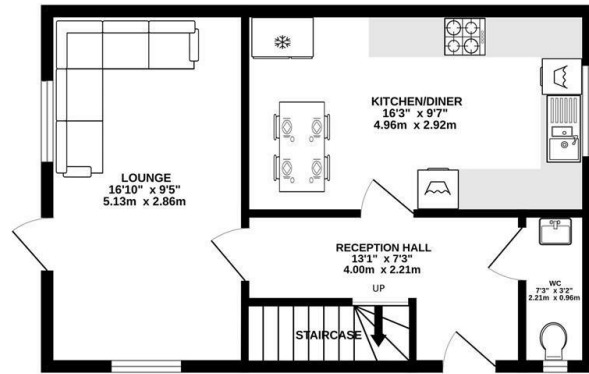
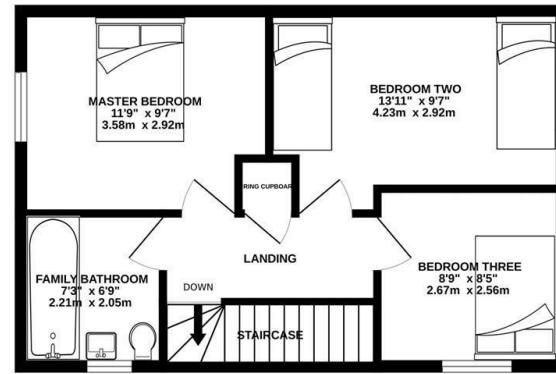


GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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## Aspenwood Close, Bamber Bridge, Preston

Offers Over £94,950

**\*\* SHARED OWNERSHIP PROPERTY 50%/50% SPLIT WITH NEW PROGRESS HOUSING \*\***

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom semi-detached property situated on a tranquil cul-de-sac in Bamber Bridge. Ideal for families, this home offers a convenient five-minute drive to the town centre, with superb amenities such as supermarkets, restaurants, and shops right on the doorstep. Excellent travel links abound, thanks to local bus routes, Bamber Bridge train station, and easy access to the M6, M61, and M65 motorways.

Upon entering, an inviting entrance hall greets you, with a conveniently located WC. Moving through, discover the spacious lounge with dual-aspect windows, providing ample natural light and a seamless connection to the garden. Towards the front, the well-appointed kitchen/diner awaits, boasting an integrated oven and space for other freestanding appliances. Family dining is accommodated effortlessly in this welcoming space.

Ascending to the first floor, you'll find three generously sized double bedrooms, each offering comfortable living spaces. The three-piece family bathroom completes this level, featuring an over-the-bath shower for added convenience.

Stepping outside, the property boasts parking for two cars at the front, making daily life more convenient. The secluded rear garden, with its generously sized lawn, provides a private space for relaxation and outdoor activities. This property truly offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a family-friendly home in the heart of Bamber Bridge.



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) <b>A</b>	<b>95</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>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>	<b>95</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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

