



## Cottage Lane, Bamber Bridge, Preston

**Offers Over £184,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, nestled in the heart of Bamber Bridge. Situated in a desirable location, this property offers a perfect balance of tranquillity and convenience, with excellent travel links and a range of amenities within easy reach.

Upon entering you're welcomed into the entrance hall where you'll find access to the stairs and ground floor rooms. The ground floor boasts a generously sized lounge adorned with a large front-facing bay window, allowing an abundance of light, and a gas fireplace. Moving through, the kitchen diner spans the width of the home, offering ample space for a four-person dining table and featuring convenient under stair storage. The kitchen itself provides ample worktops and room for freestanding appliances. Adjacent to the kitchen lies the conservatory, a delightful space that seamlessly connects the indoor and outdoor areas, providing easy access to the garden.

Venturing up to the first floor, you will find three well-appointed bedrooms, including two doubles, offering plenty of space for comfortable living. The second bedroom boasts built-in storage, providing a practical solution for organizing belongings, whilst the third would make the ideal home office or study. Additionally, a three-piece family bathroom with a bath completes the first floor, ensuring convenience for all.

Moving outside, the property boasts a large driveway capable of accommodating multiple cars, providing ample off-road parking for residents and guests alike. To the rear of the home, you will find a detached single garage, offering further parking or additional storage space. The rear garden, facing south, comprises of an easy to maintain lawn with a flagged patio.

Completing this property is a fully boarded loft, with a drop down ladder and lighting, offering extra storage or potential for conversion, subject to relevant permissions. The home's proximity to amenities ensures easy access to local shops, schools, and recreational facilities. Furthermore, excellent travel links make commuting and exploring the surrounding areas effortless, adding to the overall appeal of this home.

In summary, this three-bedroom semi-detached home in the heart of Bamber Bridge presents a fantastic opportunity to own a property that combines comfortable living with convenient access to amenities and excellent travel links. With its spacious rooms, ample parking, delightful garden, and potential for expansion, this property is sure to impress. Don't miss out on the chance to make this house your dream home.

