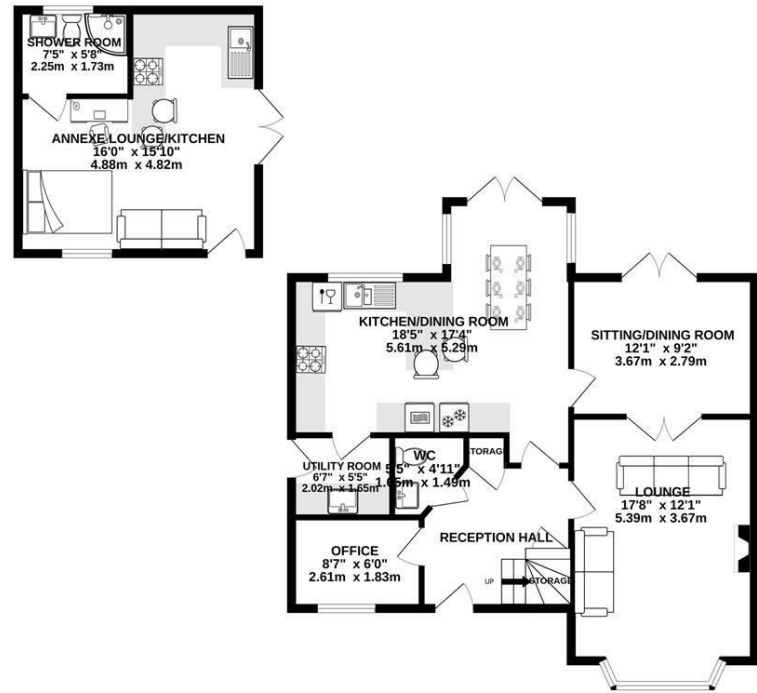
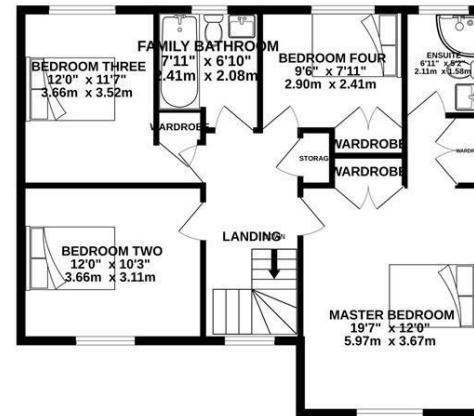


GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.4 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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## Bluebell Way, Bamber Bridge, Preston

Offers Over £399,950

Ben Rose Estate Agents are pleased to present to market this, four-bedroom, detached property complete with self-contained rear Annexe on a much sought after mature estate in Bamber Bridge. This would make the ideal family home offering plenty of space throughout. Only a short drive to the city of Preston, the property is also surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a spacious reception hall where you'll find the stairs, under stair storage and access to the ground floor rooms.

To the right of the hall lies the spacious lounge with fronted bay window, multi fuel fireplace and double doors opening up into the spacious dining room. The dining room is of a good size and could accommodate a large family dining table and furnishings with patio door access to the rear.

The kitchen/dining room is found towards the rear of the home and features an abundance of wall and base units, integral appliances such as a double electric oven, fridge/freezer, dishwasher and gas hob with a breakfast bar for two. There is also additional space for a family dining table and access to the garden via the patio doors. The kitchen also gives through-access into the utility room with plumbing for a washer and additional access to the side of the home. Back towards the front of the home and found off the reception hall is an office, WC and additional storage cupboard.

Moving upstairs, you'll find four double bedrooms all comprising of built in wardrobes. The master is particularly generous in size and benefits from a three-piece ensuite shower room.

Completing this floor and the interior of this delightful home is a three-piece family bathroom with an over the bath shower.



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
81	81

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 (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



