



## Grey Gables Avenue, Bamber Bridge, Preston

£1,350

Ben Rose Estate Agents are pleased to present to market this gorgeous, Three-bedroom, detached rental, situated on a quiet and modern estate of Grey gables just outside of Bamber Bridge. This house offers modern living whilst remaining practical and homely. Situated close to the northern city of Preston, the property is ideal for those who want to be close to the city whilst still being a nice distance away from the noise. The location also boasts ample travel links either via bus or driving to the A6, taking you straight to the city centre.

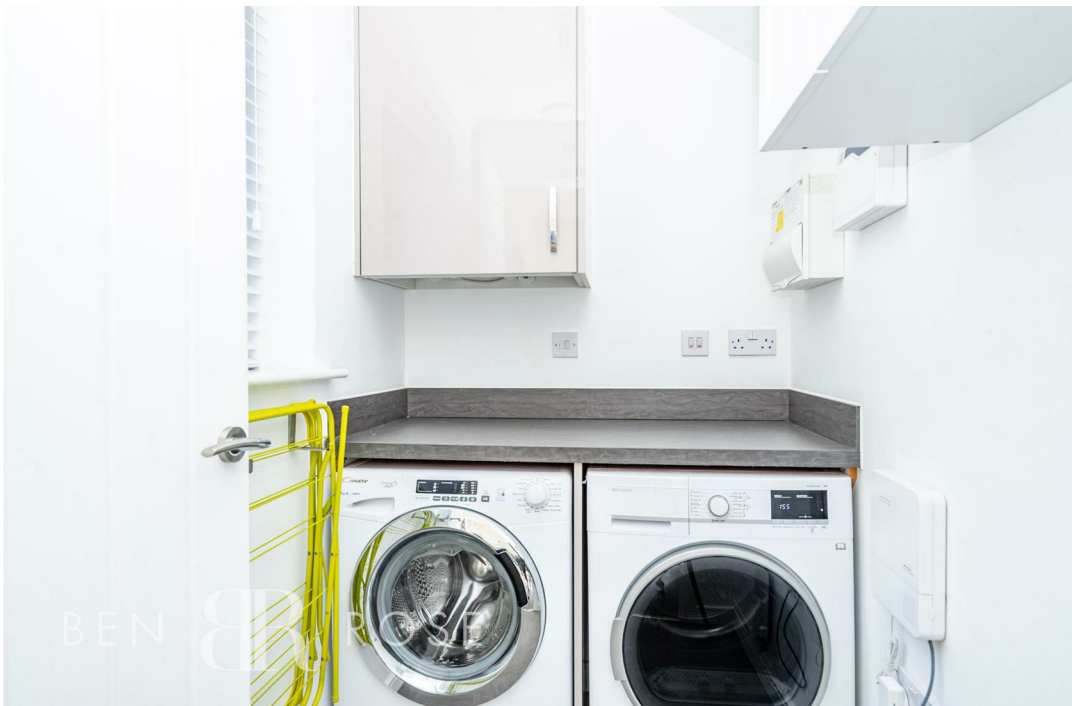
The ground floor welcomes you with a bright and airy reception hall featuring a downstairs WC. Situated off from the main hall to the right is the bright and cosy lounge, hosting a large L shaped sofa with a wall mounted TV. Across the hall is a spacious well equipped kitchen diner with modern fitted amenities and dining table. At the rear, is a utility room with a washing machine and dryer. This spacious and bright kitchen is perfect for dining and socialising and offers a seamless transition into the garden through the patio doors.

