



Ellen Street, Bamber Bridge, Preston

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, located in the sought-after area of Bamber Bridge, Lancashire. Perfectly suited for families and first-time buyers, this lovely home is situated in a quiet, yet well-connected neighbourhood. The property enjoys excellent transport links, with easy access to the M6 and M61 motorways for those commuting to Preston or Manchester. Bamber Bridge train station is just a short distance away, providing convenient rail connections, while local bus routes are also easily accessible. Nearby amenities include reputable schools, supermarkets, and leisure facilities, offering everything a family could need.

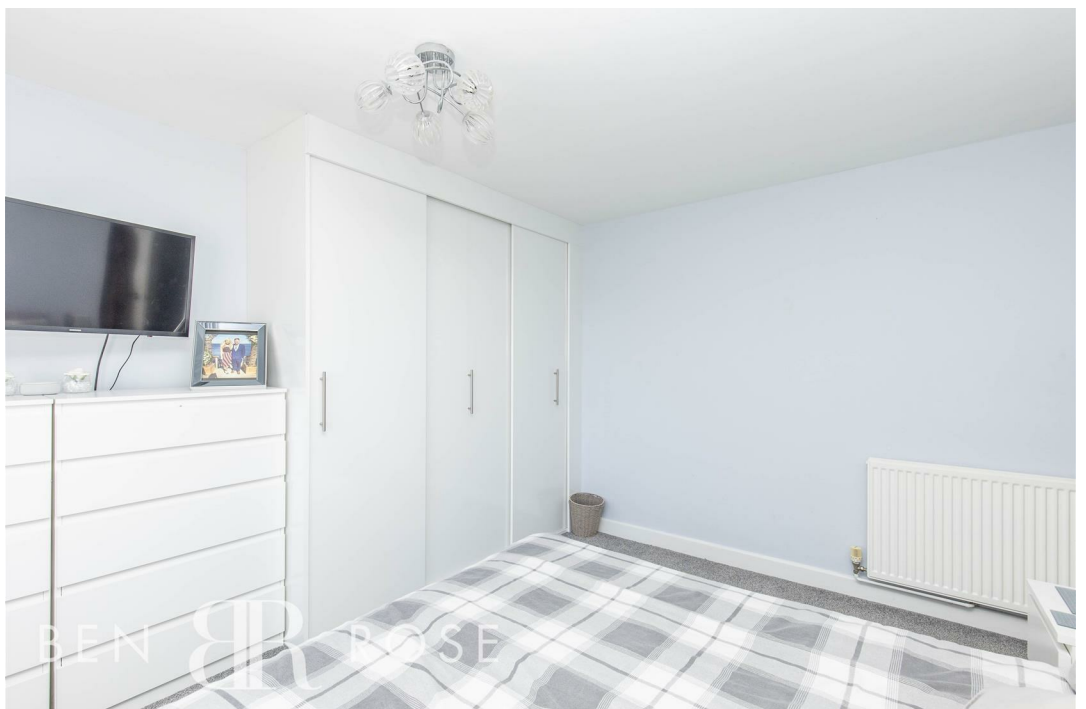
As you step into the home, you are greeted by a welcoming entrance hall that leads you into the spacious lounge. This bright and airy room is perfect for relaxing and entertaining. Flowing seamlessly from the lounge is the modern kitchen/diner, fully fitted with contemporary units and ample countertop space for preparing meals. The kitchen opens up into a bright conservatory, offering additional living space and an ideal spot for family dining with views of the rear garden. The ground floor also benefits from under-stair storage, a separate utility room for added practicality, and a versatile family room, which could be used as a playroom or home office, making it adaptable for modern living.

Moving upstairs to the first floor, you will find three bedrooms, each with its own unique charm and plenty of space for furniture. The family bathroom is stylishly appointed, offering a modern bath and overhead shower, perfect for busy mornings or a relaxing evening soak.

Externally, the property boasts a private driveway to the front, offering off-road parking. The rear garden is secluded and perfect for enjoying outdoor space is a wonderful retreat. This home offers the perfect blend of comfort, style, and convenience, making it an excellent choice.







