



Aspenwood Close, Bamber Bridge, Preston

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property, situated in a quiet and popular residential area of Bamber Bridge. This beautifully presented home is ideal for first-time buyers looking to take their first step onto the property ladder and is being marketed with NO ONWARDS CHAIN. The area offers a great balance of convenience and community, with excellent local amenities including supermarkets, cafes, and schools all within walking distance. Bamber Bridge train station is just a short drive away, offering direct links to Preston, Blackburn, and Manchester, while the M6 and M61 motorways provide superb access for commuters. Nearby towns such as Leyland and Preston are also easily accessible, offering a wide range of shops, restaurants, and leisure facilities.

Stepping into the home, you're welcomed into the reception hall that sets the tone for the rest of the property. From here, you'll find a handy downstairs WC and access to the spacious front lounge, which benefits from integrated storage and a large window that fills the room with natural light. Towards the rear lies the modern kitchen/diner, fitted with contemporary units, an integrated oven, and ample dining space for family meals or entertaining guests. Sliding doors open directly onto the garden, seamlessly connecting the indoor and outdoor spaces.

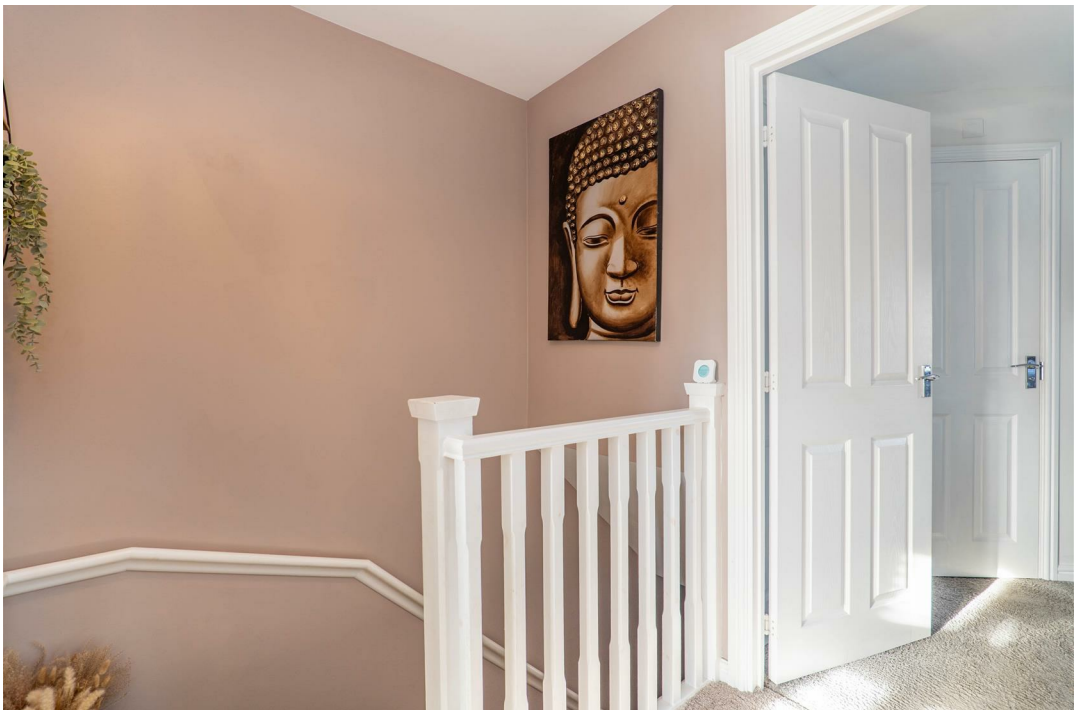
To the first floor are three well-proportioned bedrooms, each offering comfortable living space. The master bedroom features an integrated wardrobe and a stylish three-piece ensuite for added convenience. The remaining bedrooms are served by a modern family bathroom, complete with an over-the-bath shower, ideal for busy family life.

Externally, the home offers a welcoming frontage with a driveway providing parking for up to two cars, alongside a neat front lawn. To the rear, you'll find a low-maintenance, landscaped garden complemented by a decked seating area and attractive plant beds — perfect for outdoor dining or relaxing. A standout feature is the addition of a hot tub house, offering a luxurious retreat that can also serve as a versatile outdoor room.

