



Spinners Avenue, Bamber Bridge, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented, NO CHAIN, three-bedroom detached home situated in a popular residential area of Bamber Bridge, Lancashire. Ideal for families, this well-appointed property offers a perfect blend of modern living and comfort. Nestled within a quiet neighbourhood, the home benefits from easy access to a wide range of local amenities including excellent schools, shops, and parks. For commuters, the property is superbly located with Bamber Bridge train station just a short distance away, offering regular links to Preston and Manchester. Additionally, convenient access to the M6, M61, and M65 motorways makes it ideal for those travelling further afield. Nearby attractions such as Cuerden Valley Park and Preston city centre further enhance the appeal of this fantastic location.

As you enter the home, you're greeted by a welcoming entrance hall that provides access to the main living areas, with the staircase just off to the side. The spacious lounge is situated at the front of the property and is bathed in natural light from a beautiful bay-fronted window. This inviting room also benefits from useful under-stair storage. Moving towards the rear of the home, you'll find the stunning open-plan kitchen/dining room – the true heart of the property. Fitted with a stylish range of integrated appliances, the kitchen offers ample worktop and cupboard space. The layout also includes a designated dining area and an additional snug space, perfect for family gatherings or quiet relaxation. Skylights above and French doors to the rear garden flood the room with light, creating a bright and airy atmosphere. Completing the ground floor is a convenient WC, located just off the kitchen.

Upstairs, the home boasts three generously sized bedrooms, offering ample space for a growing family. The master bedroom is a luxurious retreat, complete with a private en-suite shower room for added convenience. The remaining two bedrooms are well-proportioned and can easily accommodate beds and additional furnishings. A modern four-piece family bathroom serves the rest of the floor, featuring a separate shower and bath – ideal for busy mornings or relaxing evenings.

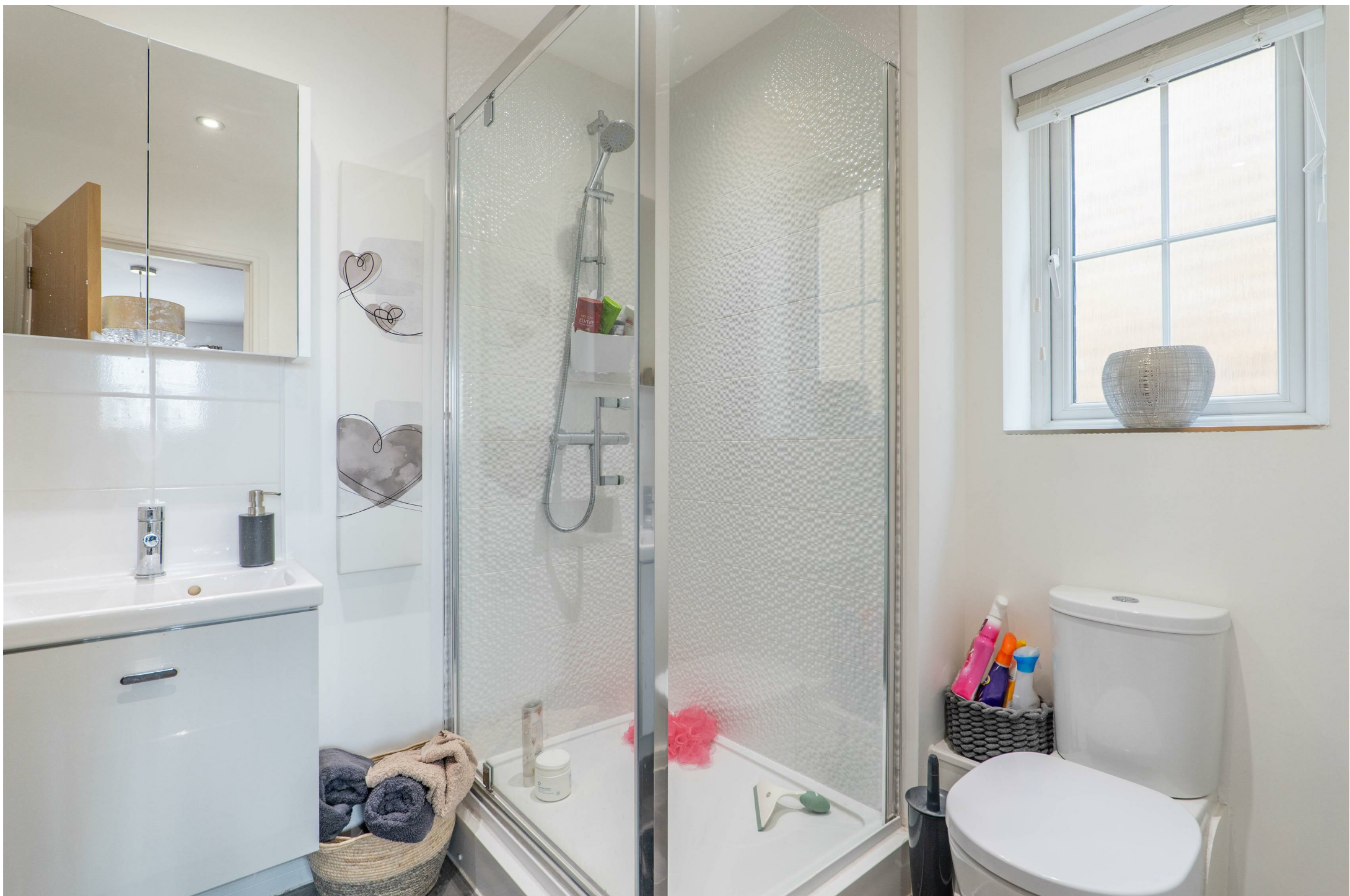
Externally, the property enjoys a neatly maintained front with a driveway that can comfortably accommodate up to two vehicles, leading to an integrated single garage for secure parking or additional storage. The rear garden is a private and peaceful space, perfect for outdoor entertaining or family play. A paved patio area lies closest to the home, ideal for garden furniture or alfresco dining, with a gravelled section just beyond. At the centre is a beautifully kept circular lawn, adding a touch of character and charm to the space.

