



## Welbeck Crescent, Bamber Bridge, Preston

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this modern three-bedroom townhouse, situated in a quiet and highly sought-after area of Bamber Bridge. Set over three floors, this property offers versatile living space throughout, making it an ideal family home. The property is conveniently located just a short drive from Preston city centre and is surrounded by excellent local schools, supermarkets, and amenities. It also benefits from superb transport links via nearby bus routes, train stations, and the M6 and M65 motorways.

Stepping into the property on the ground floor, you are welcomed into the entrance hallway, where a convenient cloakroom and a three-piece shower room are located, along with internal access to the attached garage and the staircase to the upper levels. Directly ahead, you will find a practical utility room offering additional storage and space for freestanding appliances, with a single door leading out to the rear garden. A well-proportioned double bedroom completes this level.

Moving to the first floor, you will discover the spacious lounge, featuring a central fireplace and two front-facing windows allowing plenty of natural light. Also on this level is the modern kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances, including an oven, hob, and fridge, along with plenty of space for a family dining table.

Moving to the next floor, you will find a further two generously sized double bedrooms, both benefiting from private ensuite bathrooms. The master bedroom also boasts fitted storage.

Externally, to the front of the property is a private driveway providing off-road parking, along with access to the attached single garage via a newly fitted up-and-over door. To the rear is a well-maintained south-facing garden, offering a perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





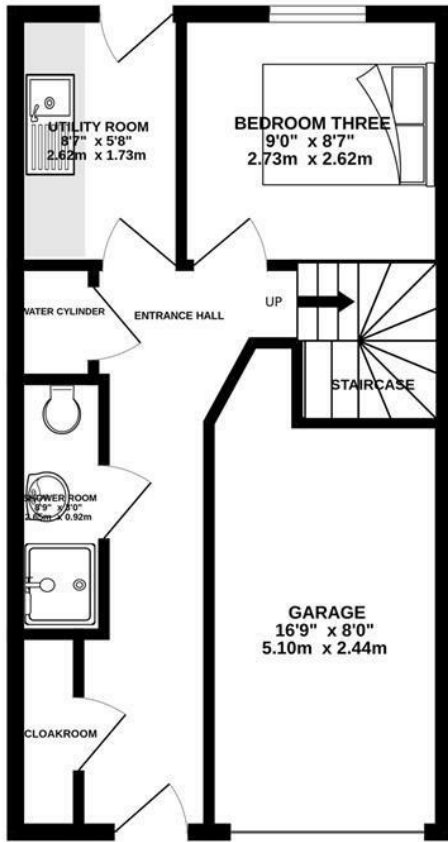




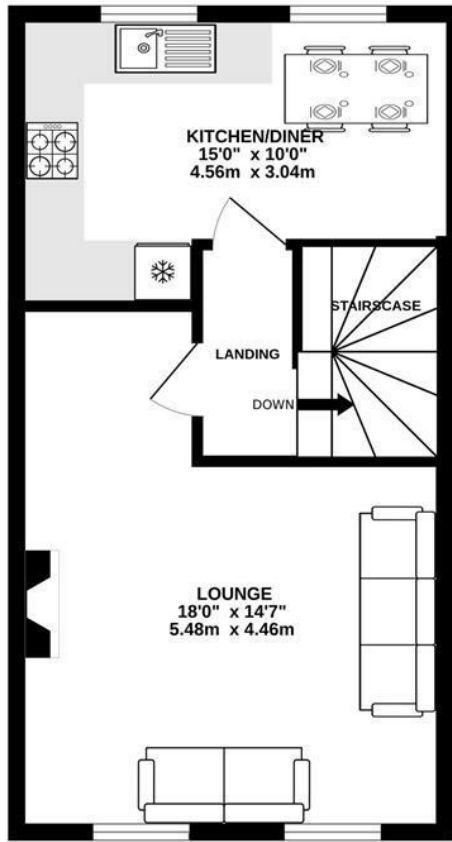




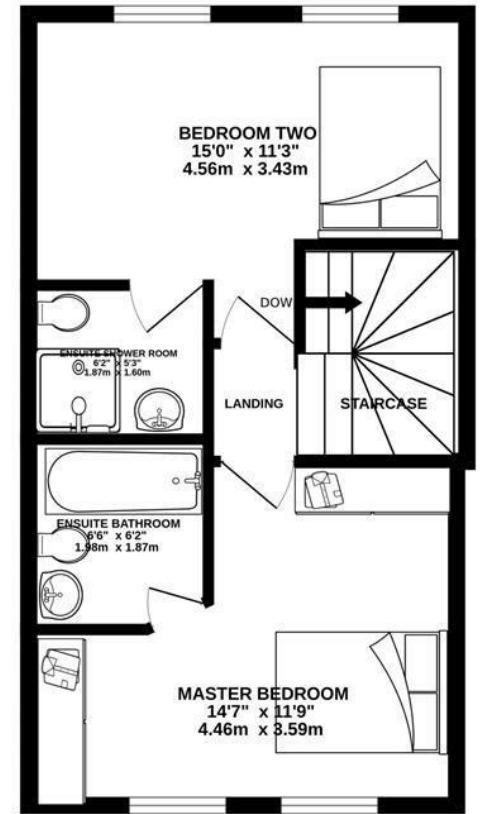
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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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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>71</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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>			
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