



## School Field, Bamber Bridge, Preston

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached family home, located in Bamber Bridge, Lancashire and offered with no onward chain. The home provides spacious and comfortable accommodation throughout and is ideally suited to families. Situated on a quiet residential road, the property enjoys convenient access to a wide range of local amenities including supermarkets, schools, and leisure facilities. The nearby towns of Preston, Leyland, and Chorley are all just a short drive away, while excellent travel links are available via Bamber Bridge train station, local bus routes, and the M6 and M61 motorways, making this an ideal choice for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. From here, you will enter the kitchen/diner, which features a contemporary fitted kitchen offering ample storage along with space for freestanding appliances. The room also provides plenty of space for a family dining table, creating a practical and sociable living area.

Just off the kitchen you will discover two versatile additional living spaces, perfect for use as a home office, hobby room, playroom, or additional sitting room. A single door from this area leads out to the rear garden.

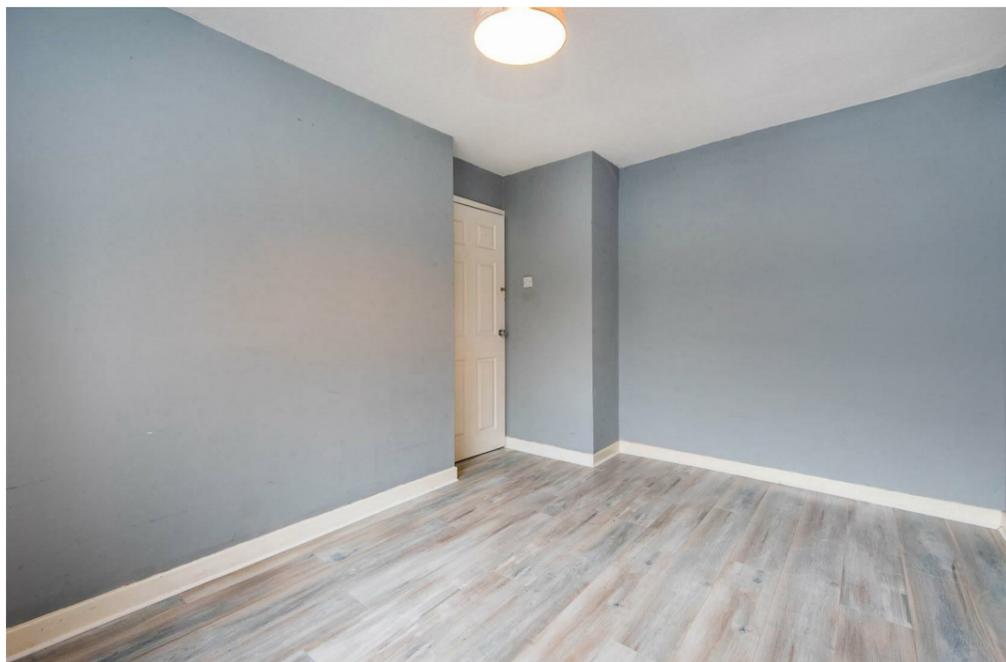
Moving upstairs, you will find three well-proportioned bedrooms, while a three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the front of the home boasts a private driveway providing off-road parking for up to three vehicles. To the rear is a generously sized garden with a raised lawn and lower patio area, along with an impressive garden room, which is equipped with power and offers the perfect space to relax and enjoy the garden.

