



**Old Hall Drive, Bamber Bridge, Preston**

**Offers Over £189,950**

Ben Rose Estate Agents are pleased to present to market this beautifully extended, three-bedroom semi-detached property located in the sought-after area of Bamber Bridge, Lancashire. This charming home offers a perfect blend of modern living and classic features, ideal for families or first-time buyers. Situated in a convenient location, the property enjoys excellent travel links, with Bamber Bridge train station just a short walk away, and easy access to the M6 and M61 motorways, making commuting to Preston, Manchester, and surrounding areas a breeze. The local area boasts a variety of amenities including shops, restaurants, and well-regarded schools, ensuring all your needs are met right on your doorstep. Additionally, the property is being offered with NO ONWARDS CHAIN.

As you enter the home, you're welcomed by an entrance hall that sets the tone for the rest of the property. The lounge is a cosy yet sizable room featuring a beautiful log burner and a stunning feature fireplace, perfect for unwinding on colder evenings. Flowing seamlessly from the lounge is the modern, open-plan kitchen/diner. This impressive space is fitted with high-end Neff appliances and boasts luxurious Quartz worktops. There's ample dining space for entertaining, and the kitchen area offers easy access to the rear garden, making it ideal for family gatherings and summer barbecues.

Moving upstairs to the first floor, you will find three well-proportioned bedrooms. The master and second bedrooms are generous in size, providing plenty of room for bedroom furniture, while the third bedroom is currently utilised as a dressing room, though it could easily serve as a home office or nursery. The family bathroom is also located on this floor, ensuring both practicality and style for daily use.

Externally, the home features a large driveway at the front with space for up to four cars, which extends down the side of the property to a single garage at the rear. The generously sized rear garden offers excellent privacy and boasts a central lawn, multiple plant beds, and a lovely patio area – perfect for outdoor dining. A summer house with power and lighting adds a versatile outdoor space for relaxation or additional storage. With its modern features, Pure wool carpets throughout, and prime location, this home is truly a must-see for anyone looking to settle in the Bamber Bridge area.























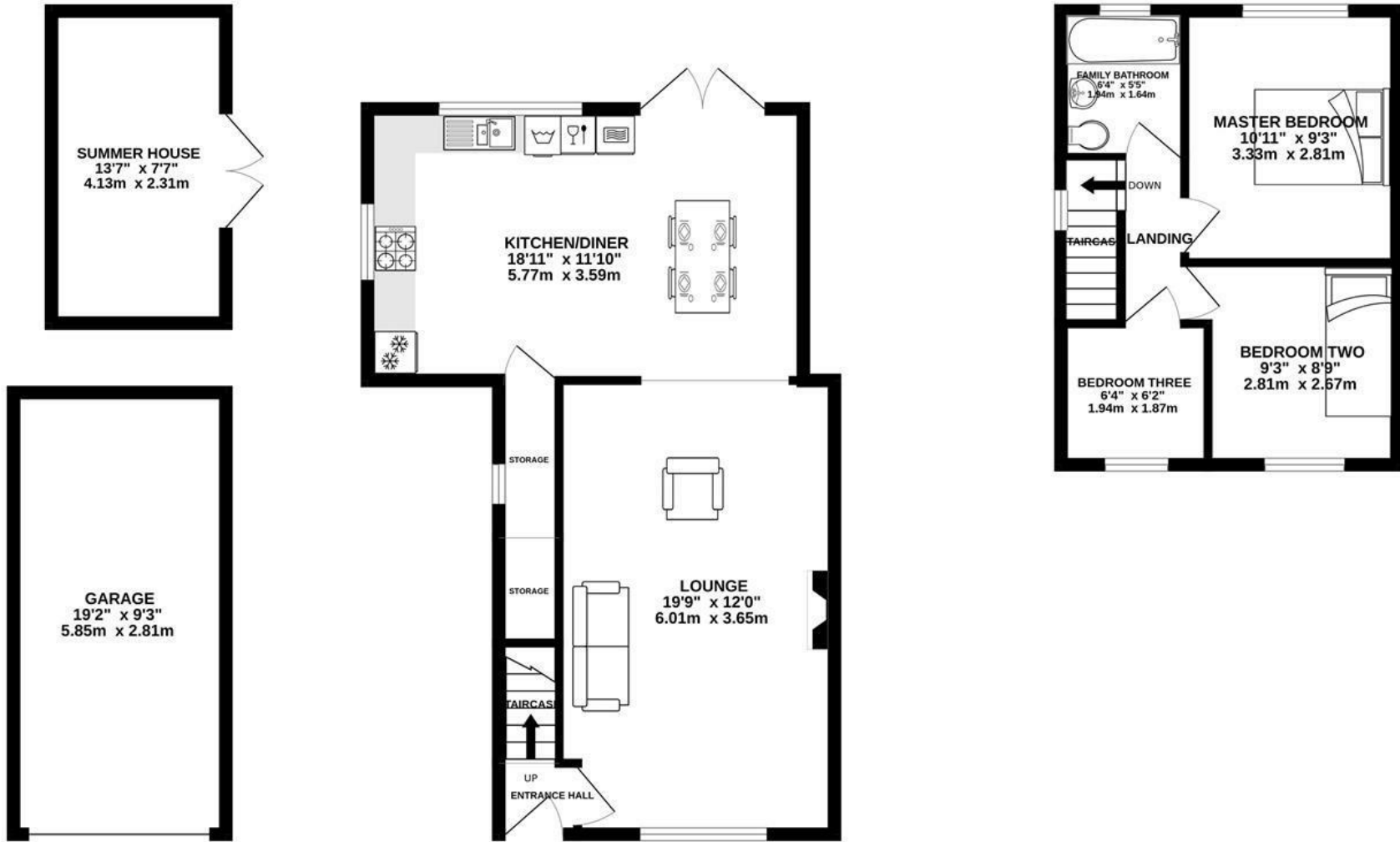




# BEN ROSE

GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>67</b>	
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

