



Brow Hey, Bamber Bridge, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this charming Three-bedroom property, ideally located in Walton Summit, Bamber Bridge. This property is perfect for families and couples looking for a well finished and maintained home in a well connected area. This lovely home also benefits from fantastic travel connections, only being a fifteen minute drive to Preston city center as well as easy access to the M6, M61 and M65 motorways making it ideal for commuters. Early viewing is highly recommended to avoid disappointment.

Upon entering the property through the entrance hall housing an open staircase as well as a convenient WC. Continuing through is you will find the cozy yet spacious lounge with a window overlooking the garden that fills the room with natural light. From here you enter the spacious and modern kitchen diner. Ample hardwood worktops adorn the space and provide plenty of practical food prep area. Overhead cabinets and integrated appliances such as a dishwasher and large fridge freezer make the space even more practical. Also found here is enough room for a large six person dining table, making the ideal space for entertaining dinner guests.

Upstairs, the property offers three well-proportioned bedrooms all being finished to a very high standard, along with a modern three-piece family bathroom that includes an over-the-bath shower. Bedroom Two benefits from integrated storage for added convenience.

Externally, the rear garden offers an ideal retreat with a combination of paved and grassed areas.

To the front is a spacious driveway offering off the road parking.

Overall this house has been well maintained and had time and love put into it making it the ideal choice for a wide range of buyers.



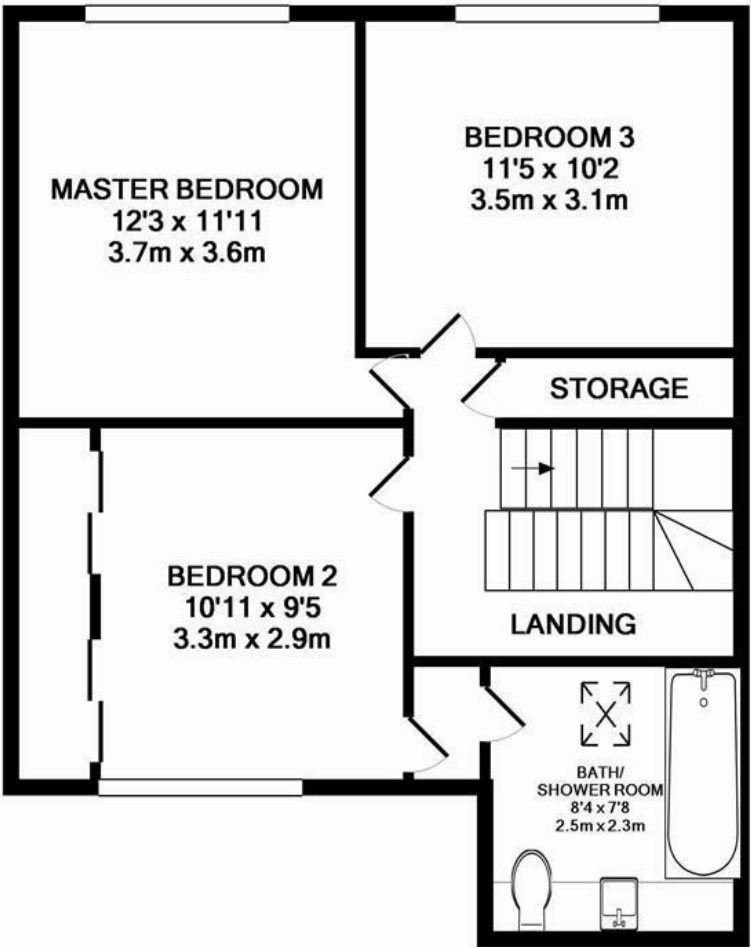
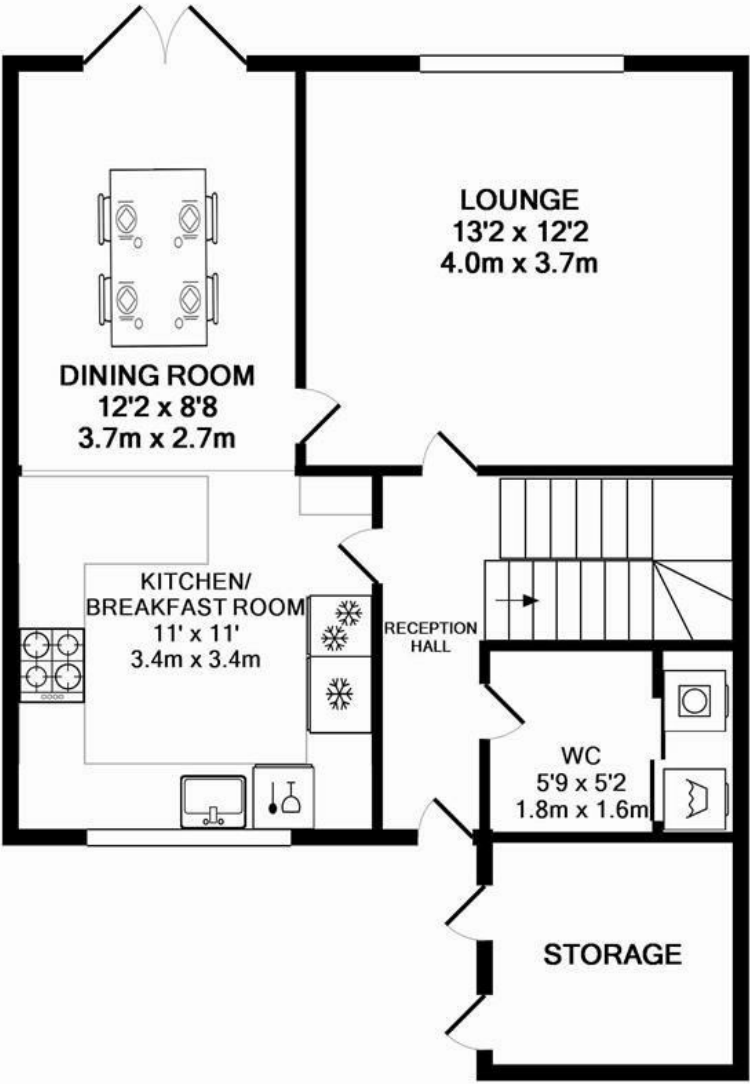












TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	76	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	76	87
(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 

