



Cottonwood Close, Bamber Bridge, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom detached property situated towards the end of a quiet cul-de-sac in Bamber Bridge. This home is ideal for first-time buyers or families in the area. It is located within walking distance of local amenities such as shops, cafes, and schools. Additionally, the property boasts excellent travel links to Preston city centre as well as the nearby train station and the M6, M61, and M65 motorways, ensuring convenient connectivity for commuting and leisure.

Upon entering the ground floor, you are welcomed by a reception hall featuring an open staircase, setting a warm and inviting tone. The spacious front lounge offers ample space for relaxation and entertaining. Moving through, you will find the open plan kitchen/diner, which is the heart of the home. The modern kitchen is equipped with integrated appliances, including a fridge/freezer and dishwasher, and provides plenty of space for a large dining table. Patio doors open up to the garden, making it perfect for indoor-outdoor living. Adjacent to the kitchen is a convenient utility room, and a WC completes the ground floor layout.

Ascending to the first floor, you are greeted by an open landing that leads to three good-sized bedrooms. The master bedroom is a standout feature, benefiting from a three-piece en-suite, offering a private retreat for relaxation. The other two bedrooms are equally spacious and well-lit, providing comfortable living spaces. A three-piece family bathroom serves the remaining bedrooms, designed with modern fittings to cater to the needs of a busy household.

Externally, the property features a driveway at the front with space for two cars, leading up to a single detached garage. The front garden adds a touch of greenery and curb appeal. To the rear, you will find a good-sized garden with a generous lawn, perfect for outdoor activities and entertaining. This home seamlessly combines practicality with style, making it an ideal choice for those looking to settle in a friendly and convenient location.



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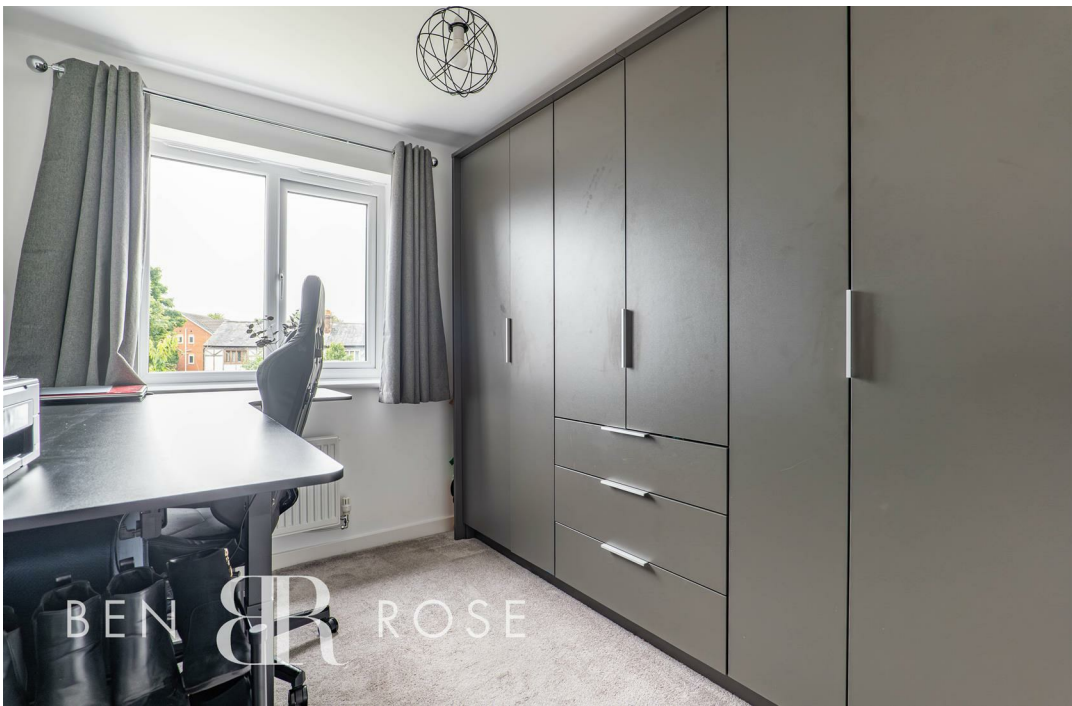


