



redrose

29 Ambledene

Bamber Bridge, Preston, PR5 8JR

Step into this beautifully presented three-bedroom, two-bathroom detached family home in the heart of Bamber Bridge, expertly designed for modern family living. The property combines spacious, light-filled interiors. A high gloss kitchen with integrated appliances. The first floor has a master served by an ensuite, two further good size bedroom and shower room. Externally, the home boasts a private, landscaped rear garden an ideal retreat for relaxation, entertaining, or family activities alongside a secure, block-paved driveway and integral garage providing ample parking and storage. quality or convenience.

Offers Over £210,000

EPC Rating '69c'





Property Description

ENTRANCE HALL

Front door leading to the entrance hallway with door into the lounge and downstairs W.C. Stairs rising to the first floor.

DOWNSTAIRS W.C

A convenient downstairs W.C. fitted with a contemporary suite, including a low-flush toilet and stylish vanity basin. Finished in light, neutral tones and complemented by quality fixtures, this room offers functionality and comfort for everyday use and visiting guests.

LOUNGE

15' 2" x 11' 6" (4.62m x 3.51m) A generously proportioned lounge featuring a double-glazed window that fills the room with natural light. Finished in neutral tones with ample space for both seating and dining areas, this inviting room forms the heart of the home. The room is enhanced by a charming feature fireplace, creating an attractive focal point and adding both style and ambience to the living area.





KITCHEN

10' 3" x 7' 3" (3.12m x 2.21m) The property boasts a beautifully presented high-gloss kitchen designed with both style and functionality in mind. Sleek cabinets in a reflective high-gloss finish create a striking contemporary look while maximising the sense of light and space. Ample storage is provided through a combination of drawers, wall units, and concealed cupboards, ensuring a clutter-free environment. High-quality worktops offer generous preparation space, complemented by an inset stainless-steel sink and modern mixer tap. The kitchen is fully equipped with integrated appliances, including an oven, hob, extractor. Door into the dining room and radiator.



DINING ROOM

10' 11" x 7' 4" (3.33m x 2.24m) A well-proportioned dining room providing a versatile and elegant setting for both formal dining and relaxed gatherings. Its position adjacent to the kitchen creates a practical and sociable layout, ideal for hosting guests. Double glazed French doors opening out to the garden and radiator.

LANDING

First floor landing with access to the bedrooms and bathroom.



MASTER BEDROOM

11' 6" x 9' 2" (3.51m x 2.79m) The master bedroom is a spacious and beautifully presented room offering a calm and relaxing retreat. Generous floor space along with additional bedroom furniture, while the window allows natural light to fill the room. Tasteful décor in neutral tones enhances the sense of tranquillity, and the well-planned layout makes the room both practical and inviting. An ideal space to unwind at the end of the day.

BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m) Bedroom two is a well-proportioned double room offering excellent versatility. Bright and neutrally decorated, it provides ample space for additional furniture, making it ideal as a guest room, child's bedroom, or home office. Double glazed window to the front aspect and radiator.



BEDROOM THREE

7' 9" x 6' 1" (2.36m x 1.85m) Bedroom three is a well-presented single room offering excellent flexibility. Neutrally decorated and filled with natural light, it is ideal for use as a child's bedroom, nursery, guest room, or home office. Double glazed window to the front aspect and radiator.



SHOWER ROOM

10' 3" x 5' 6" (3.12m x 1.68m) Fitted with a walk-in shower cubicle, wash hand basin and low-level W.C. Part tiled walls, Double glazed window to the rear aspect and radiator.

OUTSIDE

Security and curb appeal are exceptional in this property. At the front, a secure, block-paved driveway provides ample parking for multiple vehicles, all safeguarded by private gates, while a garage offers additional storage or secure parking. An EV charger point is outside at the front of the house. The rear garden has been thoughtfully landscaped to create a stunning, low-maintenance outdoor retreat, perfect for relaxing, entertaining, or enjoying family life.