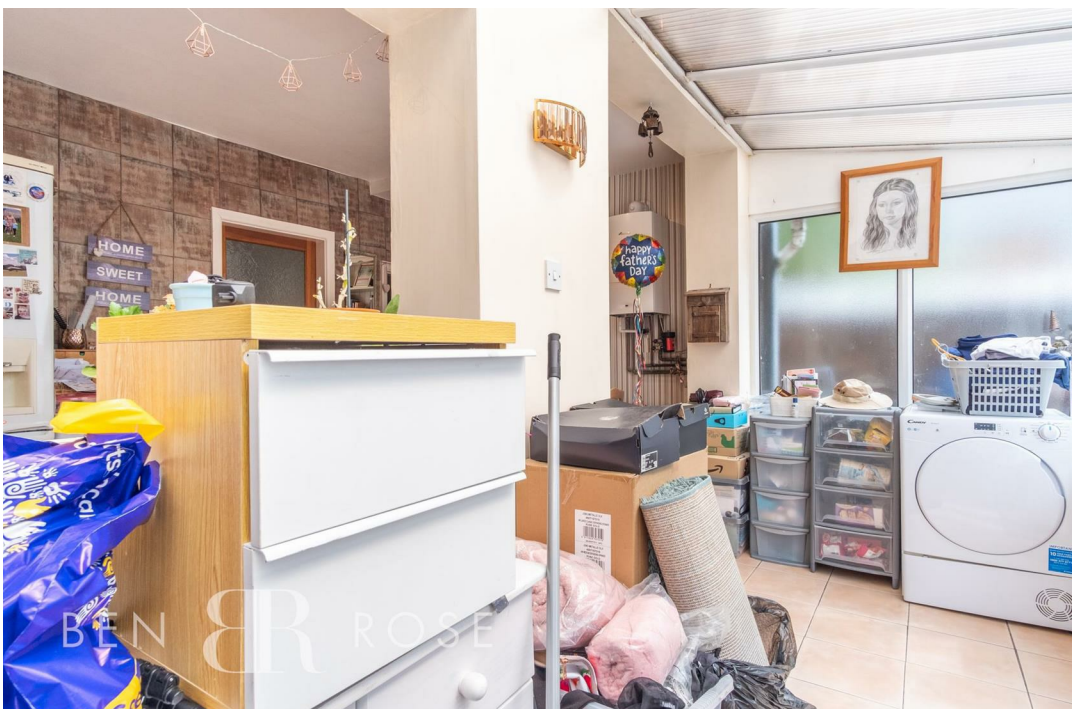
















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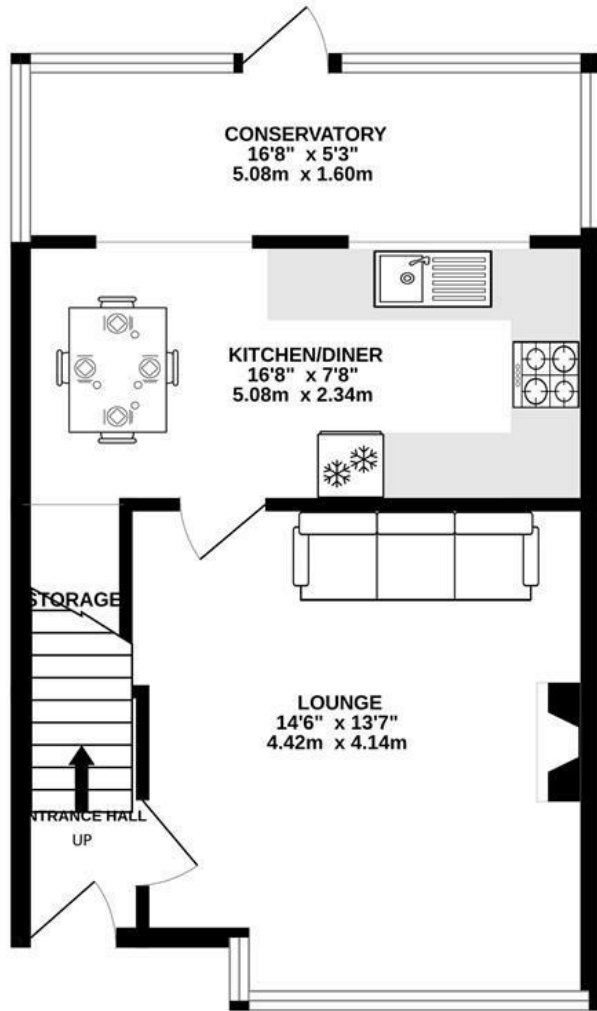




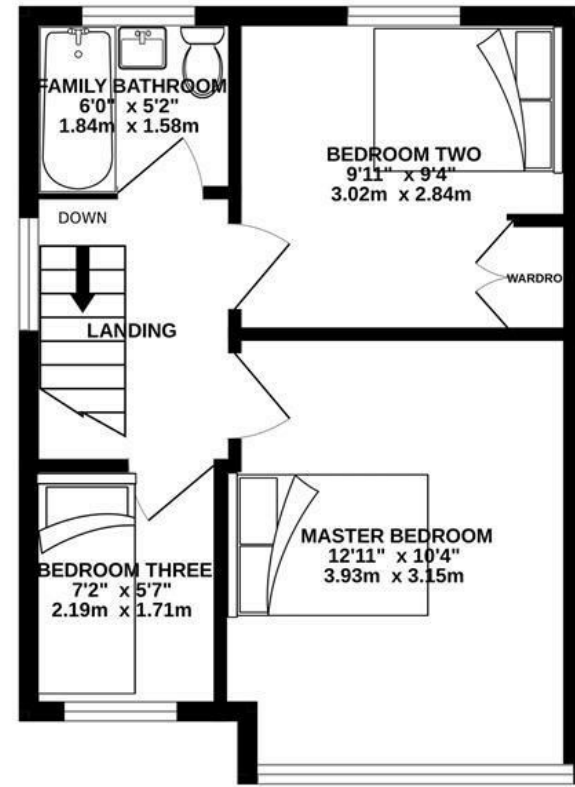




GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



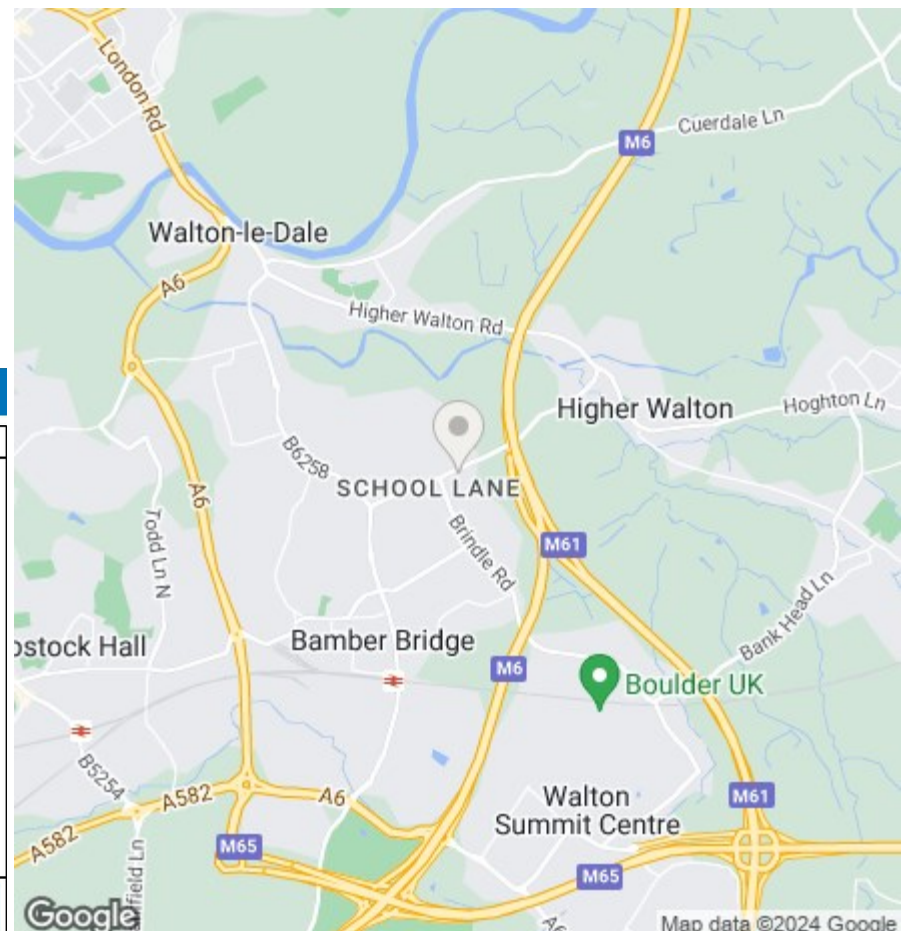
1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC