



**Brampton Drive, Bamber Bridge, Preston**

**Offers Over £219,950**

Ben Rose Estate Agents proudly present this charming three-bedroom, mid-terraced property nestled in the heart of the sought-after residential area of Bamber Bridge. Spread across three floors, this home offers ample space for a growing family, promising a lifestyle of comfort and convenience. Situated within easy commuting distance of major northwest towns and cities via the nearby motorways (M6 & M61), and boasting proximity to excellent local schools, supermarkets, and amenities, this property truly encapsulates modern suburban living. With such appeal, early viewing is strongly recommended to secure your slice of tranquility.

Internally upon entering you'll be welcomed into the inviting entrance hall, offering access to the ground floor's rooms. To the front, you'll find a conveniently placed WC and storage cupboard, along with entry to the spacious kitchen. The kitchen, boasting ample room, comes equipped with an integrated hob/oven and space for additional appliances.

Moving back through you'll find the staircase leading to all first floor rooms and access to the lounge/diner. The lounge/diner, located at the rear of the home is generously sized, boasting oak wooden flooring and an electric fireplace, ideal for cozy family gatherings. With its large storage cupboard, and access to the rear garden through patio doors, this space effortlessly blends comfort with functionality.

Venture to the first floor, where two sizable double bedrooms await, along with a well-appointed three-piece family bathroom featuring a bath and over-the-bath shower. Stairs leading to the third and final floor can be found just off the landing where you can find a spacious master bedroom complete with a walk-in wardrobe/office space and a convenient three-piece ensuite bathroom. Offering privacy and comfort, this top-floor sanctuary is sure to become your personal retreat.

Externally, to the rear is a south-east-facing garden, where you'll find both lawned and flagged areas, adorned with cherry, pear, and apple trees. Conveniently located, the garden path leads to the single detached garage, providing ample storage space for vehicles and outdoor essentials. Recent updates, including a new boiler installed in 2020 and replacement of front windows in the same year, ensure both comfort and efficiency. Enhanced security features, such as the fitted fire alarm, carbon monoxide detector, and Ring doorbell system, prioritize your safety and peace of mind. Set back from the road and enveloped by tall trees, the property's frontage exudes privacy and charm, inviting you to experience a tranquil suburban lifestyle.