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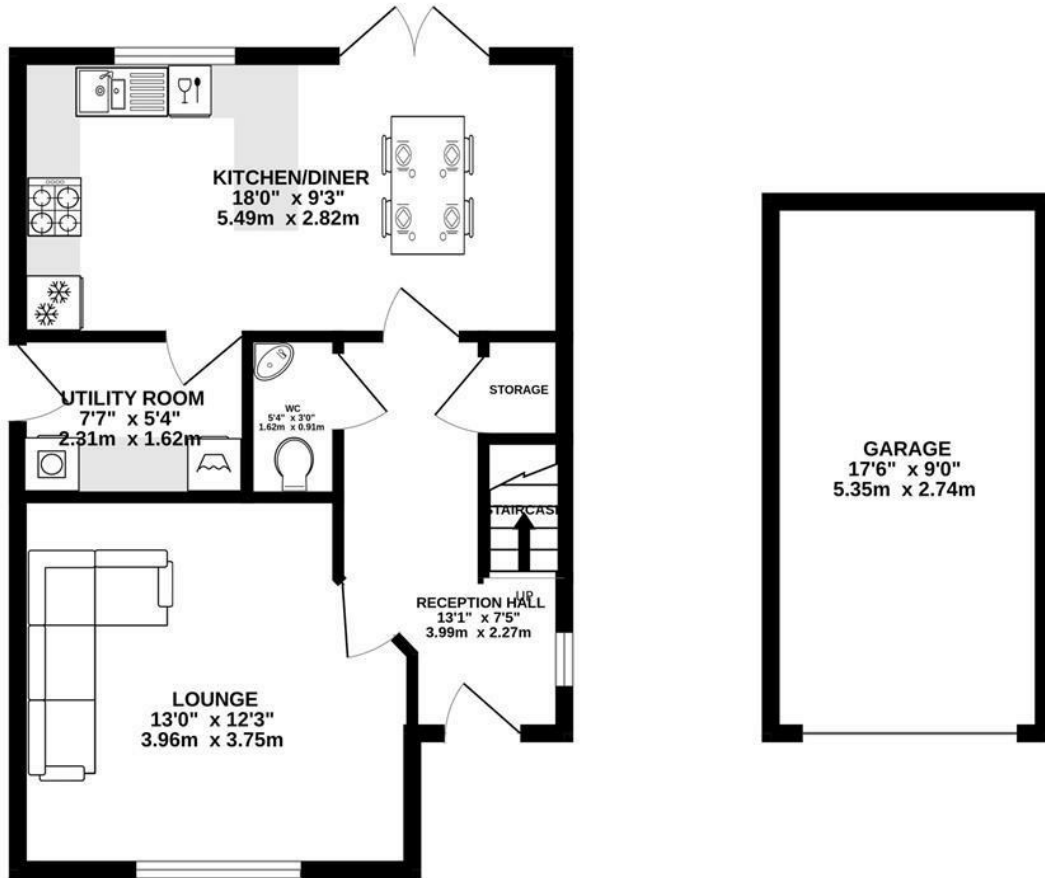




