



**Masonfield, Bamber Bridge, Preston**

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this well presented three bedroom semi detached home on the quiet outskirts of Bamber bridge. Bamber bridge and Chorley are both close by and offer an abundance of excellent local shops and amenities nearby. There is also easy access to nearby cities via travel links such as the popular 125 bus route and Chorley train station, as well as the M6 and M61 motorways.

Entering the home you are greeted by a spacious and inviting lounge. With a large front facing window keeping the room well lit and an a convenient dining area seamlessly connecting the room to the kitchen and conservatory. To the rear is the modern kitchen with ample worktop space as well as integrated appliances and room for freestanding ones. Overlooking the garden is the well lit conservatory that floods the ground floor rooms with natural light and offers an ideal space for entertaining. Completing the ground floor is a convenient WC situated just off the kitchen.

Moving to the first floor you will find three well appointed bedrooms with both the master and second bedroom boasting spacious fitted wardrobes adding ample storage. A sizable three piece family shower room completes the floor.

Externally the house comes with a well kept and low maintenance rear garden a mixture of paved and decked areas, with no houses overlooking it to the rear, it makes a great spot for entertaining and relaxing. To the front there is a three car driveway offering ample off the road parking.

Overall this modern and well presented family home would make an ideal choice for any couple or first time buyer looking to settle in a well connected, quiet and desirable area.





















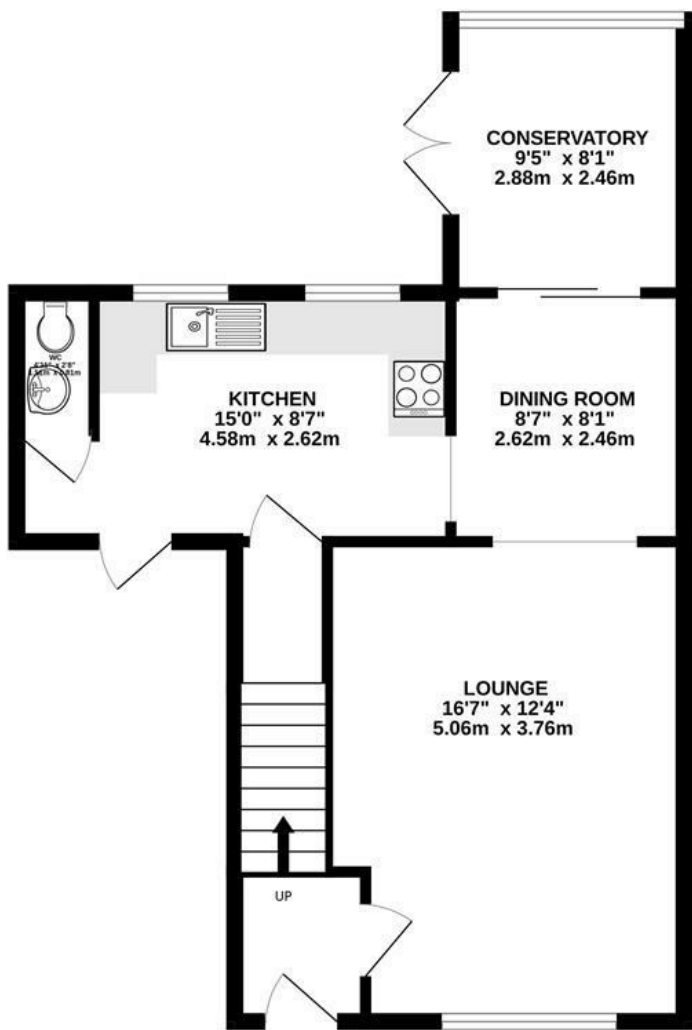




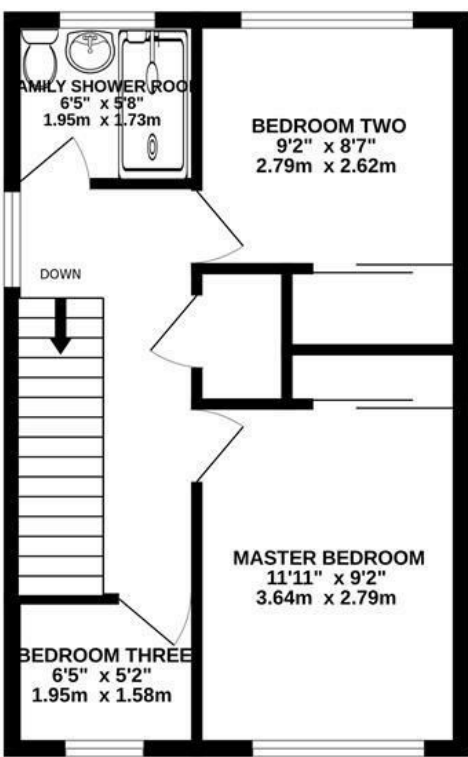


# BEN ROSE

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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		
(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	

