



**Nelson Street, Bamber Bridge, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are delighted to present this three-bedroom mid-terrace property, situated on a quiet cul-de-sac in the highly sought-after area of Bamber Bridge. Ideally located for commuters, the home offers easy access to major Northwest towns and cities via the M6 and M61 motorways. The area is well-served by excellent local schools, supermarkets, and amenities, making it a convenient and desirable place to live. Early viewing is highly recommended to avoid disappointment.

Upon entering, a welcoming hallway provides access to the majority of the rooms and the staircase leading to the first floor. To the left, the spacious lounge is filled with natural light from the front aspect and features a charming fireplace as its focal point. This inviting space also offers access to both the under-stairs storage and the adjoining kitchen/diner. Positioned towards the rear, the well-sized kitchen/diner is fitted with complimentary worktops and an integrated hob and oven. There is ample space for freestanding appliances, as well as room to accommodate a small family dining table. A door leads directly from this space to the rear garden, offering easy access to outdoor living.

Upstairs, the property boasts three well-proportioned bedrooms, two of which are large enough to comfortably accommodate a double bed. The three-piece family bathroom is also located on this floor and features an over-the-bath shower.

Externally, the front of the property benefits from gated access and a small garden, while the rear offers a good sized, fully paved yard with a shed and ample space for outdoor seating and storage. There is also gated access to the ginnel behind the home. Additionally, the property comes with one allocated off-road parking space at the front, providing further convenience for residents.





















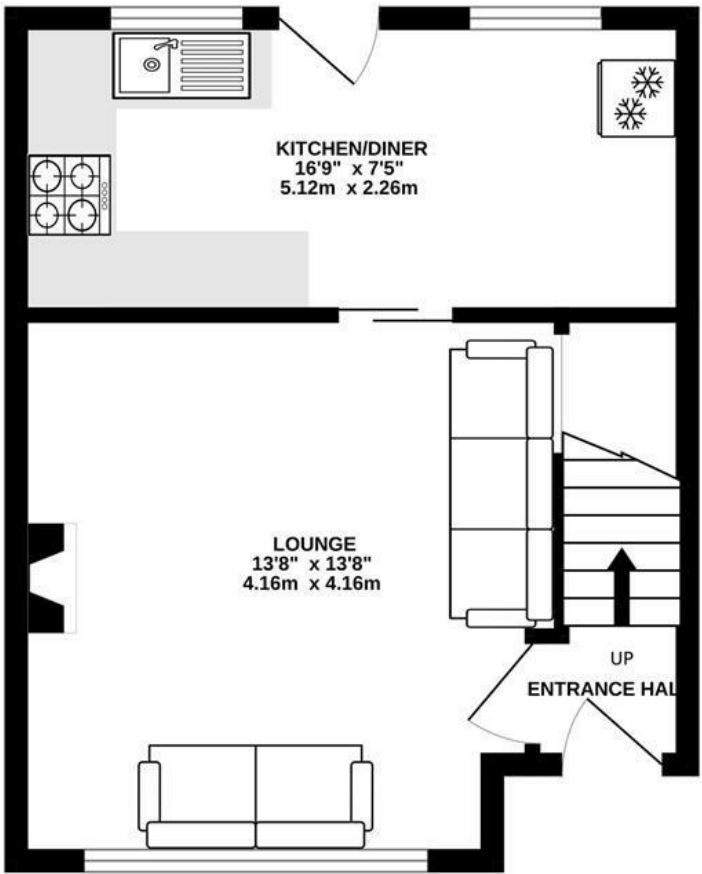




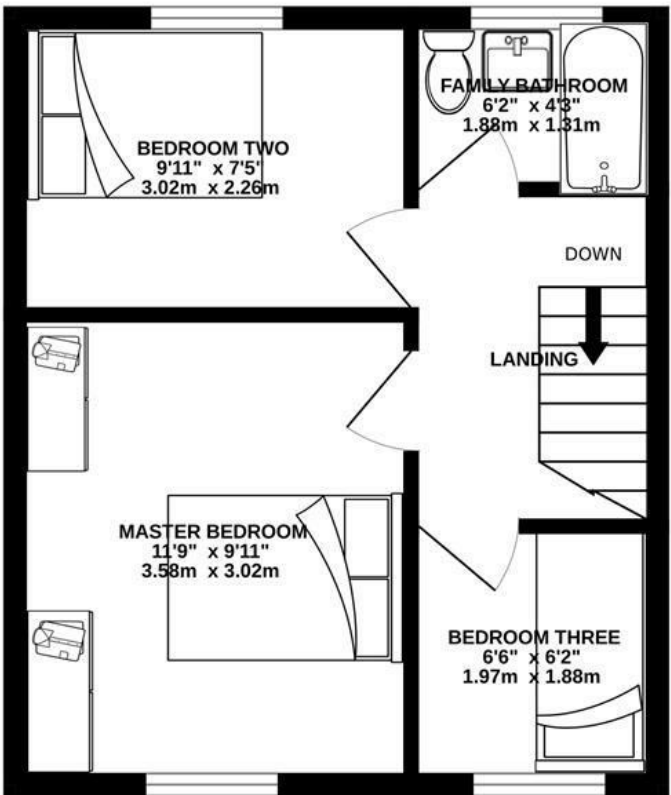


# BEN ROSE

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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		

