BEN ROSE



Cam Close, Bamber Bridge, Preston

Offers Over £159,000

Ben Rose Estate Agents are pleased to present to market this semi-detached home, tucked away within a quiet cul-de-sac in the highly sought-after area of Bamber Bridge, Lancashire. In need of modernisation throughout, the property offers an excellent opportunity for first-time buyers looking to put their own stamp on a home or those seeking a project with plenty of potential. Ideally positioned close to Bamber Bridge town centre, the property benefits from a wide range of local amenities, including shops, cafés, bars, restaurants, pubs and schools. Excellent transport links are also readily available, with nearby rail services to Preston and Blackburn, frequent bus routes and convenient access to the M6, M61 and M65 motorways. The surrounding areas of Preston, Blackburn and Chorley are all within easy reach, making this a convenient location for both commuters and those looking to enjoy the local area.

Upon entering the property, the hallway provides access to the main ground floor accommodation, with stairs leading to the first floor and useful under-stair storage. At the end of the hallway is the family bathroom, fitted with a bath and overhead shower. To the front, the spacious lounge and dining room benefits from a bay window that allows plenty of natural light to flow into the space, alongside a feature fireplace. The generous proportions comfortably accommodate a large sofa suite and dining table, while the open-plan layout leads through to the kitchen. The kitchen offers ample wall and base units, an attractive exposed brick wall and space for freestanding appliances. An external door also provides convenient access to the rear garden.

Moving upstairs, the first floor offers three bedrooms, including two well-proportioned double rooms. Both the master bedroom and second bedroom benefit from integrated storage, providing useful space for keeping belongings neatly organised.

Externally, the property boasts a large, mature rear garden featuring a lawn and patio area, providing plenty of space to relax or entertain outdoors. Not overlooked, the garden enjoys a pleasant backdrop of woodland to the rear, creating a sense of privacy and a connection with the surrounding greenery. Further benefits include a generous garage/workshop and a separate storage building, offering excellent versatility for storage, hobbies or practical use. To the front, a large driveway provides off-road parking for up to four vehicles.



































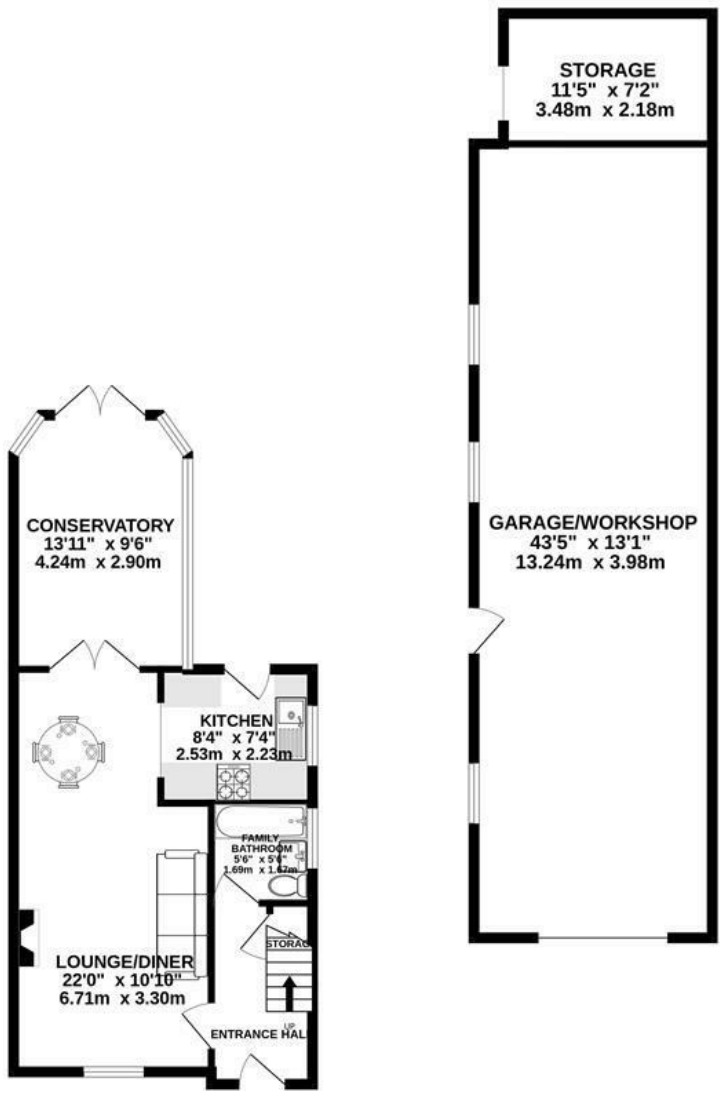


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BEN ROSE

GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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