



Tramway Lane, Bamber Bridge, Preston

£1,250 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this impressive mid-terrace town house, offering generous and versatile accommodation arranged over three floors. Ideally positioned in the sought-after area of Bamber Bridge, the property is perfectly placed for families and couples alike, with Bamber Bridge town centre nearby offering a wealth of local shops, bars, restaurants, pubs and schools. Excellent transport links provide convenient access to Preston and Blackburn, with rail services from Bamber Bridge, alongside regular bus routes. The M6, M65 and M61 are also within easy reach, making Preston, Blackburn and Chorley readily accessible.

Entering the home, the bright entrance hall provides a welcoming first impression, leading through to a convenient WC and the master bedroom positioned to the front, featuring a charming bay window. To the rear is the impressive kitchen/dining room, fitted with a modern range of units and offering a sociable space for dining and entertaining. French doors open directly onto the garden, creating a lovely connection between the home and outside space.

Heading upstairs, the spacious lounge provides an excellent principal reception room, enhanced by French doors opening onto a Juliet balcony. Bedroom Two is a well-proportioned double room, while the three-piece shower room completes this floor. The second floor continues to impress with two further double bedrooms, a useful single bedroom and a three-piece family bathroom.

Externally, the property benefits from a driveway providing parking for two cars. To the rear is a private, enclosed garden featuring a combination of paved and gravelled areas, together with a garden shed and high fencing. Overall, this superbly positioned home offers spacious accommodation, versatile living space and excellent transport connections, making it an ideal choice for modern family living.













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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

