



Spinners Avenue, Bamber Bridge, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to the market this well presented three-bedroom, semi-detached property in the sought-after town of Bamber Bridge. This family home boasts a modern standard throughout and offers bright and airy living space, perfect for comfortable and contemporary living. Situated in a desirable location, this home benefits from excellent travel links, allowing for easy commuting to nearby cities. Additionally, a range of amenities including shops, schools, and leisure facilities can be found within close proximity. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally the property briefly comprises of a welcoming entrance hall that first leads into the spacious lounge. Moving through, you will enter the beautiful, open plan kitchen/diner. The stunning kitchen is equipped with integrated appliances and the dining area can comfortably accommodate a large family dining table with patio doors that lead out to the secluded garden. Velux windows above flood the space with natural light, creating a welcoming atmosphere. Completing the ground floor and found just off the entrance hall is a convenient storage cupboard and WC.

Moving upstairs, you will find three well-appointed bedrooms that offer ample space for relaxation and personalisation. Adjacent to the bedrooms is a modern four-piece family bathroom with bath and stand alone shower, The property also benefits from having a boarded loft space with installed pull down loft ladders.

Externally, to the front of the property is a tall hedge ensuring privacy, and a driveway capable of accommodating two cars off road. To the rear is a secluded landscaped garden which benefits from additional drainage and new patio for outdoor seating.



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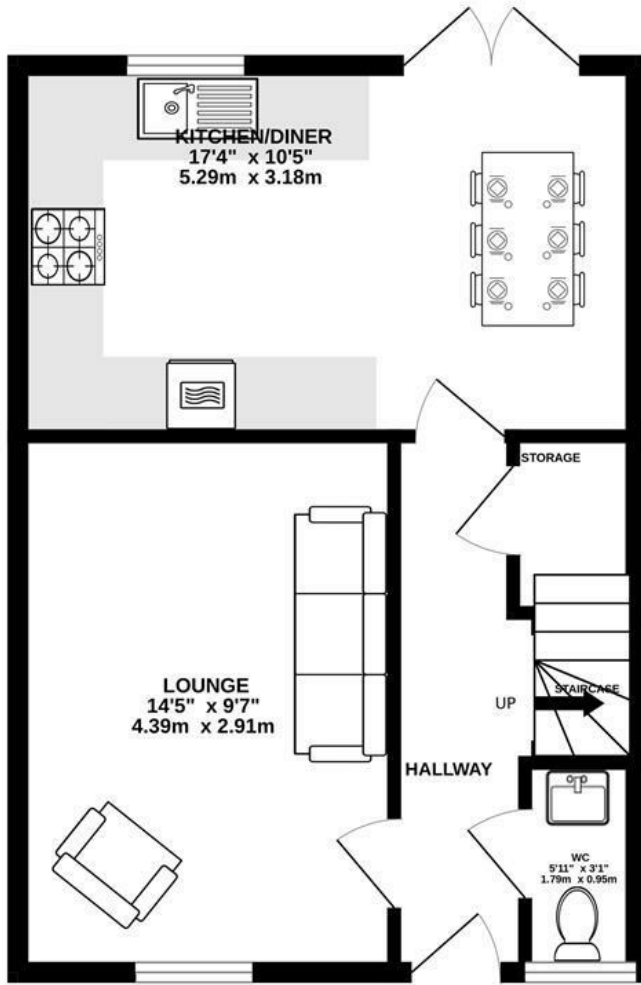




