



## Mallards Walk, Bamber Bridge, Preston

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached property, located on a cul-de-sac in Bamber Bridge, Lancashire. This lovely family home offers spacious and modern living throughout and enjoys a charming outlook over a picturesque pond to the front. The property is perfectly positioned within easy reach of a fantastic range of local amenities, including reputable schools, supermarkets, and leisure facilities. Excellent transport links are also very nearby, convenient access to the M6, M61 and M65 motorways, making it ideal for commuters travelling to Preston, Chorley, or further afield.

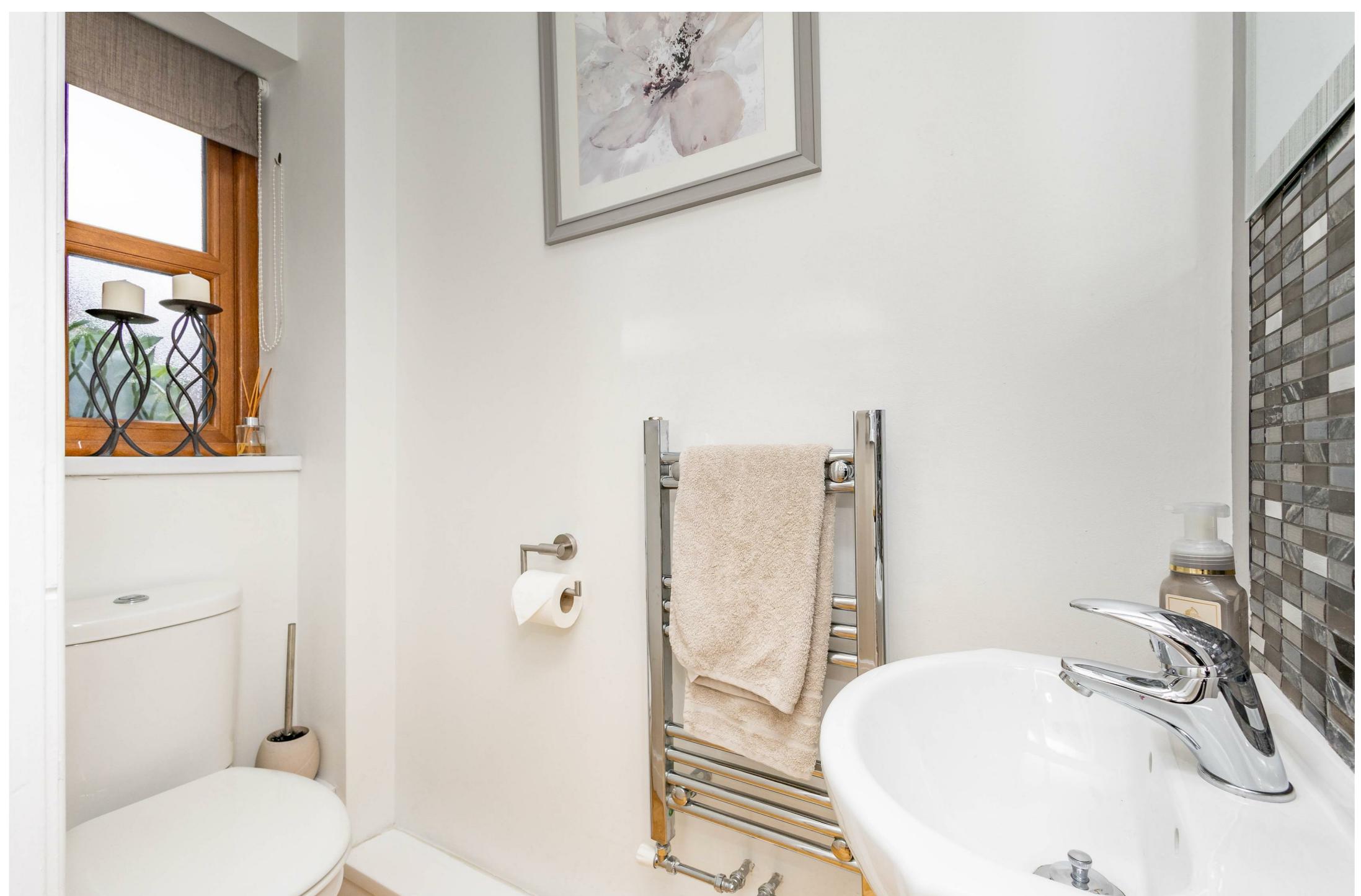
Stepping inside, you're welcomed into an entrance hall that provides access to a handy ground-floor W/C – perfect for guests. From here, you move into the spacious living room, a warm and inviting space that features an attractive front-facing window allowing plenty of natural light and views of the pond. There's also useful understairs storage, ideal for keeping the space clutter-free. Double doors lead through to the stylish open-plan kitchen diner, complete with modern units, ample worktop space, and integrated appliances including a washing machine and double oven – both included in the sale. There's also ample room for a family dining table, creating the perfect spot for mealtimes or entertaining guests. Flowing seamlessly from here, further double doors open into a large conservatory that provides an additional versatile living area, currently used as an office and seating space, with lovely views out to the garden.