GARAGE

17' 5" x 8' 10" (5.31m x 2.69m)

Up and over door.

LOCATION

The property benefits from a highly desirable location, offering excellent transport connections with easy access to nearby motorways and frequent bus services. A wide range of local amenities, including schools, shops, and leisure facilities, are conveniently close, making everyday living both practical and enjoyable.

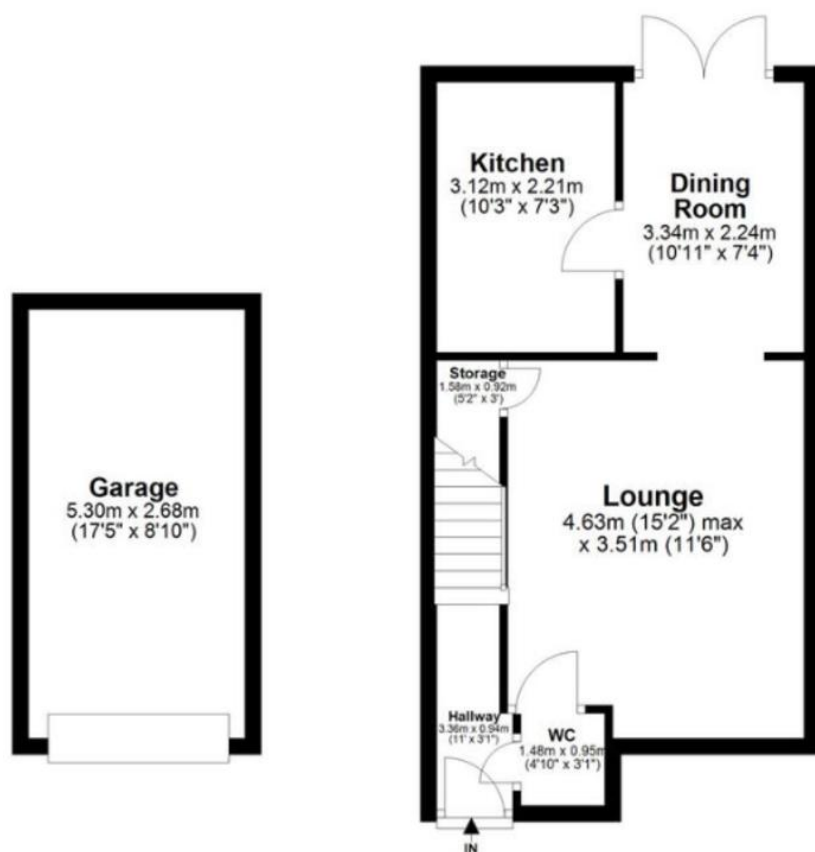
MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

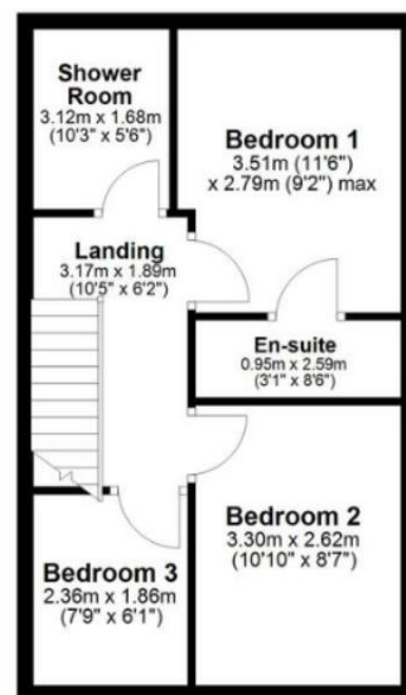




Ground Floor



First Floor



Total area: approx. 90.2 sq. metres (971.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Produced by Focus Pro.
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29 Ambledene, Bamber Bridge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements