



Stockdale Crescent, Bamber Bridge, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home situated in a quiet residential area of Bamber Bridge. This lovely property is offered with NO ONWARDS CHAIN and would make an ideal purchase for a first-time buyer looking for a home they can truly make their own. Set within walking distance of local shops, schools, and amenities, the home also benefits from excellent travel links with Bamber Bridge Train Station just a short stroll away, easy access to the M6, M61, and M65 motorways, and regular bus services to Preston, Leyland, and surrounding areas. Bamber Bridge itself offers a wealth of amenities including leisure centres, parks, and eateries, while being within close reach of Preston City Centre for further shopping and entertainment options.

As you enter the home, you're welcomed into the reception hall that houses the staircase leading to the first floor. Conveniently located off the hallway is a ground-floor shower room, perfect for guests or busy households. Moving through, you'll find the generously sized lounge/diner – a spacious and versatile room that spans the length of the home and offers ample space for both relaxing and entertaining. A door at the rear leads out to the garden, flooding the room with natural light. Adjacent to the lounge is the kitchen, located at the back of the home, offering ample cupboard space, as well as space for free standing appliances. Upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom is of a good size and comes complete with fitted wardrobes and a storage cupboard for added convenience. The second and third bedrooms offer flexibility for use as children's rooms, a guest bedroom, or even a home office – ideal for modern living. This floor provides ample scope for personalisation, allowing the next owners to tailor the space to suit their lifestyle.

Externally, the front of the property features off-road parking for one vehicle, with shared access down the side leading to a single garage at the rear – ideal for additional parking or storage. The rear garden offers a paved patio area closest to the home and another to the far end – perfect for outdoor dining or relaxing in the sun. Between these two spaces lies an artificial lawn that adds a touch of greenery.

This home presents a fantastic opportunity for first-time buyers to step onto the property ladder with a home full of potential in a well-connected, family-friendly location.







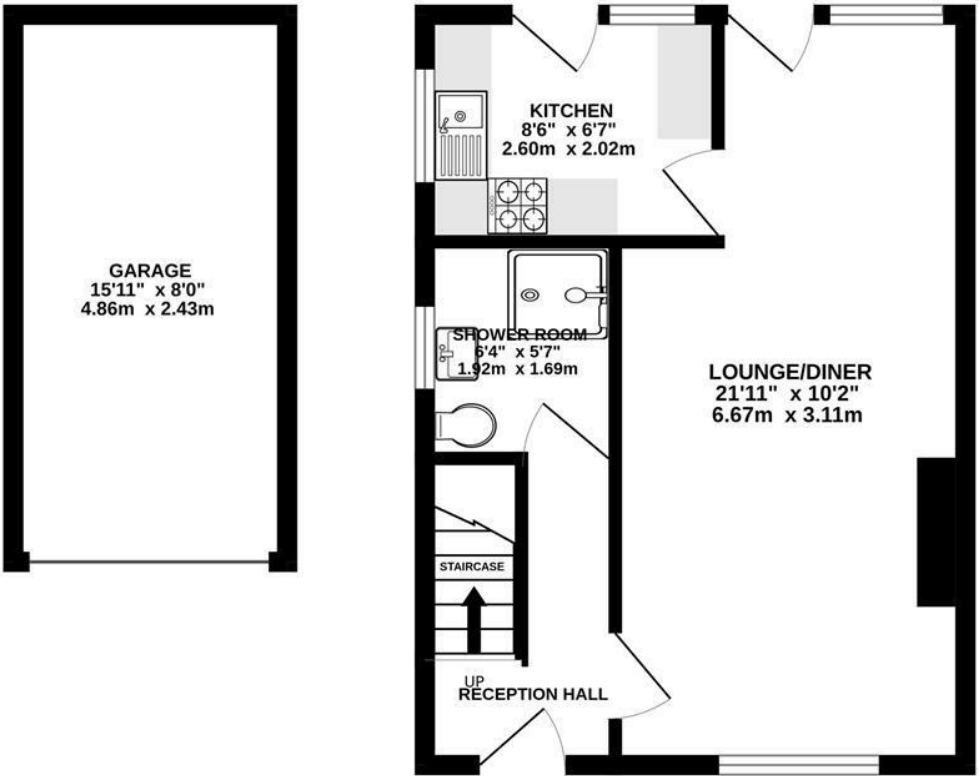




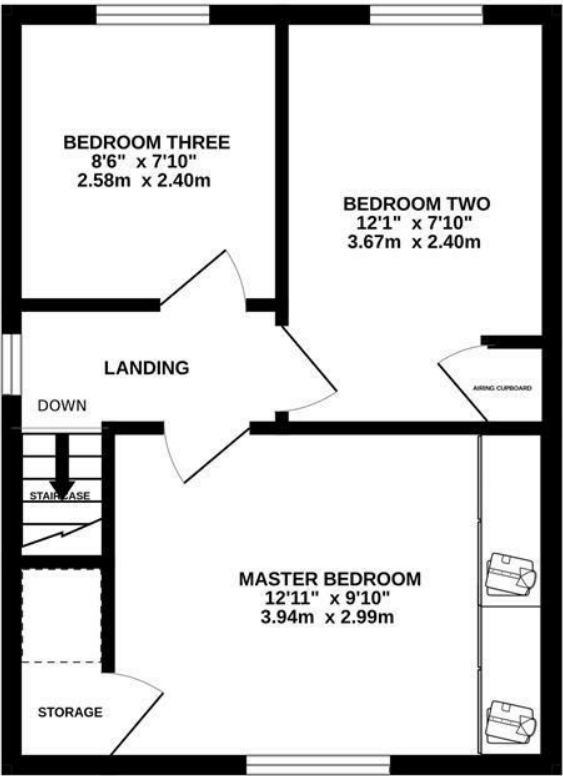


BEN ROSE

GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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	<div>59</div>	<div>88</div>
(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 ₂) 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		