



Walnutwood Avenue, Bamber Bridge, Preston

Offers Over £295,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented and immaculately maintained five-bedroom detached home, located in a quiet residential area of Bamber Bridge. This spacious family property offers stylish interiors throughout and is ideally suited for growing families seeking comfort and practicality in a convenient setting. Situated just a short distance from Bamber Bridge town centre, the home benefits from a wealth of nearby amenities including excellent schools, supermarkets, and leisure facilities. For commuters, the property is perfectly positioned with Bamber Bridge train station just a few minutes away, as well as superb access to local bus routes and the M6, M61, and M65 motorways – placing Preston, Chorley, and Blackburn within easy reach.

As you step into the home, you're greeted by a welcoming reception hall that sets the tone for the rest of the property, offering access to the integral garage and staircase to the first floor. To the front of the home is a spacious and cosy lounge – the perfect place to unwind with the family. To the rear lies a stunning open-plan kitchen/diner, ideal for both everyday living and entertaining. The kitchen is finished to a high standard with integrated appliances, sleek black cabinetry, and contrasting dark wood-effect worktops, complete with a breakfast bar for casual dining. The dining area provides ample space for a family-sized table and features sliding doors that open out to the garden, flooding the space with natural light. A convenient utility room is located just off the kitchen, with further access to a downstairs WC.

Moving upstairs, the first floor boasts five well-proportioned bedrooms, four of which are doubles in size. The master bedroom benefits from its own private en-suite shower room, adding a touch of luxury. Bedroom three is currently used as a dressing room, while bedroom five serves as a nursery – both versatile spaces that can easily be adapted to suit a growing family's needs. A modern three-piece family bathroom with an over-the-bath shower completes the upper floor.

Externally, the property sits on a generous plot with a driveway to the front that comfortably accommodates two vehicles, leading up to an integral garage for additional parking or storage. To the rear, the home enjoys a generously sized and private garden – perfect for outdoor family life. A well-kept central lawn is framed by a patio seating area near the house and a separate decked seating area at the far end, ideal for entertaining or relaxing in the warmer months.

This is a wonderful opportunity to secure a move-in-ready, spacious family home in a highly desirable location.