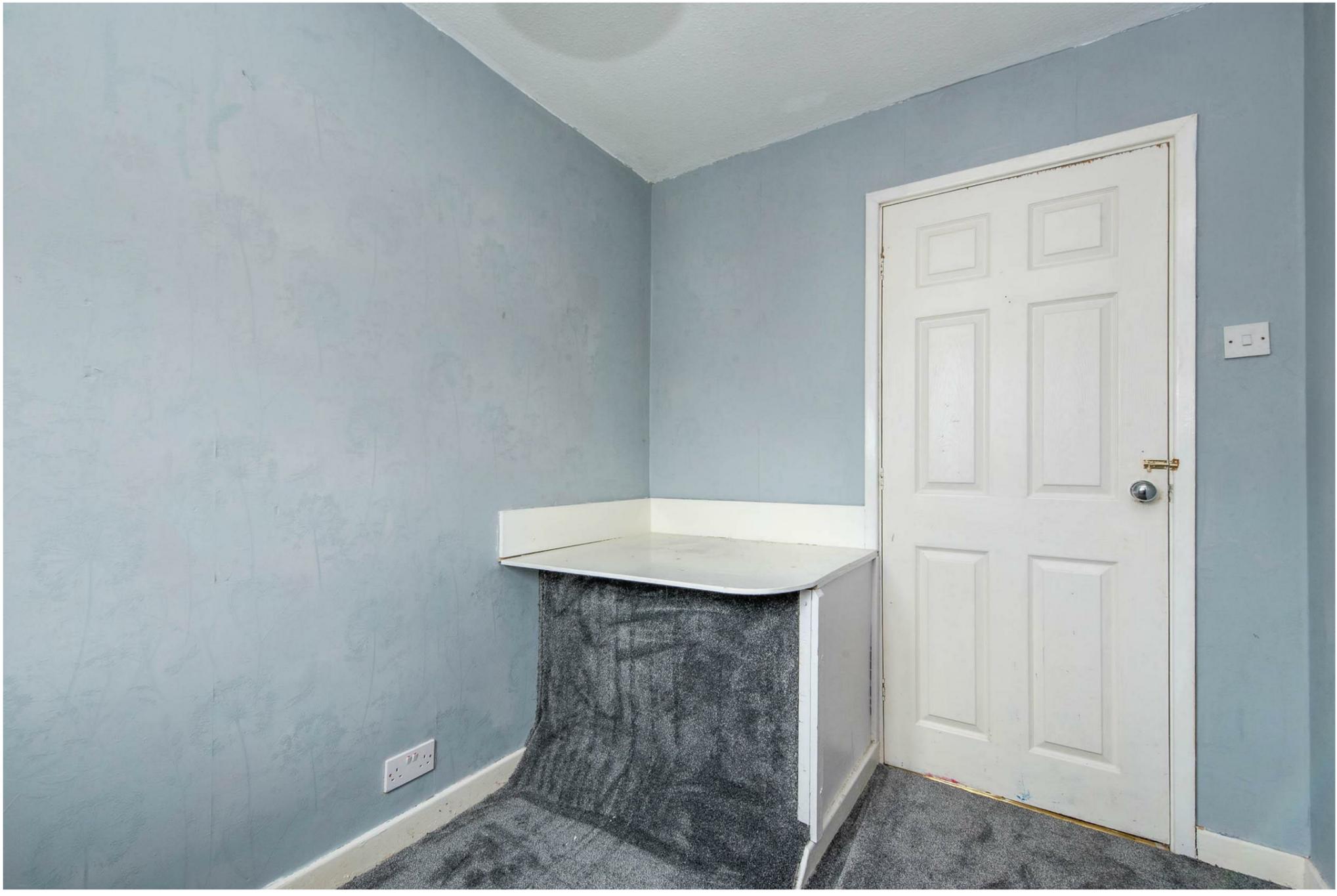
Early viewing is highly recommended to avoid potential disappointment.





