



**Brampton Drive, Bamber Bridge, Preston**

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, nestled in the heart of the sought-after residential area of Bamber Bridge. This lovely home offers ample space for a growing family and is ideally situated for convenient commuting to major North West towns and cities via the nearby M6 motorway and M61 motorway.

With a selection of excellent local schools, supermarkets, and everyday amenities just a short distance away, the property is perfectly positioned to offer both comfort and convenience for modern family living.

Stepping into the property, you are welcomed into the entrance hallway where a convenient WC is located. Directly ahead is the spacious lounge, which features a central fireplace and an open staircase leading to the upper level. From here, you enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and includes an integrated oven and hob, while the dining area provides plenty of space for a family dining table. This space also benefits from useful understairs storage and double patio doors that open out onto the rear garden, allowing plenty of natural light into the room.

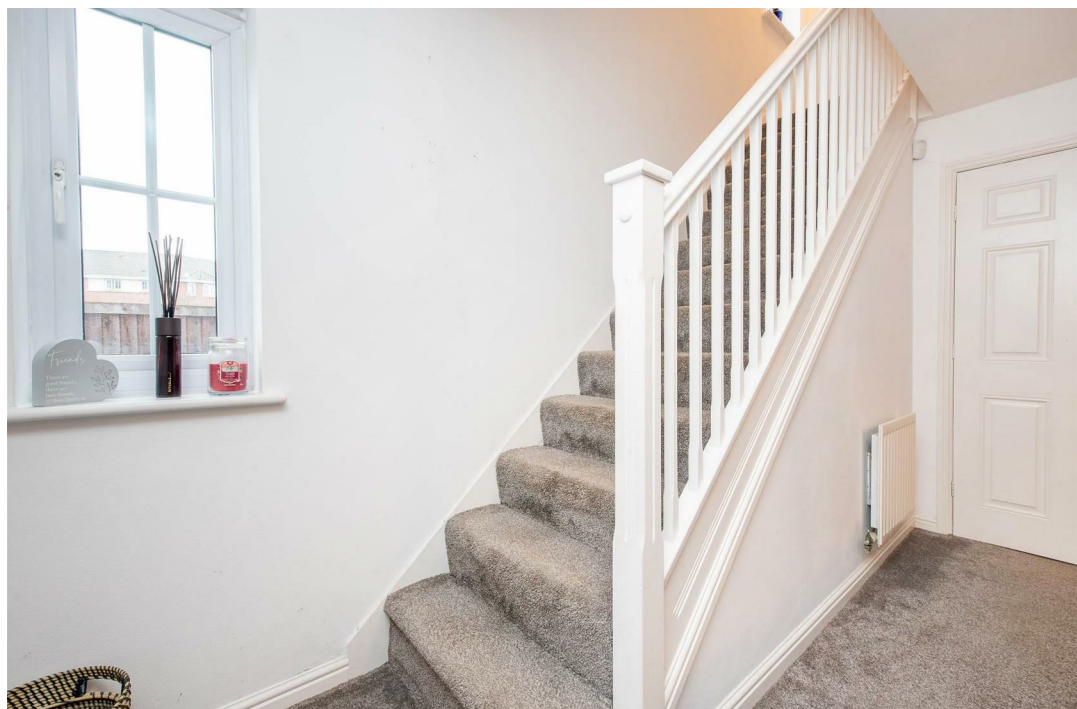
Moving upstairs, you will find three well-proportioned bedrooms, two of which are comfortable doubles. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, the home benefits from a private driveway providing off-road parking for two vehicles, along with sockets for EV charging. To the rear is a generously sized garden, predominantly laid to lawn, offering a perfect space for children to play, as well as for relaxing or entertaining outdoors.

Early viewing is highly recommended to avoid potential disappointment.