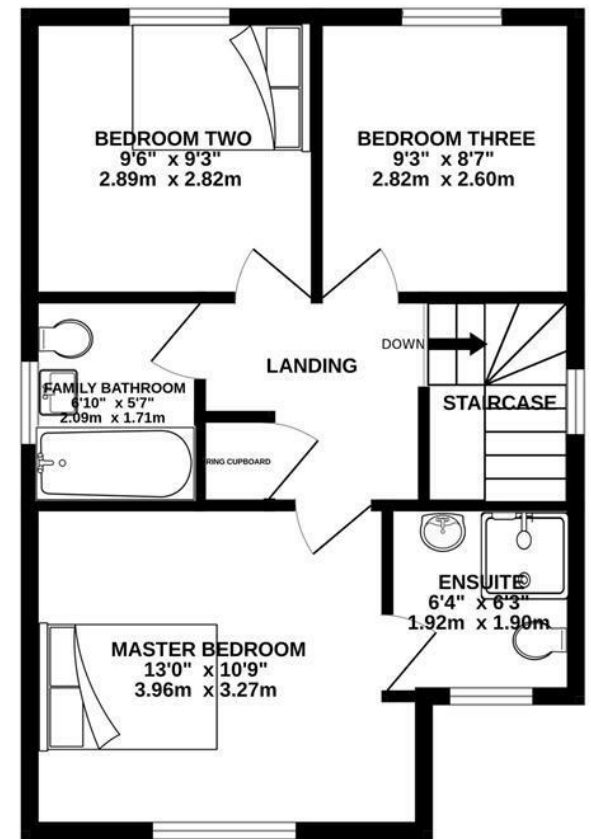




GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.

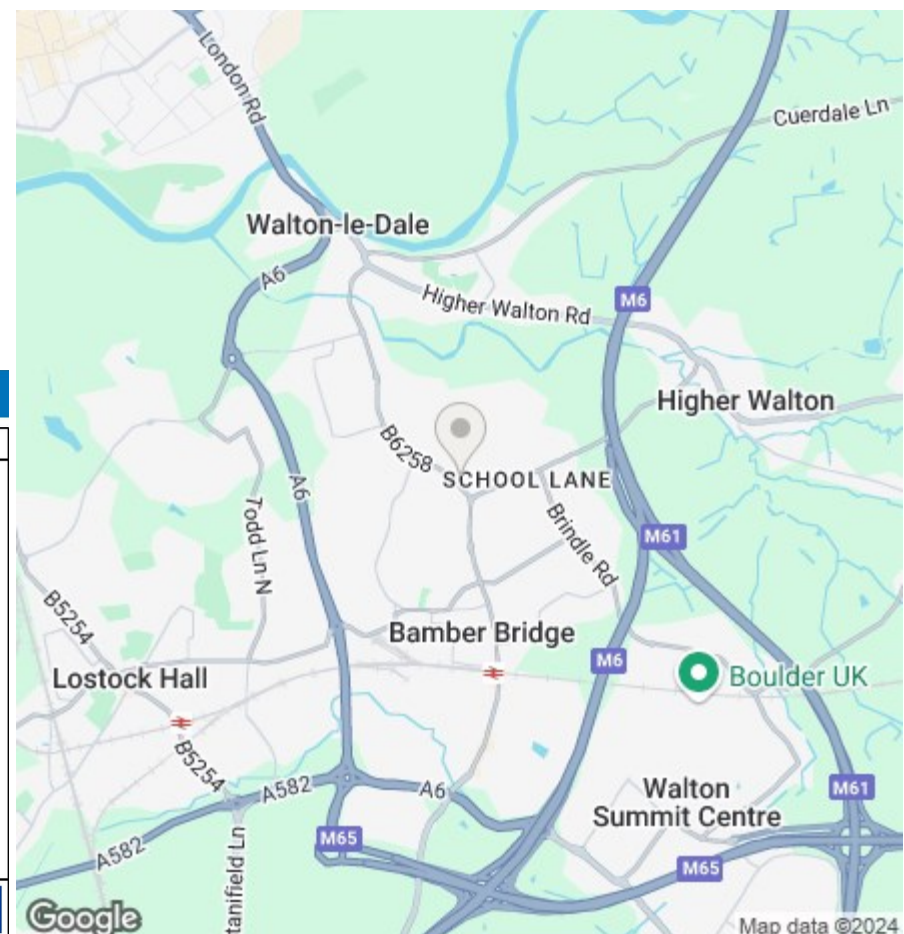


TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

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		94
(81-91) B	83	
(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	