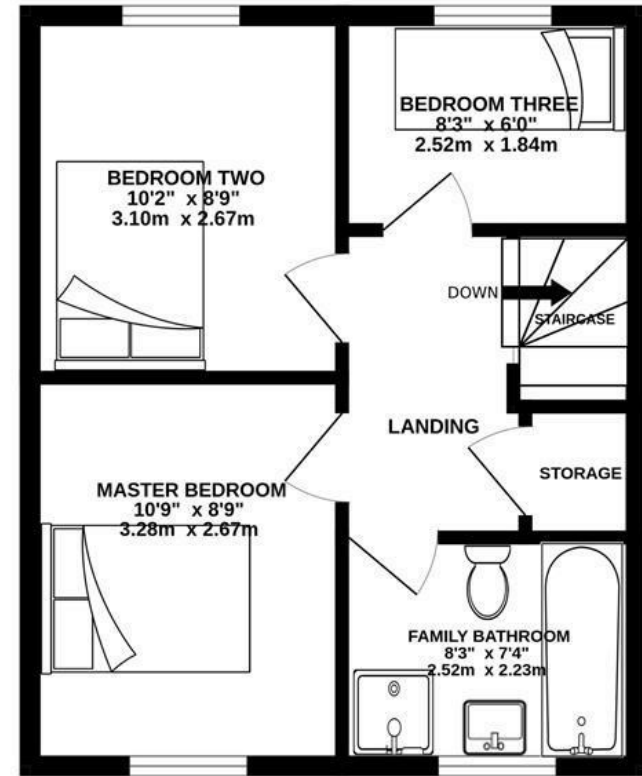




GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.

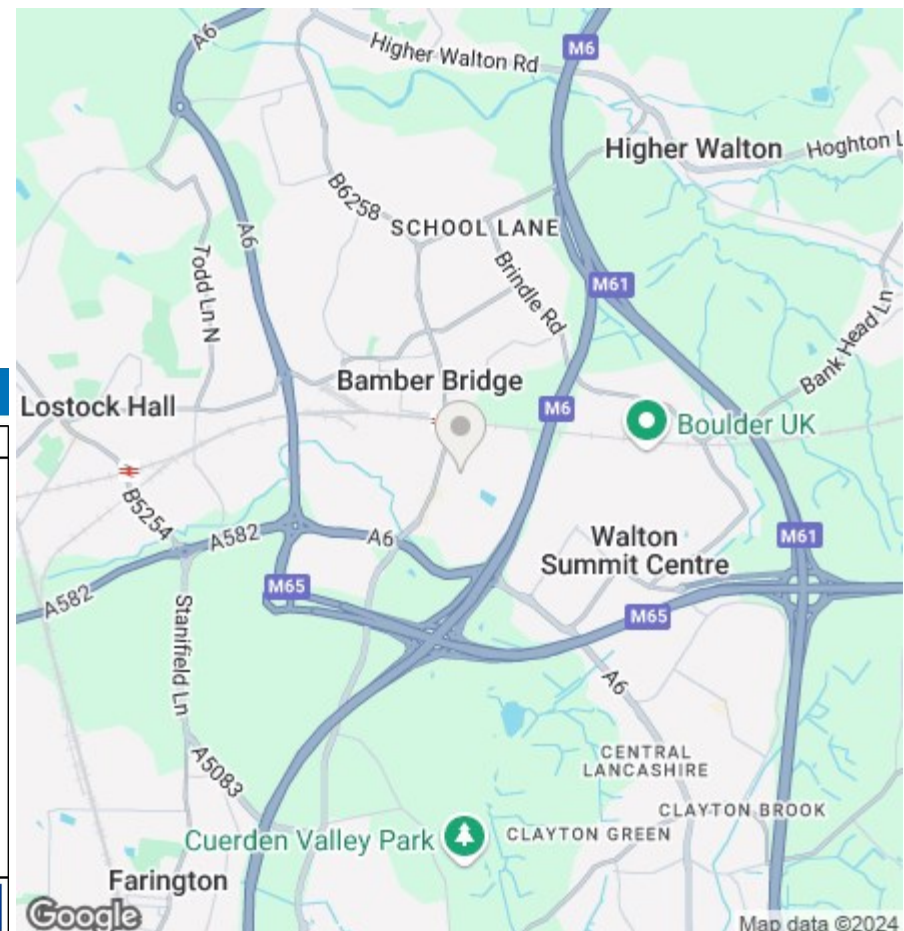


TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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		96
(92 plus) A		
(81-91) B	84	
(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	