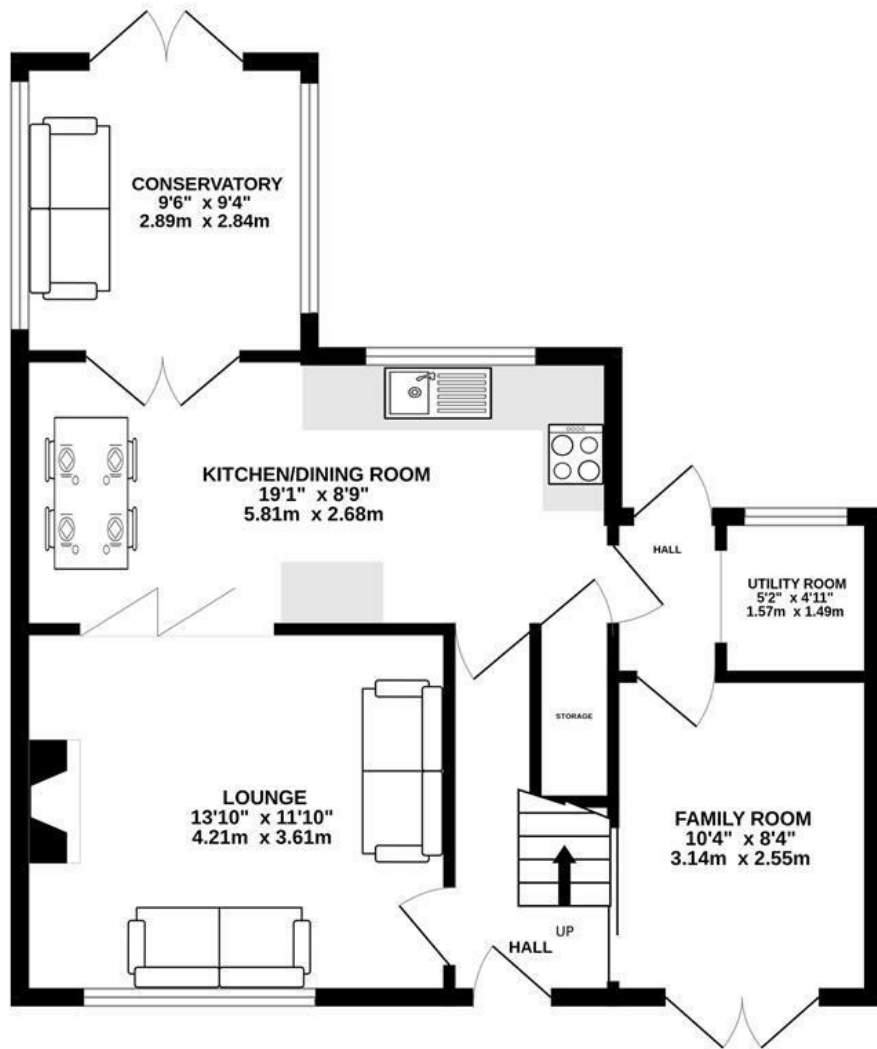




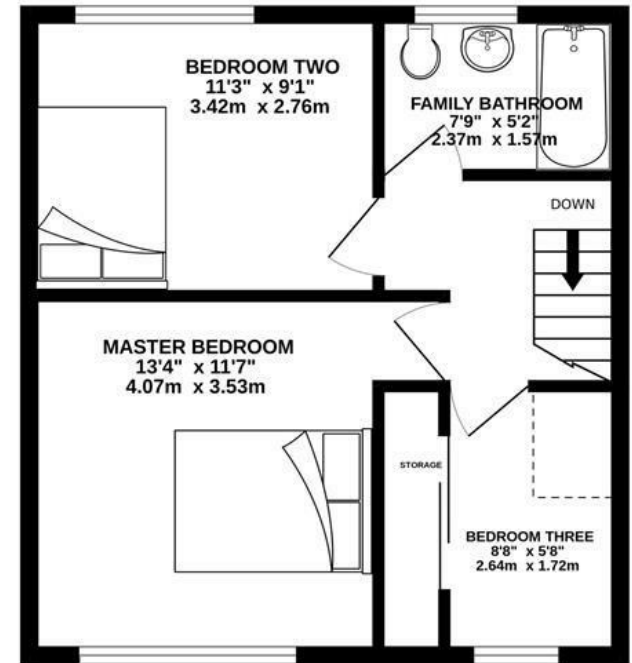


BEN ROSE

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

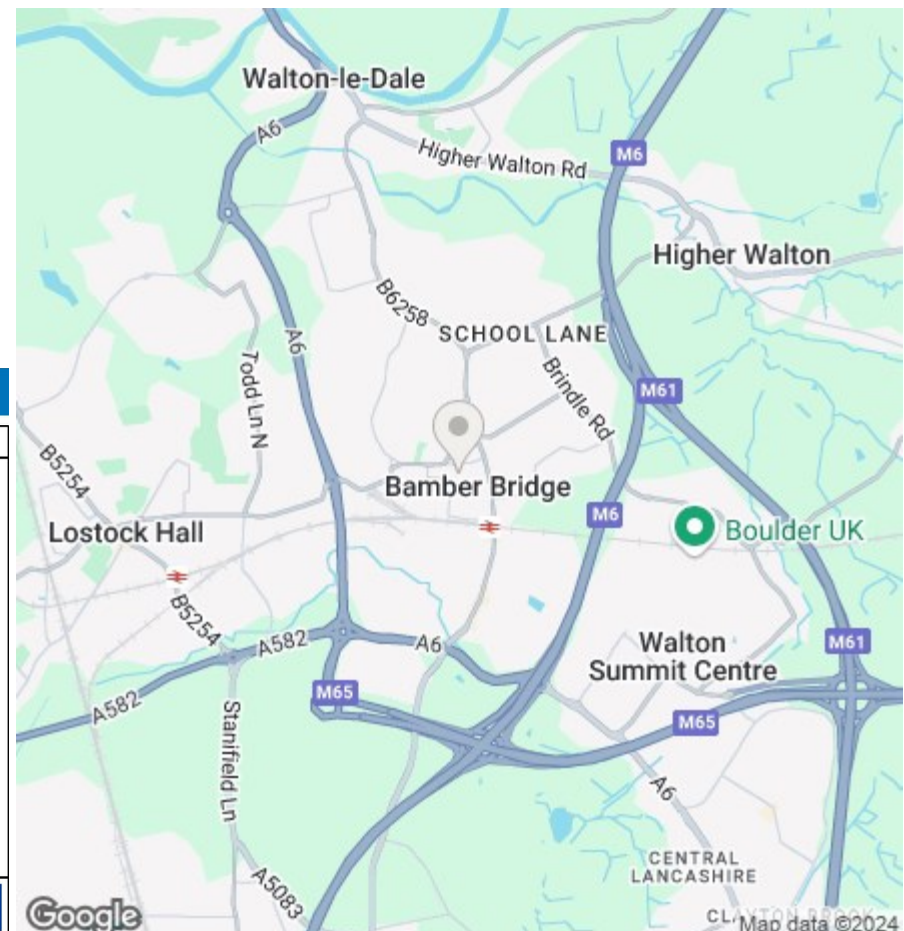


TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	