This delightful family home offers modern, versatile living in a sought-after location – early viewing is highly recommended.







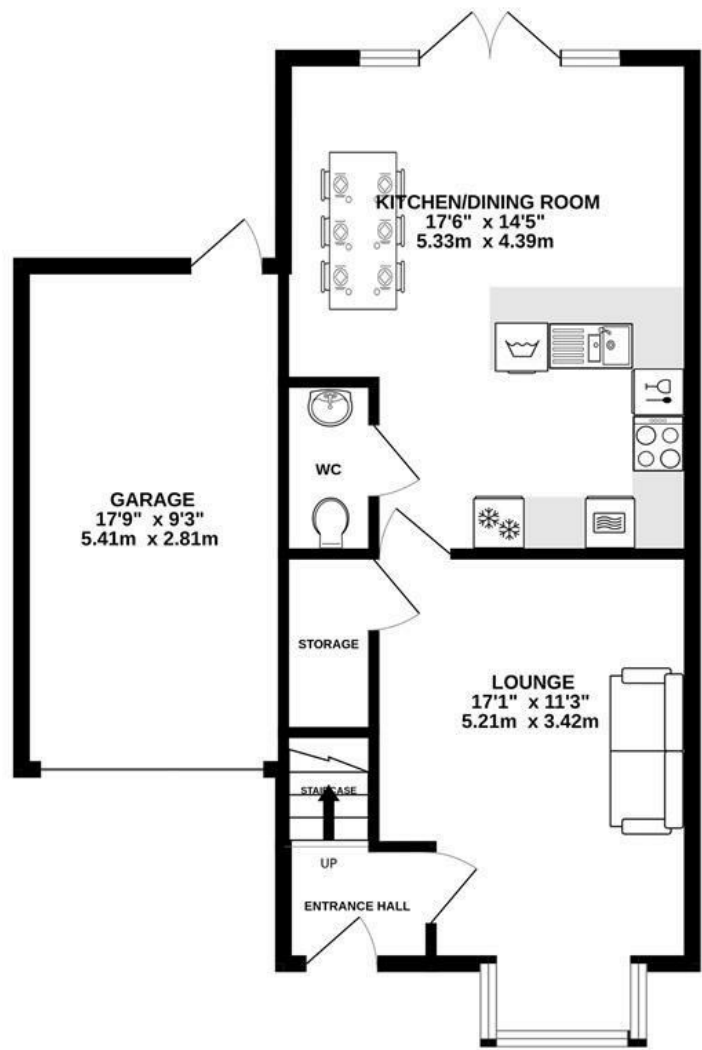




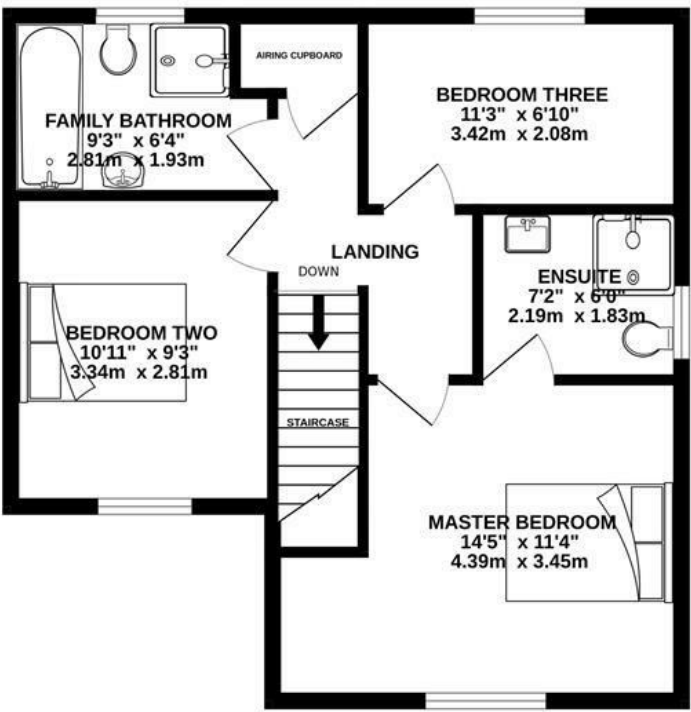


BEN ROSE

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.2 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
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	

