



Alderwood Road, Bamber Bridge, Preston

Offers Over £235,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom semi-detached property in the sought-after location of Bamber Bridge. This delightful home spans three floors and offers a comfortable family environment, with spacious and versatile rooms throughout. Nestled conveniently close to excellent transport links, including access to the rail and motorway networks, while also being close to a range of shops, schools and local amenities.

Internally, upon entering you'll find a spacious entrance hall offering access to the conveniently located WC, stairs, and remainder of ground floor rooms. Located to the front lies the spacious lounge, sufficient in size to comfortably fit a large, it receives ample light from the front facing window and offers access to the under stair storage and kitchen diner. The well appointed kitchen/diner comes with an integrated hob/oven with space for freestanding appliances and a dining table. Access to the rear garden can be found off the diner via a set of double doors. The flow between these spaces ensures both practicality and comfort, catering to the needs of modern family living.

Venturing to the first floor, you'll find a modern family bathroom complete with a bath and a shower above, a generously proportioned second bedroom, a third bedroom, and a versatile fourth bedroom that can easily function as a home office, nursery or dressing room. This floor offers flexibility and room for growth, catering to the evolving needs of your family.

The second floor reveals a spacious master bedroom, providing a private retreat. It includes an ensuite with a shower and convenient large storage cupboard.

Moving outside, the property offers a rear garden that benefits from not being directly overlooked and is complete with a lush lawn, and some flagged areas providing a wonderful outdoor space for relaxation and entertainment. The front garden features a welcoming path to the door. For your convenience, there is a driveway with space for two cars, at the rear and an electric point has also conveniently been installed outside. There is also a single garage to the rear.

Please note the lease for this property is available for purchase.















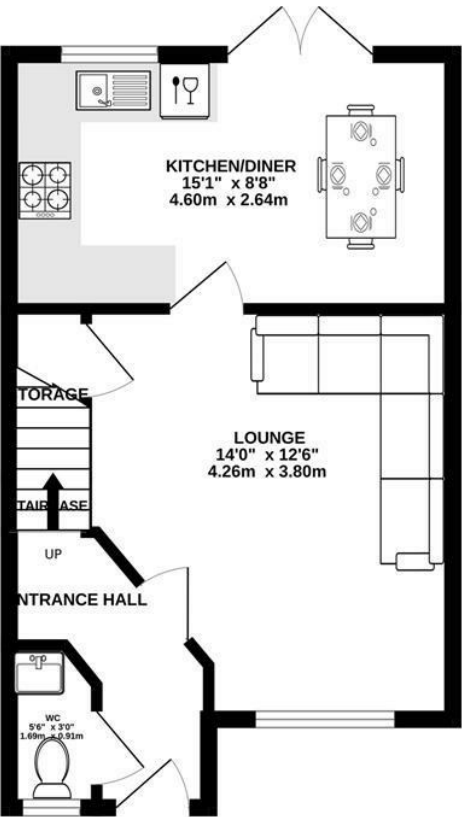




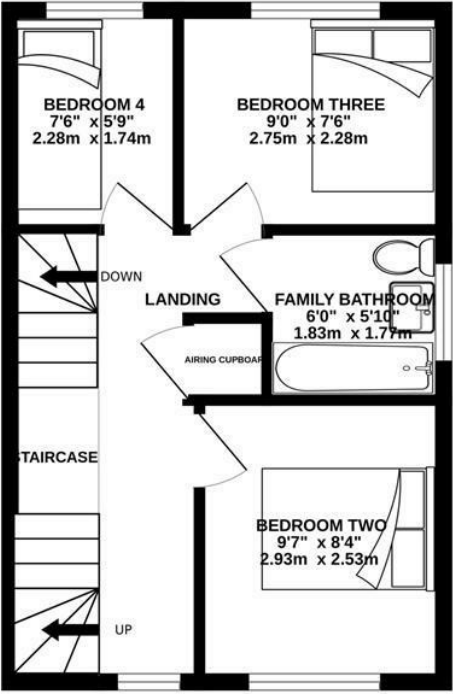


BEN ROSE

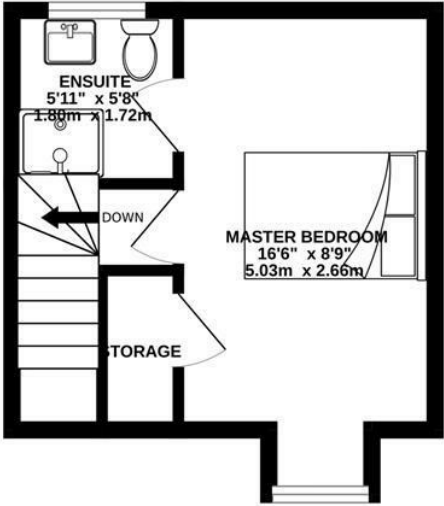
GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.




TOTAL FLOOR AREA : 913 sq.ft. (84.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		