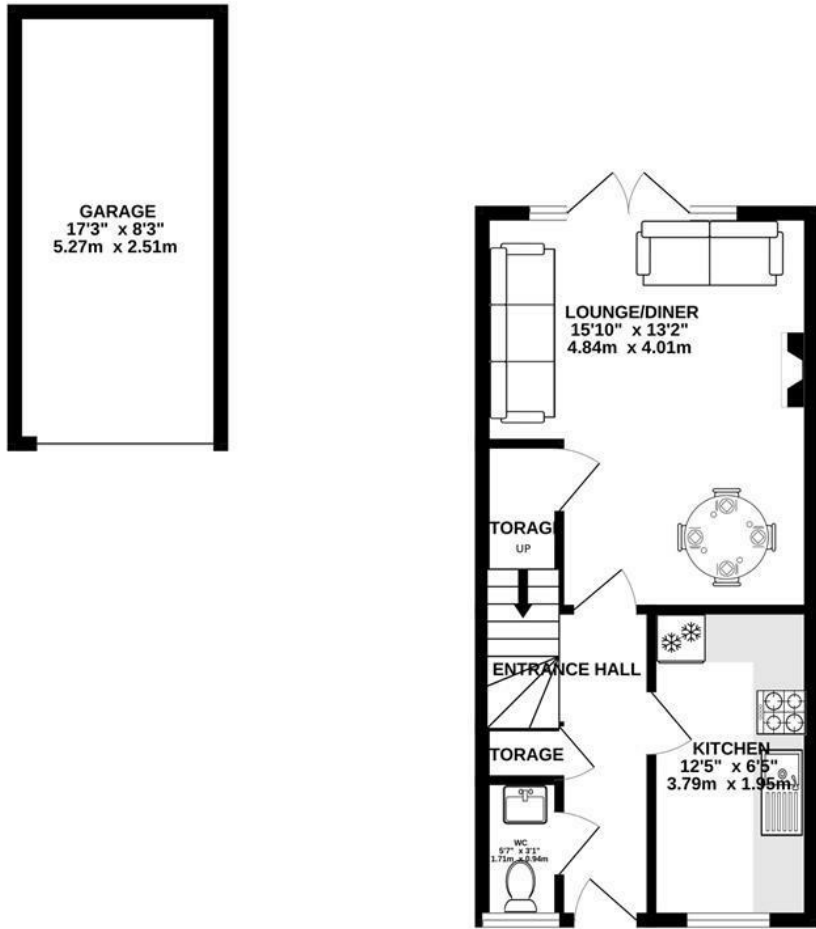




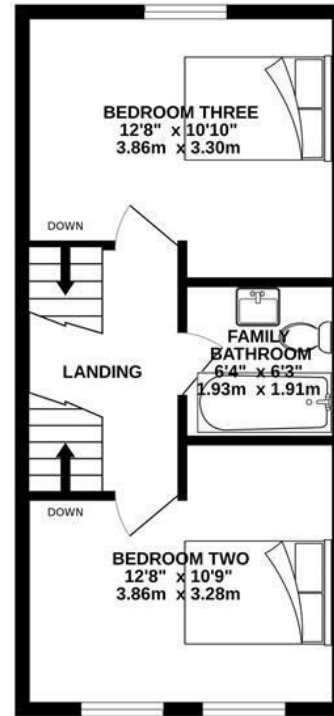


# BEN ROSE

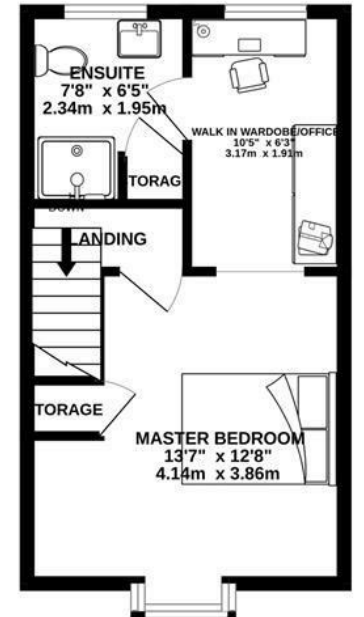
GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



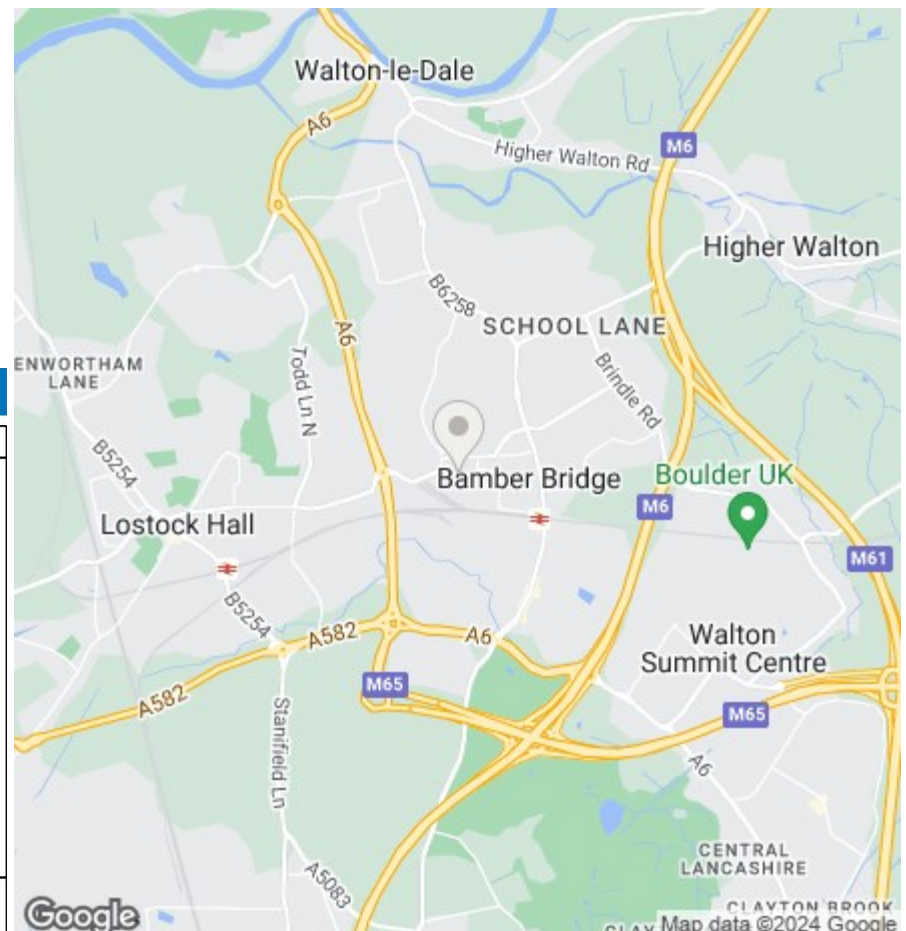
2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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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>			
(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	
		77	87

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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