This lovely property, available with no onward chain, presents an excellent opportunity for first-time buyers seeking a well-located and move-in-ready home in a thriving area.









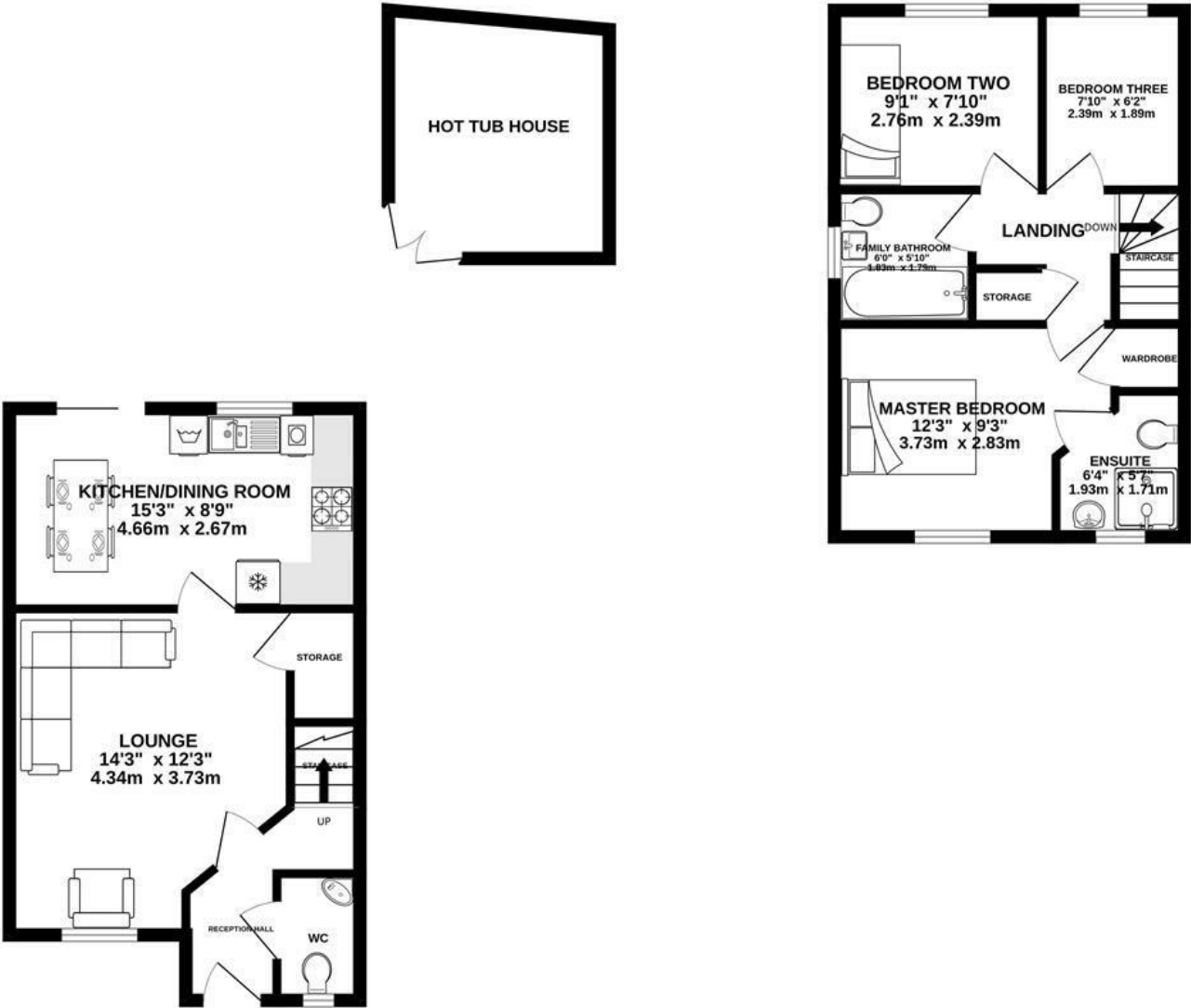




BEN ROSE

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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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	83	95
(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	