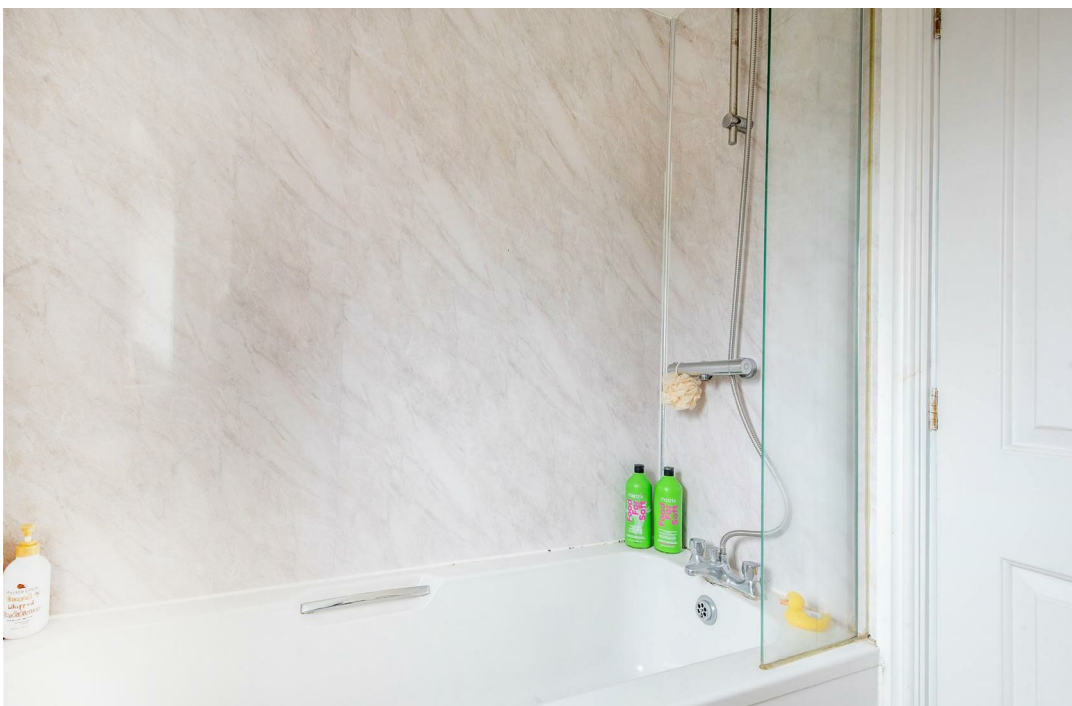
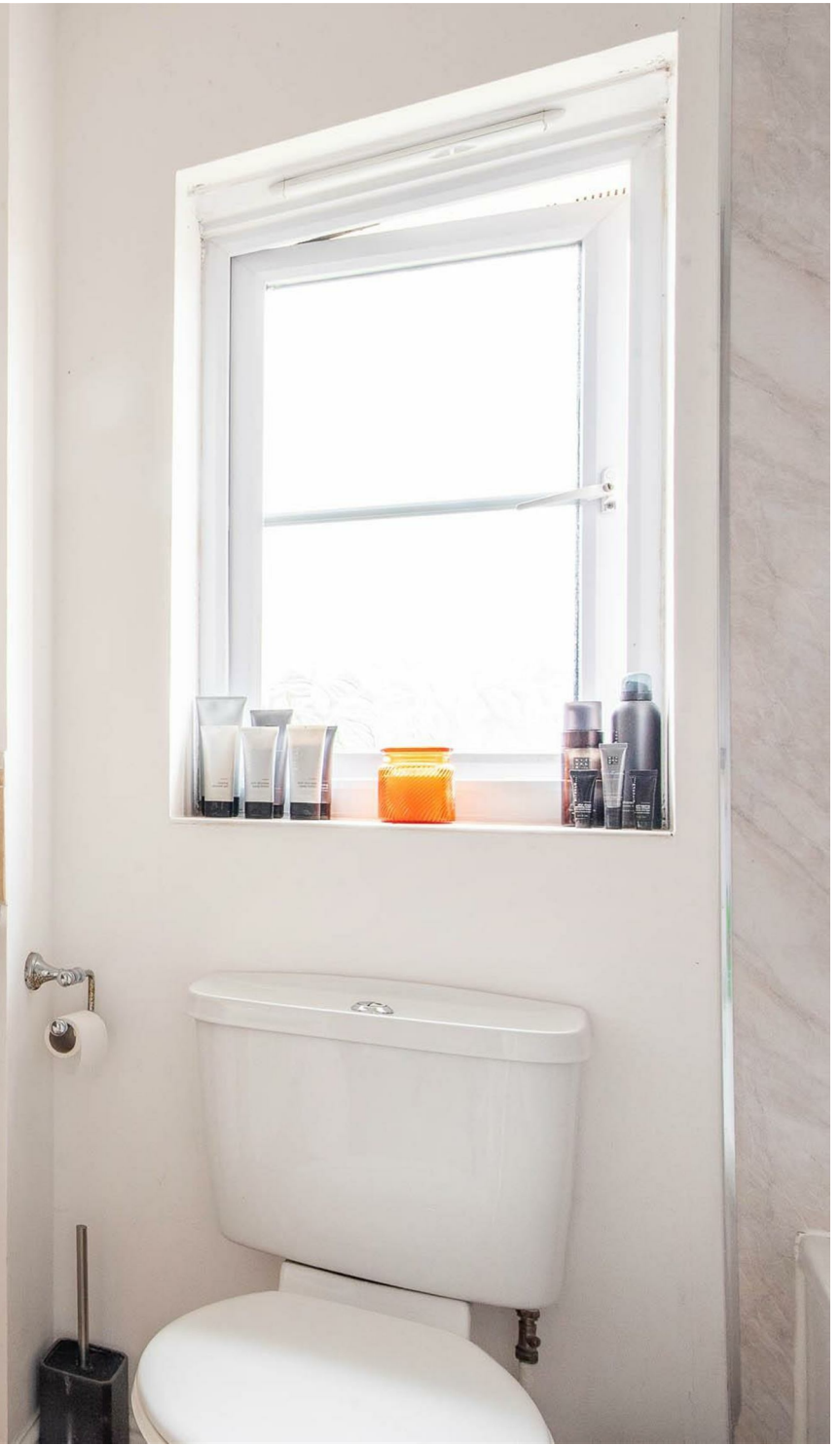




