BEN ROSE



Brownedge Lane, Bamber Bridge, Preston — £950 PCM

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom Victorian terraced home, ideally situated in the popular residential area of Bamber Bridge. Newly redecorated throughout, this charming property combines a wealth of original character features with a number of recent improvements, creating a welcoming home ready for its next tenants. Retaining attractive period details, including original fireplaces, the property also benefits from newly fitted laminate plank flooring to the entrance hall, lounge and living/dining room, alongside a newly installed oven, hob and extractor fan. Further improvements include two new front-facing windows and a new entrance door. Conveniently positioned within easy reach of Bamber Bridge's local amenities, residents can enjoy a variety of shops, supermarkets, cafés and eateries, together with nearby schools and leisure facilities. Excellent transport connections are also available, with Bamber Bridge railway station providing services towards Preston and Blackburn, whilst regular bus routes offer convenient links to surrounding areas. The nearby A6 provides straightforward access to Preston and Leyland, with the M6 and M65 motorways also within easy reach, making this an excellent location for commuters.

Stepping inside, the entrance vestibule leads through to a bright and welcoming reception hallway, where the staircase is positioned ahead. From here, a door to the right opens into the spacious front lounge, which enjoys plenty of natural light from its front-facing window. A charming focal point is provided by the chimney breast, with useful built-in storage cupboards positioned either side. Continuing further along the hallway, a second door leads into the generous living/dining room, offering an excellent space for both relaxing and entertaining. This room benefits from a rear-facing window and useful understairs storage, with a further door leading through to the kitchen. The modern fitted kitchen offers a range of fitted units and integrated appliances, complemented by tiled flooring and a side-facing window. A newly installed oven, hob and extractor fan provide further practical benefits. At the far end of the kitchen, an opening leads into a small connecting hallway, where the tiled flooring continues. Here, an integrated storage cupboard is positioned to the left, whilst an external door to the right provides access to the rear yard. Straight ahead is the family bathroom, which also features tiled flooring and comprises a three-piece suite, including a bath with an overhead shower.

Moving upstairs, the first-floor landing provides access to all three bedrooms and benefits from an integrated storage cupboard, offering additional everyday convenience. The master bedroom is positioned to the front of the property and enjoys a pleasant outlook through its front-facing window. A particularly attractive feature is the original fireplace, complete with its cast iron fire grate, which adds to the home's Victorian charm. Bedroom two is a well-proportioned double room overlooking the rear of the property, featuring a further original fireplace with cast iron fire grate. An integrated storage cupboard positioned alongside the chimney breast provides useful additional space. Completing the accommodation is bedroom three, which benefits from a side-facing window and offers flexibility as a single bedroom, nursery or home office, depending on individual requirements.

Externally, the property boasts a walled, gravelled front garden, providing an attractive approach to the home. An iron gate opens onto a flagged pathway leading directly to the entrance door. To the rear is a private, enclosed and walled yard, finished with flagged flooring to provide a low-maintenance outdoor space, ideal for enjoying some fresh air or placing outdoor seating. A wooden gate also provides access to the rear service road. Overall, this charming Victorian home offers a fantastic combination of original character, recent improvements and practical living space, making it an excellent opportunity for tenants seeking a well-presented property in a convenient Bamber Bridge location.



