



## Spinners Avenue, Bamber Bridge, Preston

**£1,695 PCM**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, available for let, situated in a highly sought-after residential area of Bamber Bridge, Preston. This lovely family home offers modern living across three floors, perfect for families or professional couples seeking a spacious and well-maintained rental. The property is ideally located close to a wealth of local amenities including supermarkets, schools, cafés, and leisure facilities. Bamber Bridge Train Station is only a short distance away, providing easy access to Preston, Blackburn and Manchester, while the nearby M6, M61 and M65 motorways make it ideal for commuters. With excellent transport links and nearby countryside walks, this property offers both convenience and a sense of peaceful suburban living.

Upon entering the home, you are welcomed by a bright and spacious entrance hall that leads through to the principal ground floor rooms. To the front of the property sits a generous lounge — a perfect space for relaxation and family gatherings. Towards the rear, you'll find a modern, open-plan kitchen and dining area, complete with contemporary fittings, ample worktop space and skylights above. This inviting space overlooks the rear garden, creating a wonderful setting for both everyday meals and entertaining guests. The ground floor also benefits from a conveniently located WC and a staircase that leads to the first floor.

Moving up to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Each room offers versatility for family living, with plenty of natural light and comfortable proportions. The stylish family bathroom is finished to a high standard and features a modern four-piece suite. A further staircase leads up to the impressive second floor.

The top floor hosts the stunning master bedroom — a real highlight of the home. This spacious suite is filled with natural light thanks to three skylights and features its own en suite shower room. There is also a dedicated dresser space that could easily double up as a home office or dressing area, providing an ideal retreat for the head of the household.

Externally, the property offers excellent kerb appeal, with a double driveway providing parking for two vehicles and access to a garage. A small front garden with a neatly maintained hedge border enhances the welcoming frontage. To the rear, the garden is fully enclosed for privacy and features a paved patio area and astroturf lawn, making it both stylish and low-maintenance — perfect for outdoor dining or relaxing in the warmer months.

In summary, this beautifully presented four-bedroom detached property offers modern, flexible living spaces across three floors, with a private garden and ample parking. Ideally located for families and professionals alike, this home combines comfort, convenience, and style — making it an exceptional rental opportunity in the heart of Bamber Bridge.





























# BEN ROSE



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 |                         |   |
| 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 |  |