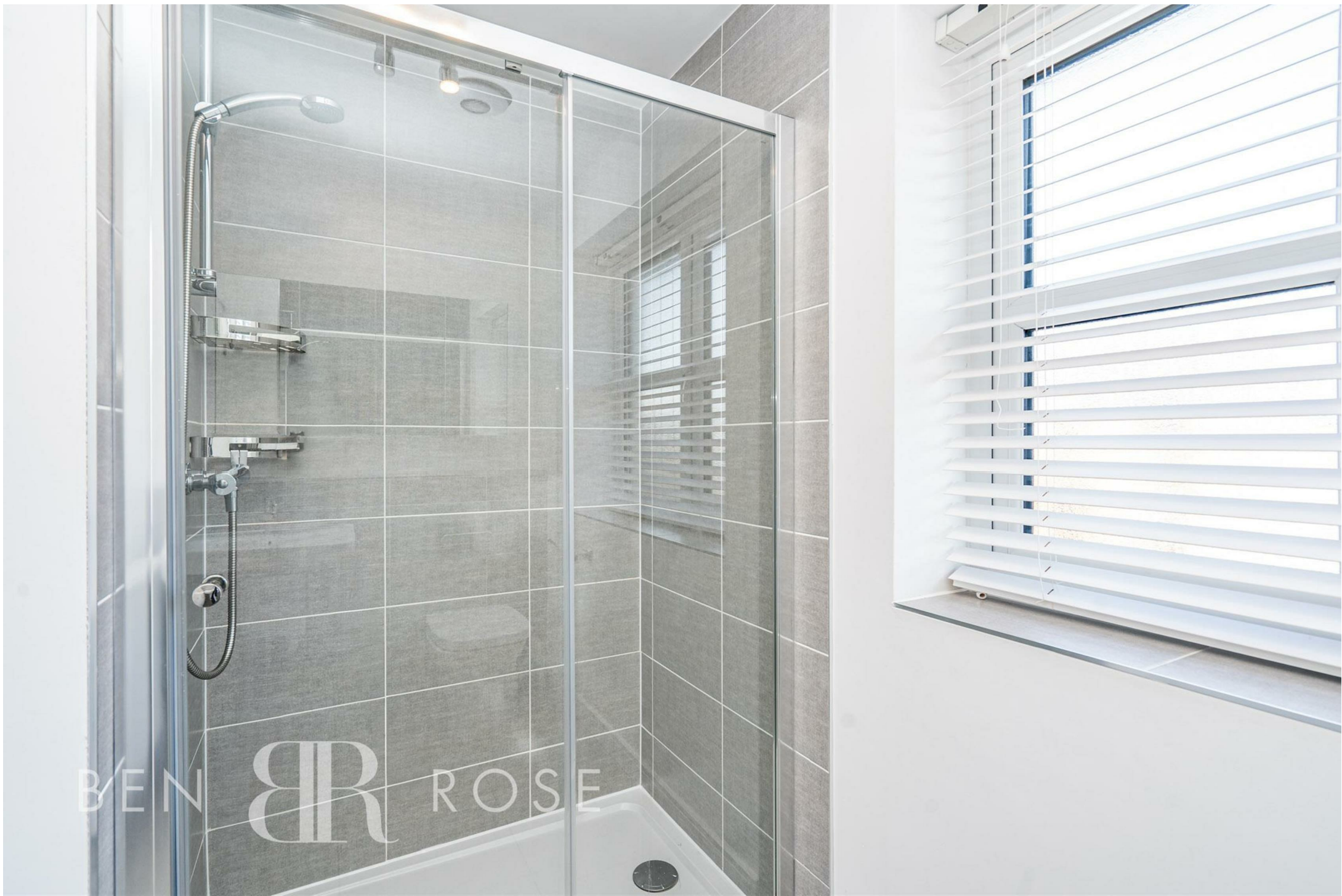
On the first floor, you'll discover three well-appointed bedrooms. The master bedroom is equipped with a TV, remote air conditioning, and spacious wardrobe as well as having its own en-suit boasting a large shower, sink and toilet. The second bedroom is front facing and benefits from large amounts of natural light in the morning, finally there is the third bedroom situated at the rear of that house that is able to benefit from the sunlight in the later part of the day. On this floor you will also find the family bathroom with a clean, modern look, continuing the aesthetic of the rest of the house.

Externally, The rear garden captures plenty of light throughout the day, perfect for entertaining guests. This home manages to combine comfort, luxury, and practicality, making it an ideal choice for small families of couples looking to live in the area.













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.