To the first floor, you'll find three well-proportioned bedrooms. The generous master bedroom benefits from built-in storage, while the two remaining rooms – both good-sized singles – are perfect for children, guests, or as a home office. The modern family bathroom completes this floor, fitted with a three-piece suite including an overhead shower and finished in a modern, contemporary style.

Externally, the property continues to impress. To the front, there's a driveway providing off-road parking for one vehicle, along with access to a spacious garage for additional parking or storage. The front of the property overlooks a beautiful pond, offering a peaceful and scenic outlook. To the rear, you'll find a well-maintained garden featuring a decked seating area, artificial lawn, and a selection of trees and plants, making it perfect for family living.

In summary, this detached family home in Bamber Bridge offers modern and versatile living spaces in a cul-de-sac setting, with lovely views and great transport links nearby. With its stylish interior, flexible layout, and desirable location, this property is ready to move into and would make the perfect home for growing families or first-time movers looking for extra space.

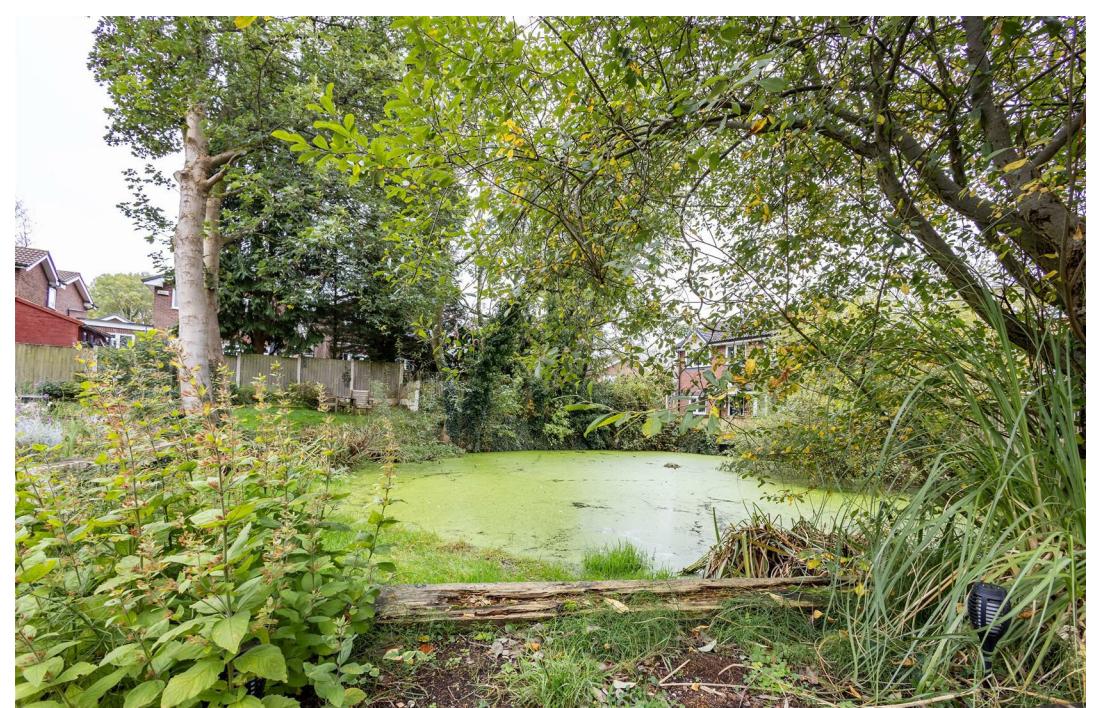
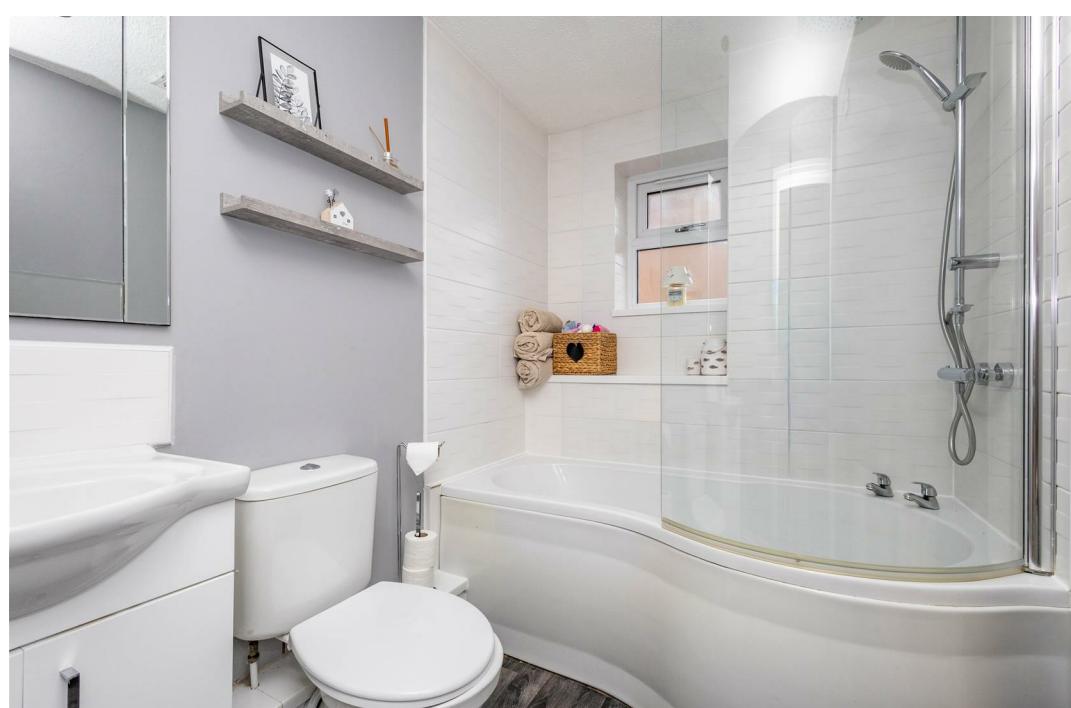