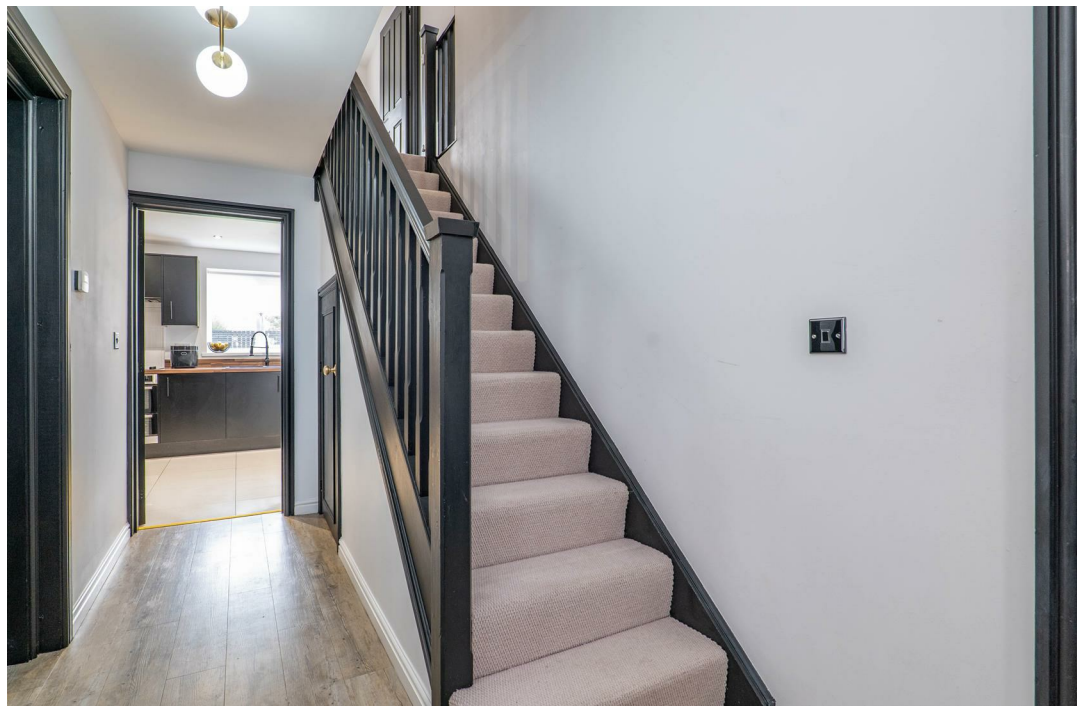








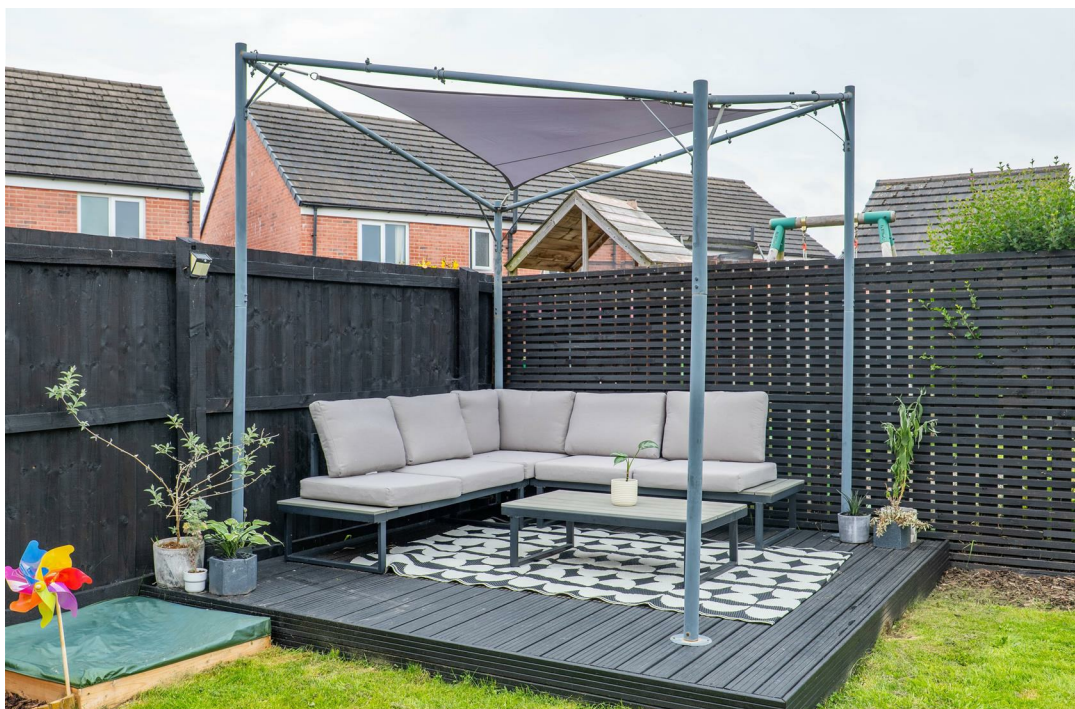




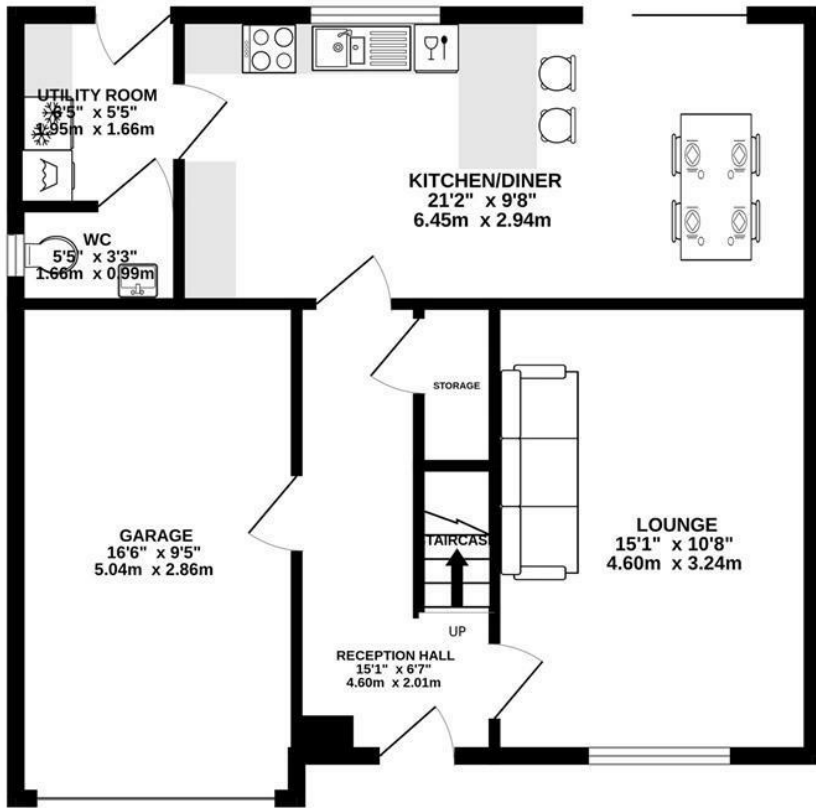




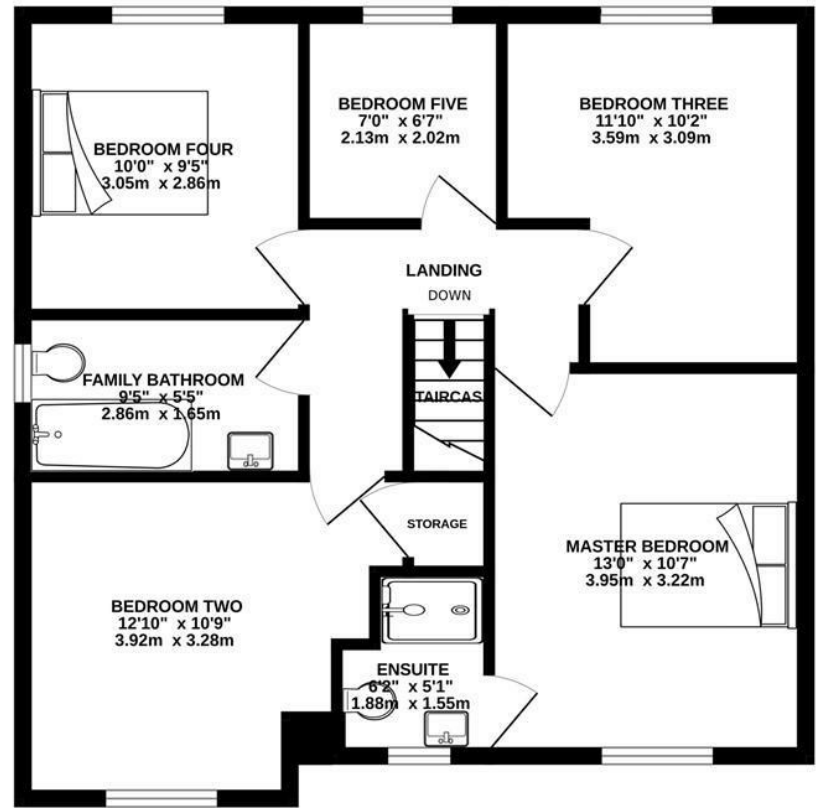




GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.

