



## Olivewood Road, Bamber Bridge, Preston

**Offers Over £209,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, semi-detached townhouse situated in a quiet and family-friendly area of Bamber Bridge. This lovely home is offered with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers looking to take their first step onto the property ladder. Set over three floors, the home offers generous living accommodation and is perfectly placed for a wide range of local amenities. Residents will benefit from nearby supermarkets, schools, cafes, and leisure facilities, while travel is made easy with excellent public transport links, including Bamber Bridge train station just a short walk away. The property also enjoys easy access to the M6, M61 and M65 motorways, making it ideal for commuters travelling to Preston, Chorley, or beyond. The abundance of green spaces nearby offers a peaceful escape and ideal spots for walking or enjoying the outdoors.

As you enter the property, you're welcomed into a bright entrance hallway that sets the tone for the rest of the home. Just off the hallway is a spacious front lounge, flooded with natural light through a large front-facing window and featuring a useful under-stair storage cupboard. A second internal hallway leads to the stairway and a convenient downstairs WC. To the rear of the home is the well-proportioned kitchen/diner, fitted with an integrated oven and offering ample space for a family dining table. French doors lead directly out to the garden, making this space perfect for entertaining or enjoying family meals with views of the outdoors.

Moving up to the first floor, you'll find two well-sized bedrooms that offer fantastic versatility—ideal as children's rooms, guest rooms, or even a home office setup. Also located on this floor is the modern three-piece family bathroom, fitted with a bath and overhead shower, wash basin, and WC.

Occupying the entire top floor is the impressive master bedroom, which offers generous proportions and a peaceful retreat from the rest of the home. This room benefits from its own private en-suite shower room, adding an extra touch of convenience and privacy.

Externally, the property boasts a private driveway to the front with space for up to two vehicles. The home is nestled just a few metres from open green spaces, adding to the peaceful feel of the neighbourhood. To the rear is a lovely enclosed garden, complete with a lawn and designated seating areas—ideal for relaxing or hosting in the warmer months.

Overall, this well-located and well-proportioned home offers comfortable living across three floors and presents an excellent opportunity for first-time buyers seeking a move-in ready property in a desirable location.





































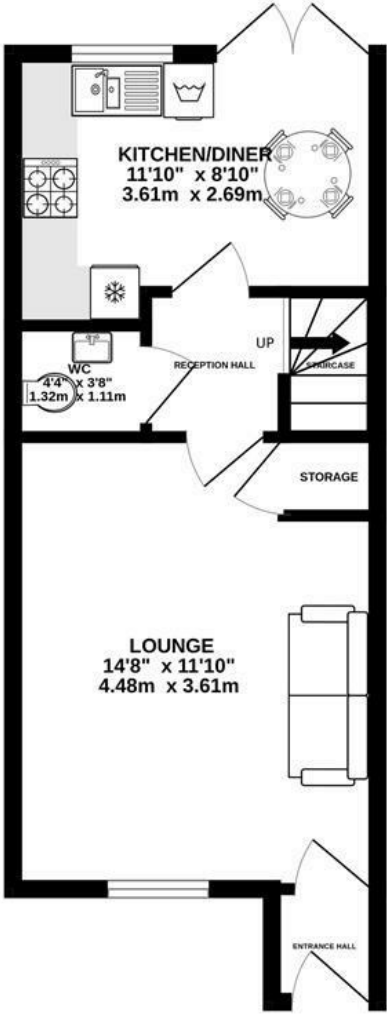




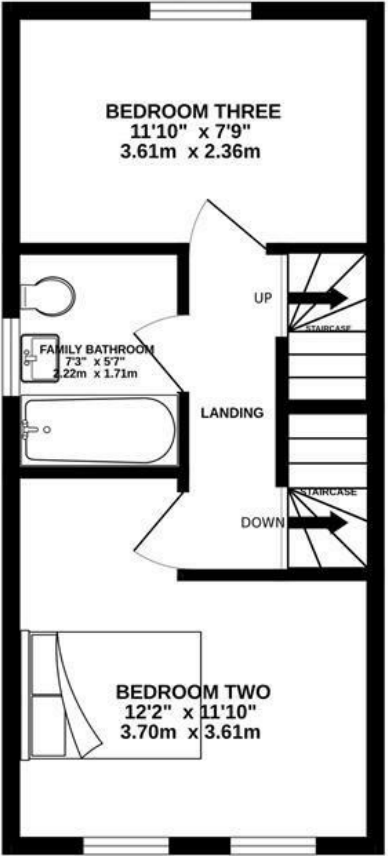


# BEN ROSE

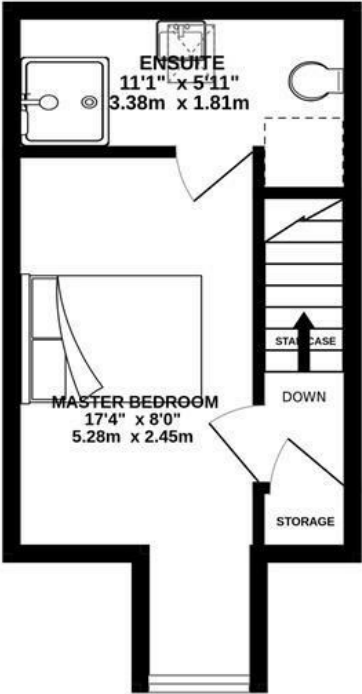
GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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	<div>79</div>	<div>91</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

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