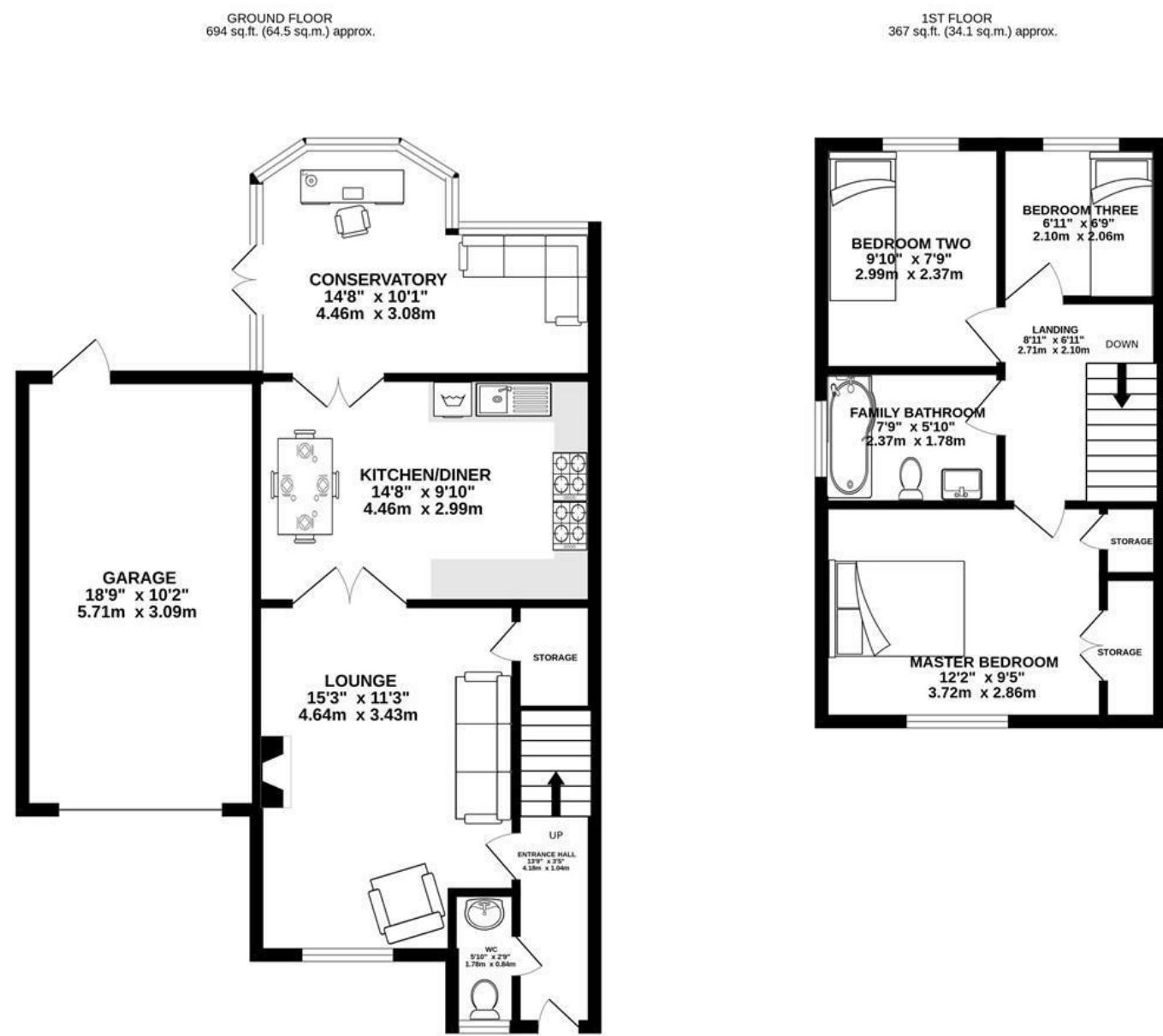








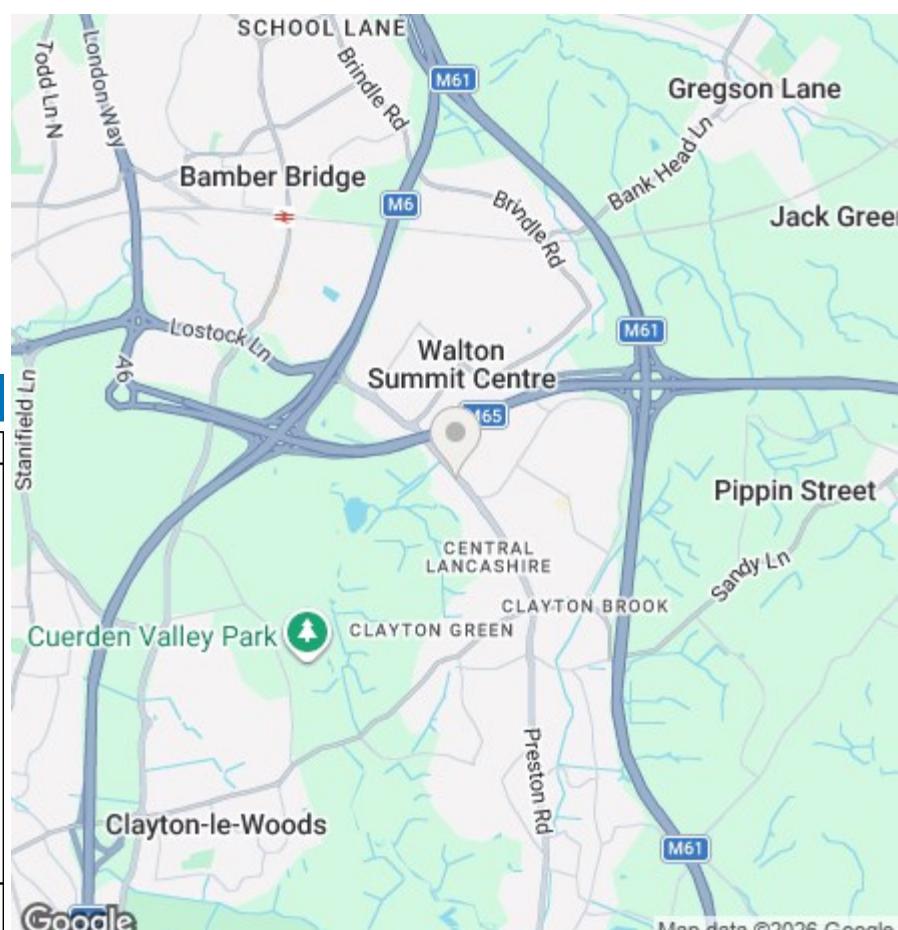
# BEN ROSE



**TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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 general guidance 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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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		
<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	