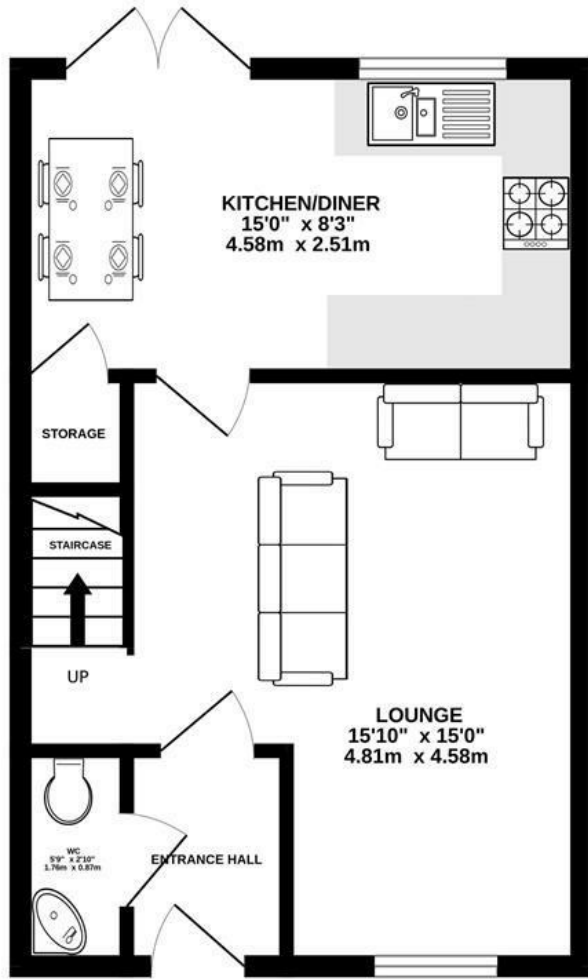




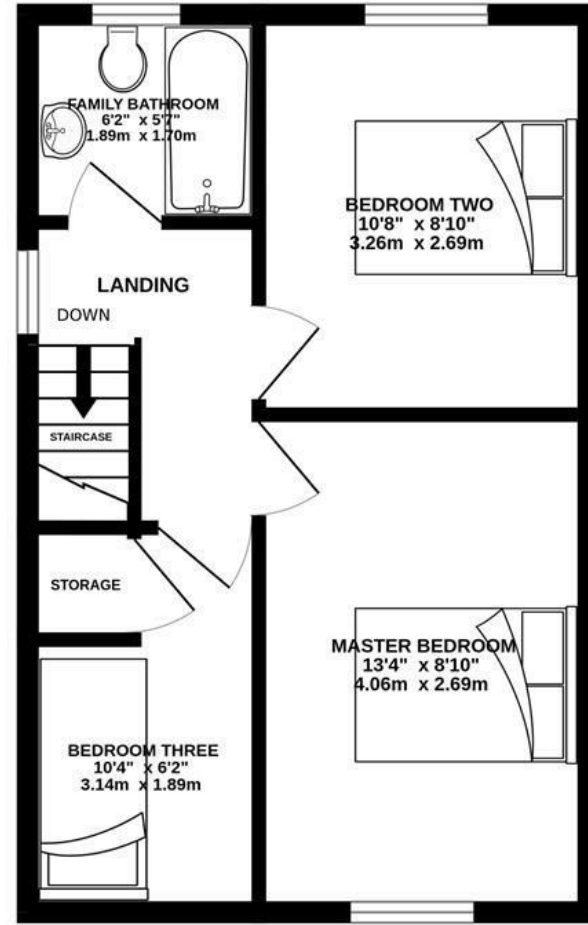




GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

