



Greenwood, Bamber Bridge, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this lovely, three-bedroom property situated towards the end of a secluded cul-de-sac in Bamber Bridge. This delightful home offers an ideal opportunity for first-time buyers seeking a peaceful location with excellent access to nearby towns and cities. The surrounding area boasts picturesque Cuerden Valley Park, just a short walk from the property, providing serene walks. The property benefits from an abundance of travel links, including local bus routes and proximity to major motorways such as the M6, M61, and M65, ensuring easy commuting and connectivity.

Upon entering the property, you are welcomed into a reception hall that sets the tone for the warm and inviting atmosphere of the home. The kitchen/diner is thoughtfully designed, featuring an integrated oven and ample space for other freestanding appliances. This room also accommodates a dining table, making it perfect for family meals and entertaining guests. Moving through to the rear of the property, the spacious lounge offers a comfortable living area with charming views over the garden. Patio doors provide seamless access to the outdoor space, enhancing the indoor-outdoor living experience.

The first floor of the property has three generously sized bedrooms, each offering ample space and natural light. The family bathroom is well-appointed with a three-piece suite, including an over-the-bath shower, catering to the needs of a busy household.

Externally, the property boasts a driveway with space for one car at the front, ensuring convenient off-road parking. Additionally, the home benefits from a secluded rear garden, thoughtfully designed over two tiers, providing a private and secluded outdoor space. There is also rear access to the garden, adding to the practicality and appeal of this charming home.

In summary, this property offers a perfect blend of comfort, convenience, and tranquility, making it an excellent choice for first-time buyers in the area.