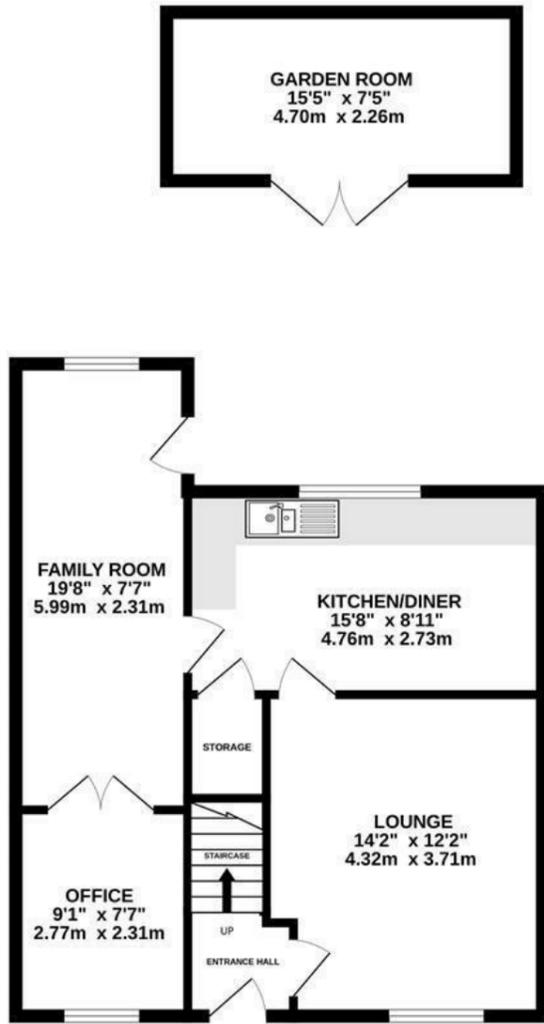




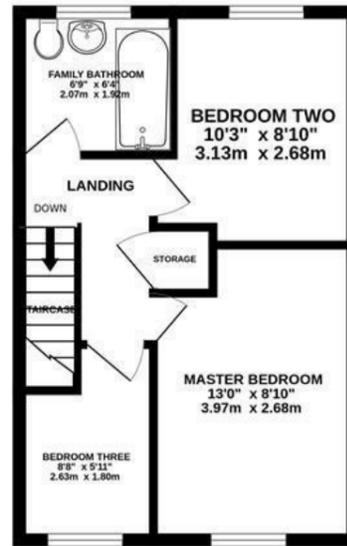




GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

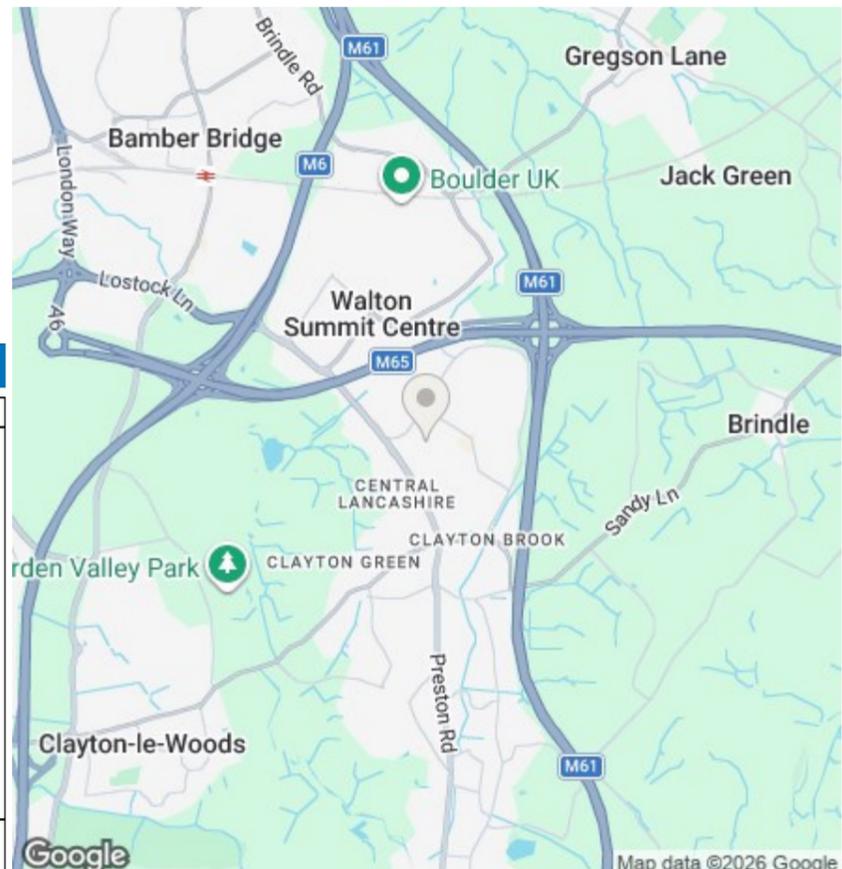


TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	