



Monarch Avenue, Bamber Bridge, Preston

Offers Over £349,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, situated in the highly sought-after area of Bamber Bridge, Lancashire. Offering generous living accommodation throughout and finished to a modern standard, this impressive property is perfectly suited for growing families looking for both space and convenience. The home enjoys a fantastic position close to a wide range of local amenities including highly regarded schools, supermarkets, cafés, and leisure facilities, whilst also benefiting from excellent travel links. Bamber Bridge train station is nearby, providing routes to Preston and surrounding areas, with easy access to the M6, M61, and M65 motorways making commuting across the North West highly convenient. Preston city centre is only a short drive away, offering an abundance of shopping, dining, and entertainment options.

Internally, the property welcomes you into a bright and airy reception hall with the staircase located off and access to the main ground floor rooms. To the front of the home is the spacious lounge, complete with built-in storage and a stylish media unit, creating the perfect setting for relaxing with family. Also accessed from the hallway is a versatile study, ideal for those working from home or requiring additional living space, along with a convenient downstairs WC. To the rear of the property is the generously sized kitchen diner, beautifully designed with a modern fitted kitchen offering a range of integrated appliances, ample worktop space, and a breakfast bar. There is plenty of room for family dining and entertaining, with French doors opening out onto the rear garden, allowing natural light to flood the space. The kitchen further benefits from access to a separate utility room for added practicality.

Moving up to the first floor, the property continues to impress with five well-proportioned bedrooms, providing flexible accommodation for larger families or those in need of guest rooms or hobby spaces. The standout master bedroom benefits from its own private en-suite bathroom, creating a comfortable and private retreat. The remaining bedrooms are all generously sized and are served by the family bathroom, completing the excellent first-floor layout.

Externally, the property boasts fantastic kerb appeal with a driveway to the front providing off-road parking for up to two cars and leading to the detached double garage. A front garden further enhances the attractive exterior. To the rear, the home enjoys a large lawned garden with paved seating areas, offering an ideal space for outdoor dining, entertaining, or children to play. Combining spacious accommodation, modern living, and a prime family-friendly location, this outstanding home presents a superb opportunity for buyers seeking their next long-term family residence.















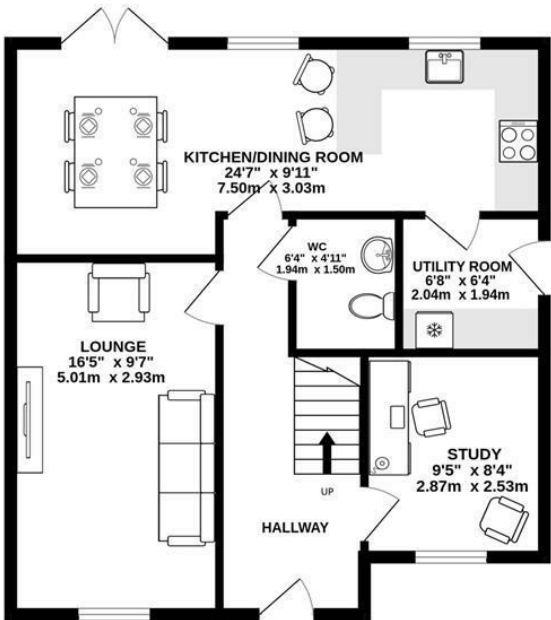




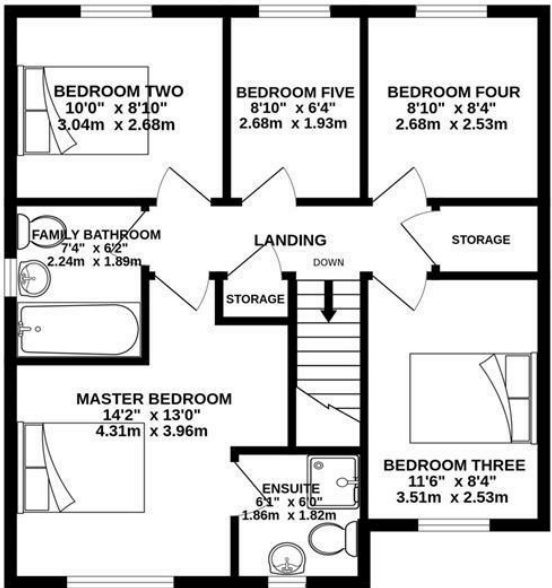


BEN ROSE

GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 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) A	85	93
(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 