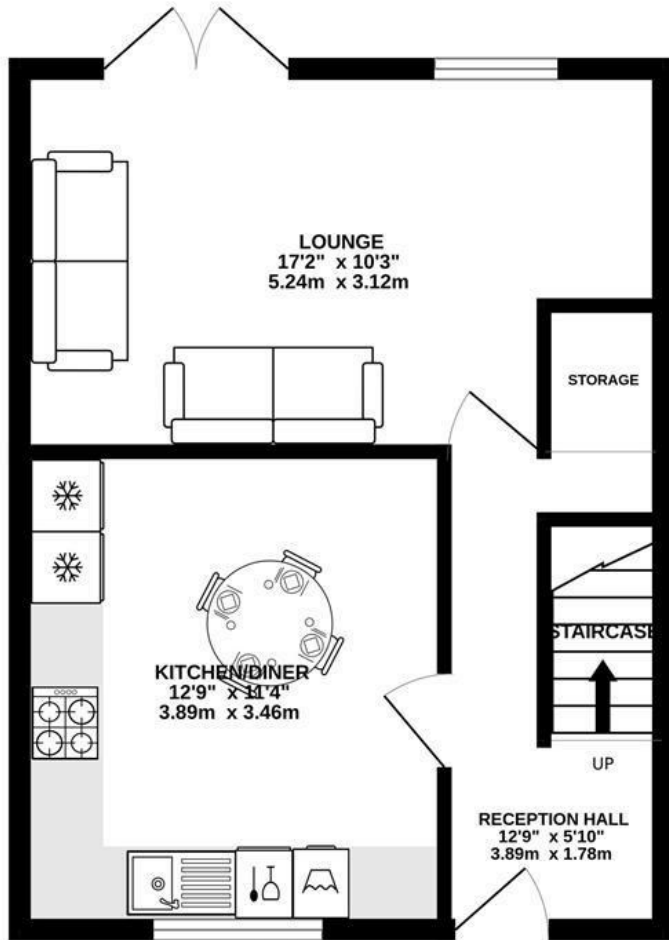
BEN ROSE



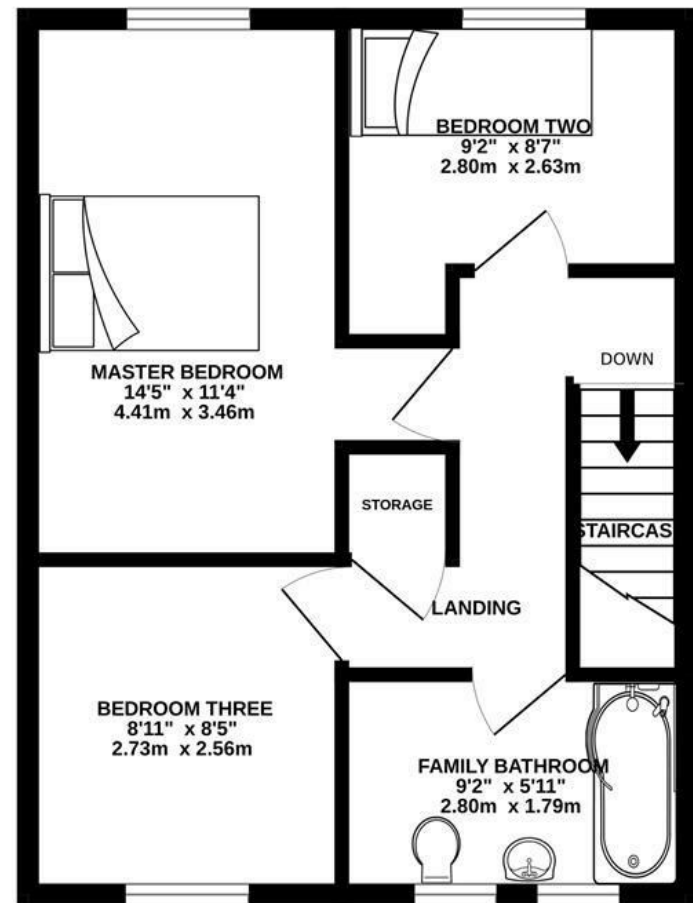
BEN ROSE



GROUND FLOOR
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

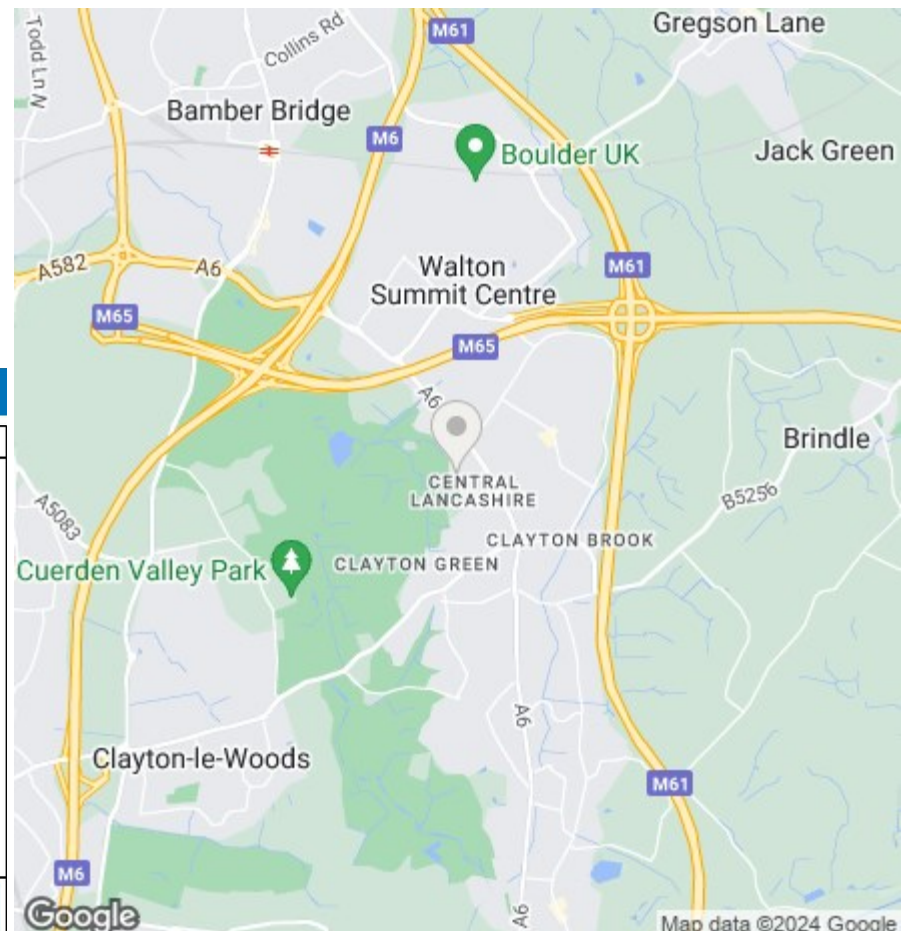


TOTAL FLOOR AREA : 807 sq.ft. (74.9 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	