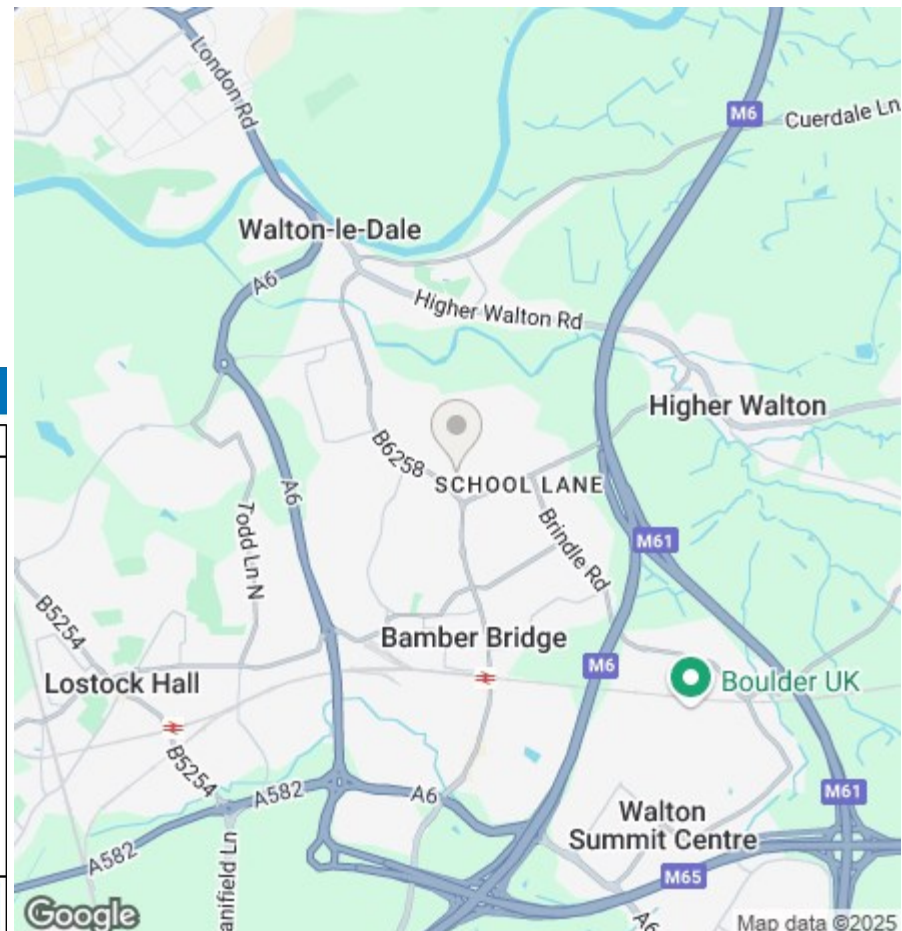


TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

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 | | |
| | 80 | 84 |
| 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 | |