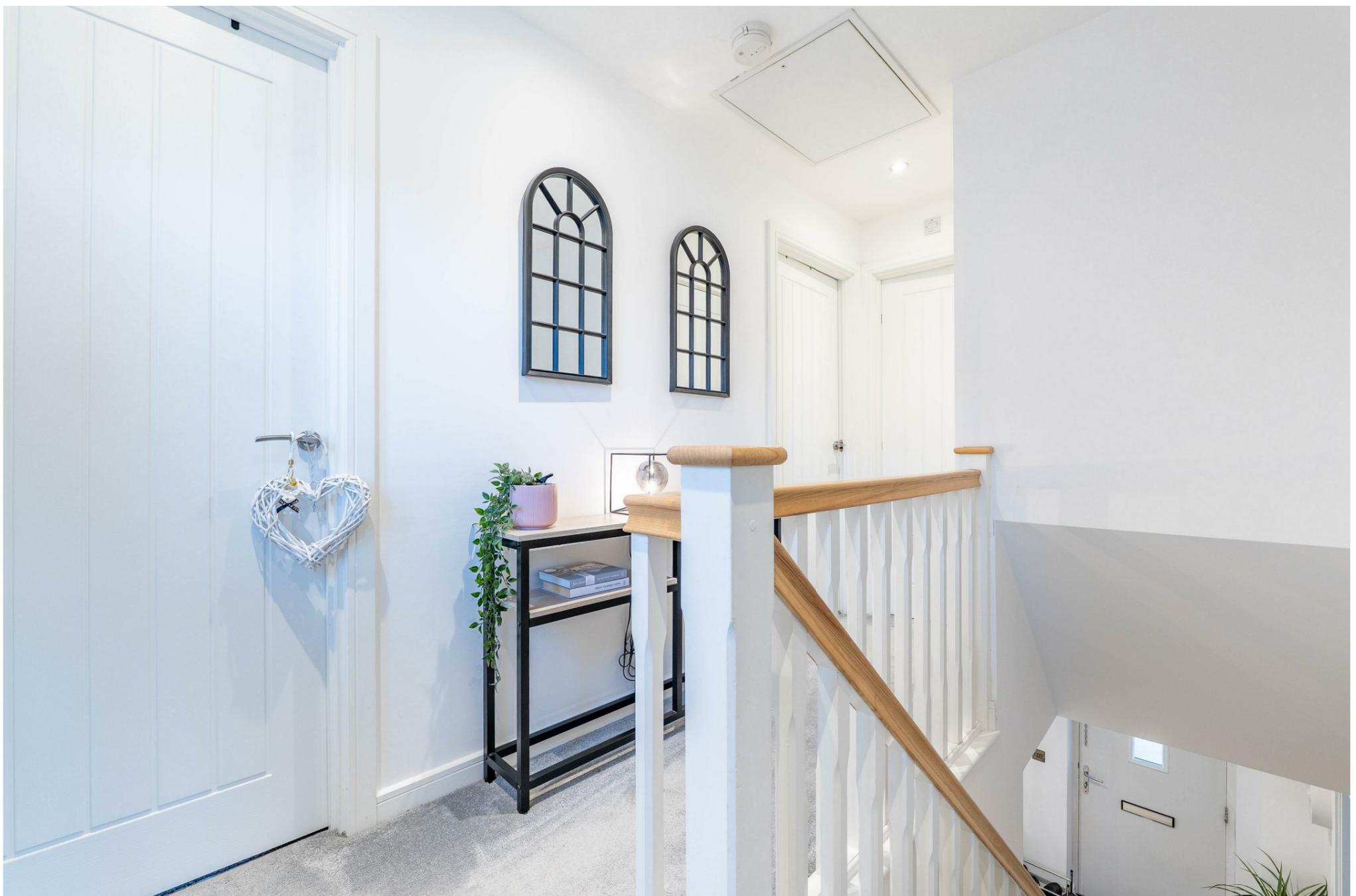








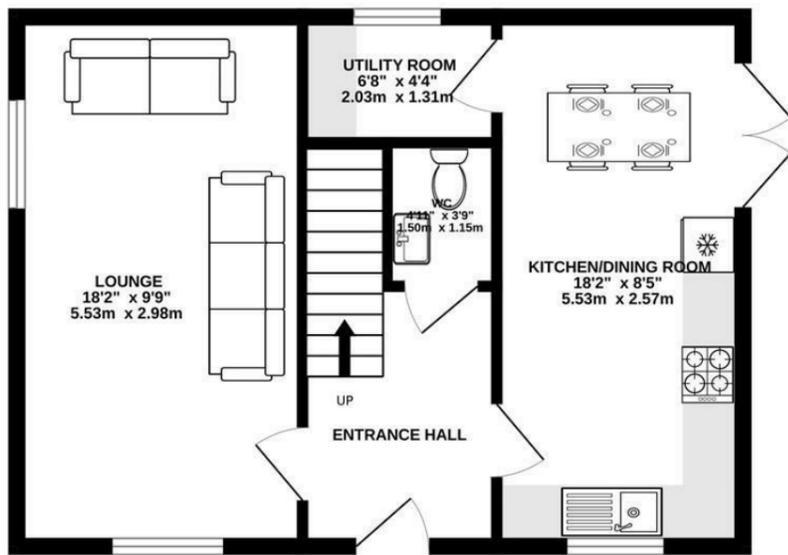




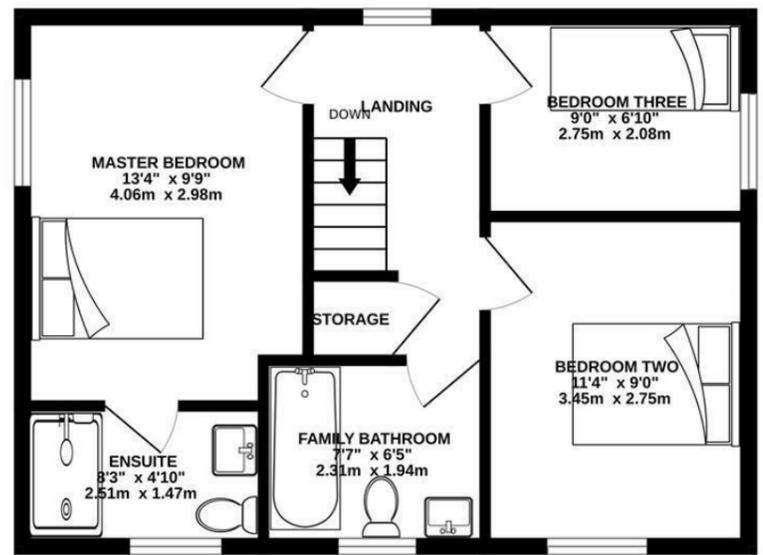


# BEN ROSE

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

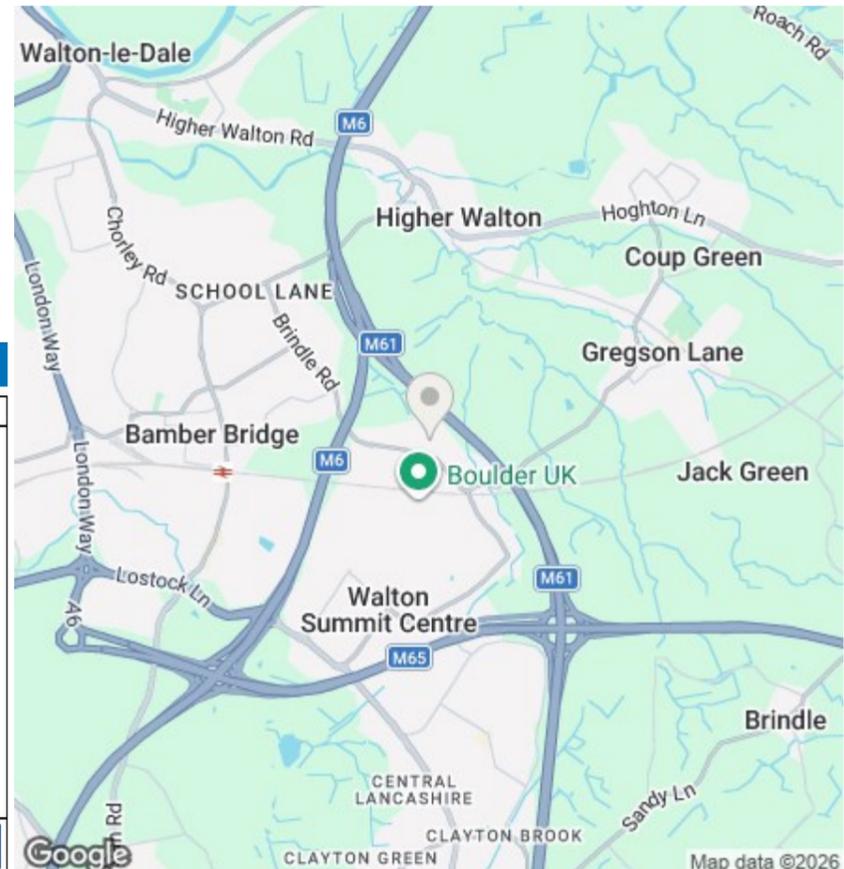


TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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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			
		79	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	