



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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**Spinners Avenue, Bamber Bridge, Preston**

**Offers Over £214,950**

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, allowing for easy commuting to nearby cities. Additionally, a range of amenities including shops, schools, and leisure facilities can be found within close proximity. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally the property briefly comprises of a welcoming entrance hall that first leads into the spacious lounge at the front of the home. Moving through, you will enter the beautiful, open plan kitchen/diner. The stunning kitchen is equipped with integrated appliances and the dining area which boasts integrated corner seating and a beautiful patio doors that lead out to the secluded garden. Velux windows above flood the space with natural light, creating a welcoming atmosphere. Completing the ground floor is a convenient utility storage and WC.

Moving upstairs, you will find three well-appointed bedrooms that offer ample space for relaxation and personalisation. Adjacent to the bedrooms is a modern four-piece family bathroom. The property also benefits from having a boarded loft space with installed pull down loft ladders.

Externally, to the front of the property is a driveway capable of accommodating two cars, ensuring convenient off-road parking. To the rear is a generously sized, secluded garden which features both lawn and large patio area and a shed which is great for storage. This space is perfect for outdoor entertaining and relaxation.



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
84	96

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

England & Wales

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

England & Wales

EU Directive 2002/91/EC

