



Carr Field, Bamber Bridge, Preston

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, quietly positioned within a sought-after cul-de-sac in Clayton Brook. Offering generous accommodation across two floors, the property is ideally suited to couples or families looking for a comfortable home in a convenient location. Local shops, supermarkets and schools are close by, with Bamber Bridge and Chorley also within easy reach. Excellent transport links include Bamber Bridge railway station, regular bus services to Leyland, Preston and Chorley, and easy access to the M6, M61 and M65. Cuerden Park is also nearby, providing attractive green space for walks and recreation.

Entering through the bright entrance porch, you are welcomed into a spacious lounge positioned to the front of the home. To the rear is a full-width kitchen and dining room, fitted with a modern range of integral appliances including an electric hob, oven, dishwasher, washing machine and dryer. French doors open into the conservatory, creating a lovely additional reception space with further French doors leading directly onto the garden.

To the first floor, the master bedroom is a comfortable double, complemented by a second double bedroom and a useful single third bedroom. Completing the accommodation is a modern three-piece family bathroom, finished in a contemporary style.

Externally, the property features a gravelled front garden alongside a driveway providing parking for two cars. Double gates to the side offer access to additional parking for a further vehicle. To the rear is a secluded garden with a paved patio seating area, raised lawn and high fencing, creating a private and enjoyable outdoor space. Overall, this is a well-located and versatile family home with excellent potential for buyers seeking comfort, convenience and a peaceful setting.







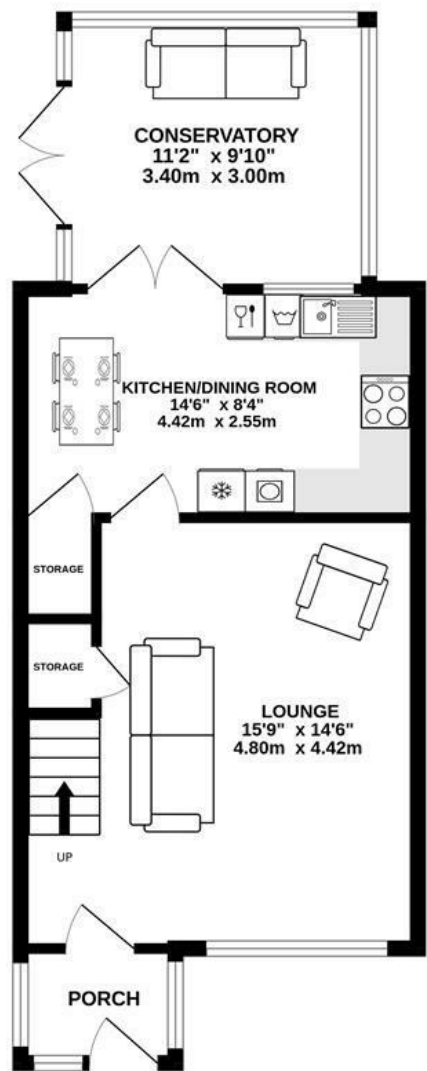




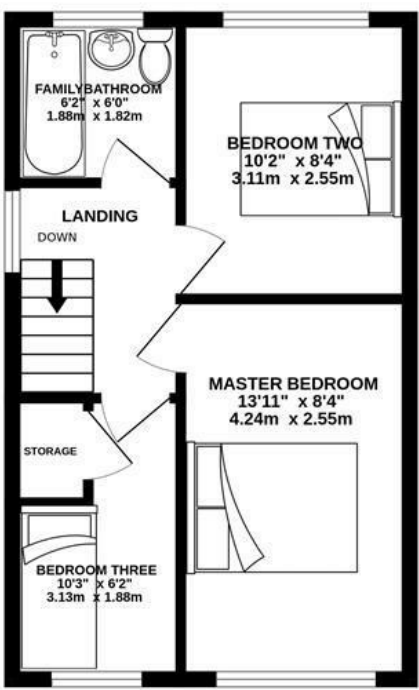


BEN ROSE

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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		
	74	80
England & Wales	EU Directive 2002/91/EC	

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