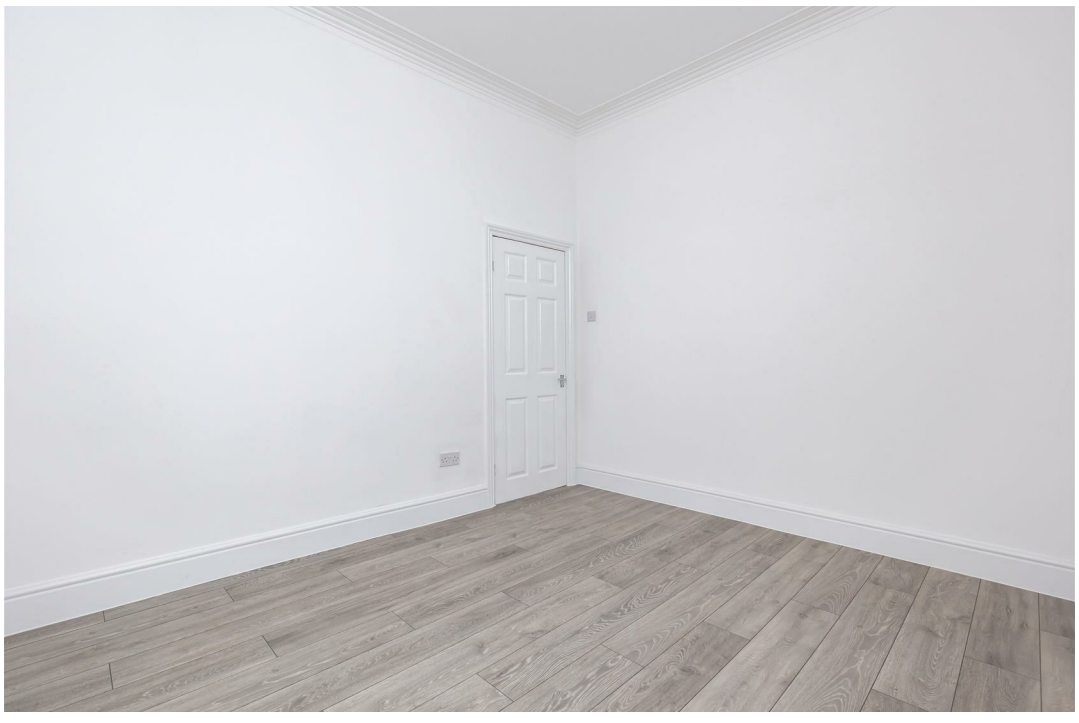




















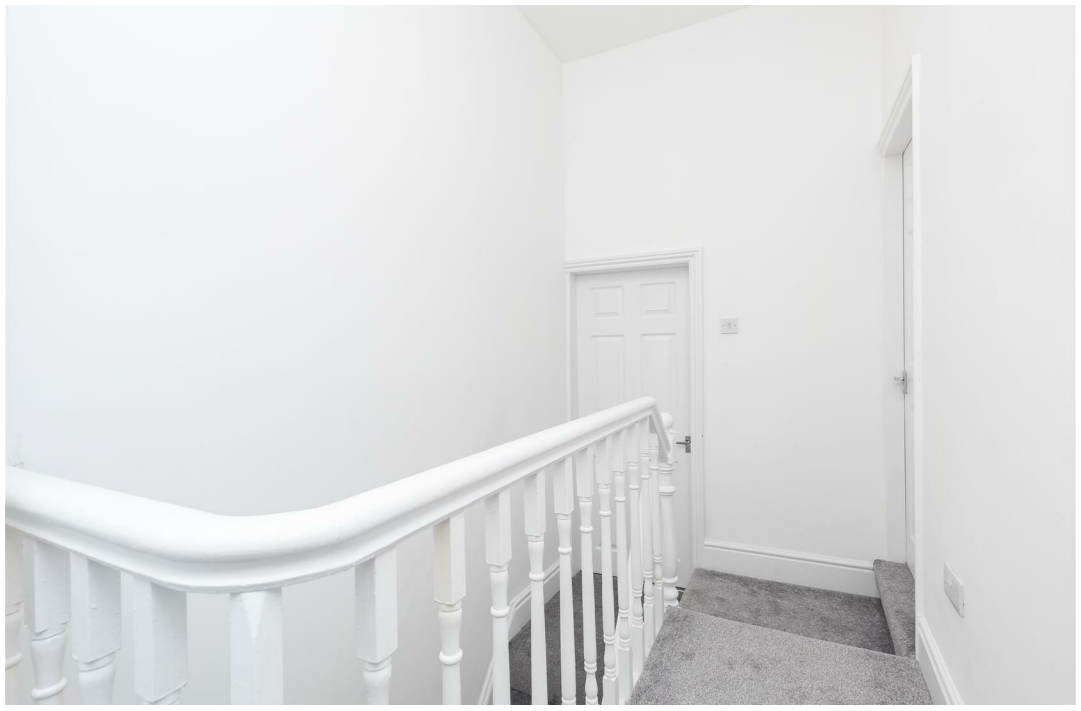




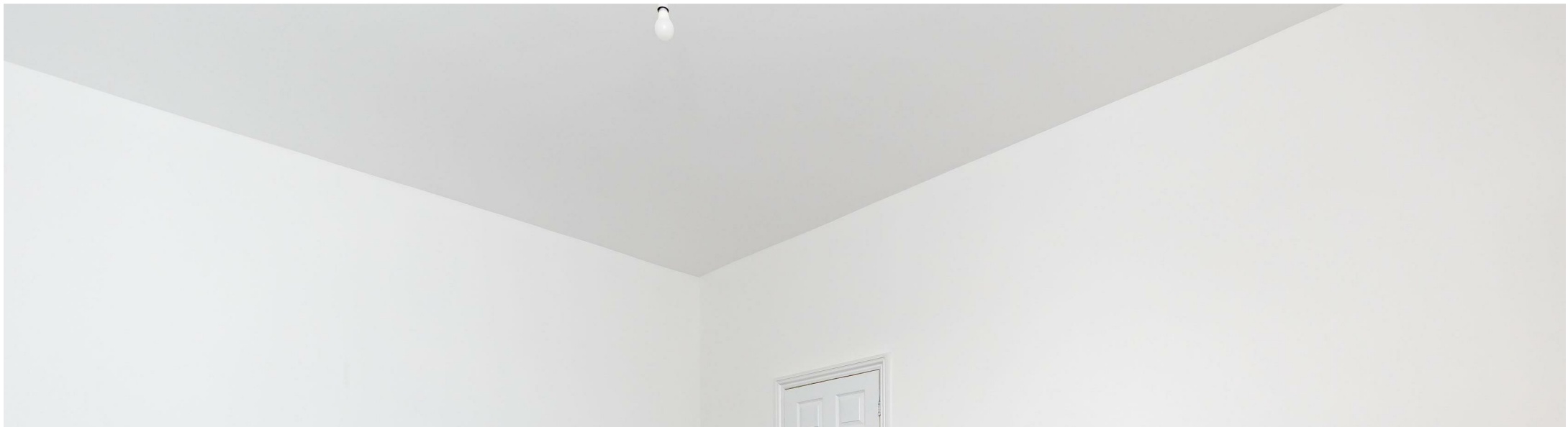

Wickes
Bath front bath panel















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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.

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