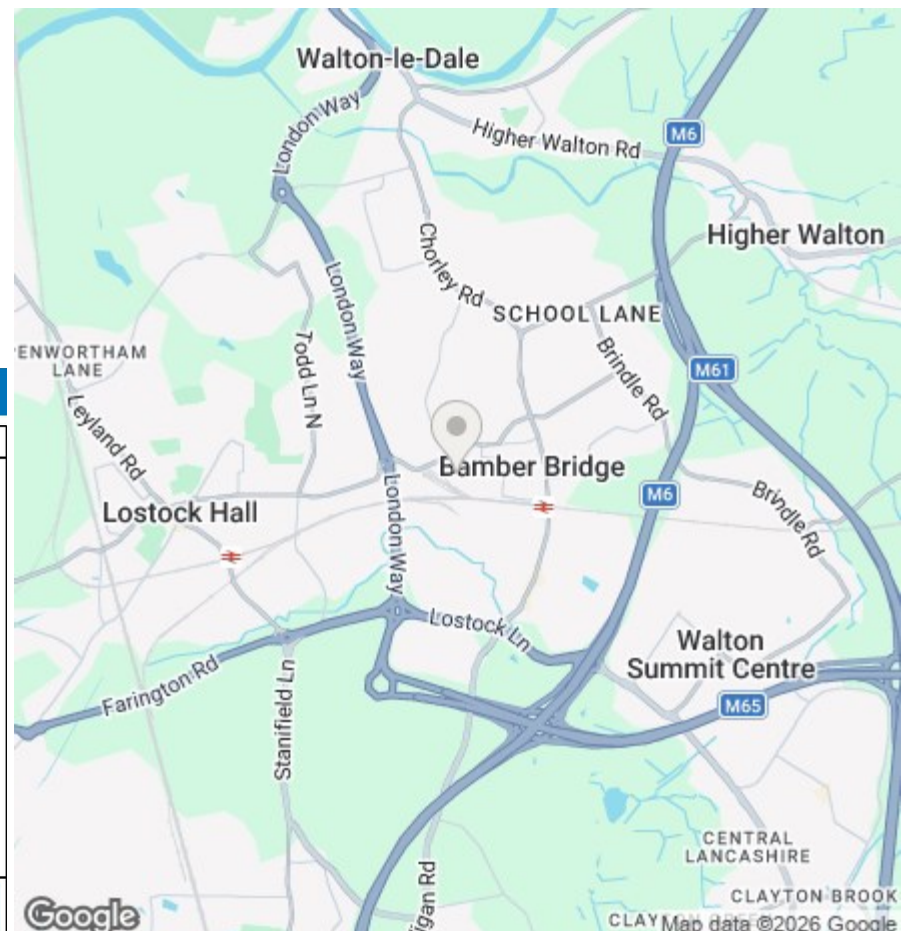


TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	